

Live Smart BC an energy incentive program

Cont'd from Second Front
is serious about reducing green house gases."

Richard Neufeld, Energy, Mines and Petroleum Resources Minister, says "the LiveSmart BC: Efficiency Incentive Program will help people, particularly in rural B.C., to reduce their energy costs and carbon footprint."

The Energy Efficient Buildings Strategy encourages the use of energy efficiency measures in homes, businesses, communities and governments and puts practical tools in the hands of British Columbians to achieve electricity self-sufficiency by 2016.

Highlights of the plan include:

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- \$23 Million per year of Provincial Sales Tax (PST) exemptions for energy conservation equipment.

- \$20 Million for clean energy projects and energy efficiency programs in remote communities to reduce environmental impacts and energy costs, support regional economic development and develop innovative energy solutions.

- \$5 Million to expand the use of solar energy systems throughout B.C.

- \$60 Million over three years to help British Columbians reduce their carbon footprint and energy costs through upgrades to 40,000 homes and

businesses through an Energy Efficiency Program.

- \$75 Million in capital funding to retrofit existing provincial public sector buildings.

- \$2 Million to support industry training, efficient gas water heaters and a province-wide energy conservation potential study and implementation plan.

"We believe the government should be concentrating on older homes," Erb says, pointing to the fact most homes and buildings are now built with environmental sensitivities and energy efficiencies built in. It is similar to the case with automobiles, where new vehicles produce low emissions, while

older models that lack technological advances produce more emissions.

"It's very similar to older programs, where if a person changed their windows, they'd get a grant," explains Erb. "This is the same idea, but on a larger scale, and it includes many other items."

Energy savings to be realized through implementation of the plan are tangible. For example, installing a high efficiency hot water heating system provides an estimated savings of \$90 per year, and installing low-flow showerheads and keeping showers under 10 minutes in length will save an estimated \$103 per year.

Installing crawl space insulation will save an estimated \$243 per year.

Commercial and institutional buildings account for 10 per cent of all energy consumed in the province, and the Efficiency Incentive Program will offer free energy assessments for small commercial buildings.

BC Hydro and Fortis BC will install digitally operated smart meters for their customers. New rate structures will encourage energy efficiency and conservation.

For information on the program, visit www.gov.bc.ca/empr or call 1-866-430-8765.

Pheasant Hills builds first Built Green home

NANAIMO - For the past 10 years **Pheasant Hill Homes Ltd.** has been known for building quality custom homes with meticulous attention to detail.

In 2007 owner/manager **Ken Connolly** took his passion for building one step farther by constructing the first Built Green™ home registered in the Nanaimo area.

Connolly says, "I think that this is the way we must build

for the sake of our environment and for the sake of our personal well being and for the use of resources."

The 2,500 square foot home received an Energuide™ 82 rating which was the highest rating for a Built Green™ home in BC at that time. To achieve that, a lot of extra care went into the details of building, Connolly says, many of which had to be stringently pre-planned and in-

tegrated at the time of building. Pheasant Hill Homes, which designed the home, also took great care with siting the home to make the best use of light and warmth from the sun.

The company installed highly efficient heating and water heating systems and used extra insulation to cut down on energy costs.

"One of the great benefits of Built Green™ is low operational

costs," Connolly says. "So the savings start the day you move

One of the great benefits of Built Green™ is low operational costs.

into the house and will go on perpetually."

He notes that some homeowners are afraid that the cost of a Built Green™ home may be prohibitive. However, only two to three per cent is added to the cost of construction, he says and the savings more than make up for that in the long run.

He adds that every house Pheasant Hill Homes he builds now is Built Green™ to a gold standard at minimum, and preferably a platinum rating.

He points out that an independent energy auditor estimated that the 2,500 square foot home reduces greenhouse gas emissions by about 7.8 fewer metric tonnes annually when compared to a conventionally built home.

"We have decided to take leadership in this area," Connolly says. "So we have decided that every house we build will be Built Green™."

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