

INSIDE THE STEP 3 HOME

Projects that point to the future of B.C. home performance

CASE STUDY: Quail's Roost Residence, Kamloops

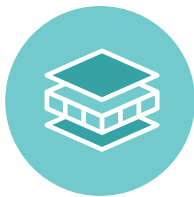
Project size:
2,300 square feet
Build cost:
\$469,000 or \$204/sq ft.
Climate zone 5

4% above
cost to build to the
existing energy efficiency
requirements of the
BC Building Code



A Kamloops-area builder tapped into his network and used a few clever moves to smartly bring this modern hilltop home up to Step 4 performance.

Two of the many strategies used to boost performance include:



BOOST INSULATION

After consulting with an energy advisor, Upcountry added **four inches of rigid foam insulation** underneath the slab, two back-to-back rows of R20 batt insulation in the foot-thick double exterior wall, and 16 inches of fiberglass overhead- for a plush effective R53.95 in the roof.



THINK ABOUT DOORS & WINDOWS

Quail's Roost has 15 vertical feet of south-facing glass on the home's south wall to showcase an epic view. The builder specified **double-glazed, argon purged, and Low-E glass**. To avoid risk of overheating, the roof extends four feet overhead, passively shading the building in summer. In winter, a concrete slab floor absorbs the heat of the low winter sun, and radiates it into the home well into the evening.



With a bit of engineering and networking, and by plugging into a growing community of energy-efficiency experts, you can come up with strategies that add a lot of value and result in a really responsible home.

- Allan Askew, builder