

INSIDE THE STEP 3 HOME

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

CASE STUDY: Autumn Place Residence, Whistler



Project size:
2,198 square feet
Build cost:
\$1.3 million, or \$591/sq ft.
Climate zone 6

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

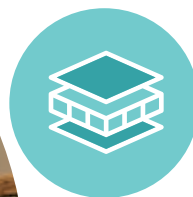
Readily-available materials – including rigid insulation panels and plenty of tape – helped land this three-bedroom ski-town aerie at Step 3.



Floor-to-ceiling windows may give more curb appeal, but you don't see anything through the bottom two feet of your glass. They just cost you more money, and make a bigger hole in your house.

- Bob Deeks, builder

Two of the many strategies used to boost performance include:



BOOST INSULATION

The crew fastened a new type of **graphite expanded polystyrene insulation board** to the underside of the roof trusses. The tiny graphite particles reflect heat and lower thermal conductivity. Workers filled the truss cavities with blown-in fiberglass.



SEAL IT UP

Deeks used **rigid insulation board and specialty sealing tape**, applied carefully to all seams and junctions, to seal up the home. For those counting, it scored 0.8 air changes per hour; a typical code-built home would score a 4 or 5. Spray-foam insulation also helped reduce air leakage.