

## News

# Developer building first 'Green' homes in Steveston

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You've heard of greenhouse gases. How about a green house without gases?

If you want a home that is healthier and more energy efficient, and if money is no object, you are likely to have one built to R2000 standards.

If money is an object, but you still place a premium on health and the environment, you might want to check out two new homes Pacific Western Developments plans to build in Steveston.

The Richmond builder will construct the homes — expected to sell for \$710,000 — according to Green Built standards.

Administered by the Canadian Homebuilders Association of B.C. and the Built Green Society, the code requires construction materials and practices that produce healthier, more energy-efficient homes, according to Richmond builder Rocky Sethi.

Sethi expects the homes will be especially attractive to parents who want to reduce the risk of their kids developing asthma and allergies, because the homes are designed with improved air quality in mind.

"When you have kids in the house, they're very susceptible," Sethi said.

The most energy-efficient home is one built according to the R2000 standard. Most people cannot afford an R2000 home,

Sethi said. A Green Built home fills the gap between a conventional and an R2000 home, Sethi said.

A house built to the Green Built code has two main features: better indoor air quality and greater energy efficiency.

The code requires interior paint and carpets that are higher quality than what is typically used in most homes, resulting in reduced volatile organic compounds (VOS).

The homes are also built with a forced-air furnace with added filtration at both the intake and interior vents.

Sethi said many modern homes use radiant heat or electric baseboard heating.

"While it's a good heating system, it doesn't do anything for air quality," Sethi said.

The heating systems used in Green Built homes are 30 to 50 per cent more expensive than traditional heating systems, Sethi said. But because they are more efficient, the homeowner recovers those costs eventually.

"These homes will recoup that within the first five years of operation," Sethi said.

The same can be said for the home's appliances, which are Energy Star rated by Natural Resources Canada. The homes come with front-loading washers, for example, which use a third of the water that a top-loading machine would use.

Another energy efficiency feature is Energy Star rated windows, which use glazing on both sides of the pane.