

INSIDE THE STEP 3 HOME

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

CASE STUDY: Bowers Residence, Victoria



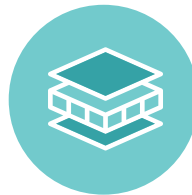
Project size:
2,505 square feet
Build cost:
\$551,100 or \$220/sq ft.
Climate zone 4

2% above
cost to build to the
existing energy efficiency
requirements of the
BC Building Code

Modernity meets efficiency in a highly efficient, furnace-free and airtight house, built to exceed the requirements of Step 3.



Two of the many strategies used to boost performance include:



BOOST INSULATION

Crews lay down R24 batts in the attic, added a blanket of R28 in the truss cavity, then screwed an inch and a half of R10 foil-faced rigid foam onto the undersides of the roof trusses. That last extra layer of foam really helped the fiberglass do what it does best, and brought the whole assembly up to a nominal R61.



MIND YOUR MACHINES

Heating contractors initially estimated \$15,000 for a furnace and ductwork. But Bowers' energy advisor told him to rip up the quote. The home is so efficient, the advisor said, it would only need a tiny bit of heat. In the end, Bowers installed four small electric heaters. Total cost: \$2,500.

We have a better understanding now of how to create buildings that perform better with lower operating costs, and lower greenhouse gas emissions. We can all play a role in helping to create a better future
- Bill Bowers, builder