



Green Building Policy

Overview



Policy Presentation

- Why?
- Vision, Purpose and Goals
- Scope and Technical Requirements
- Administration and Support
- Reporting and Evaluation





Why?

- Need to support Manitoba's *Sustainable Development Act*, Clean Energy Strategy, and Climate Change Action Plan
- Inconsistent application of Treasury Board directive to consider green standards
- No minimum requirements in Manitoba Building Code for energy or environmental performance in commercial/institutional sector



Why?

Several studies* have examined cost effectiveness of green buildings:

- Many projects have no increase in overall capital cost (key is “Integrated Design Process”)
- Where capital cost increased, it typically was modest and offset by lower operating costs
- Critical issue: break down barriers between initial capital and operating costs (use life-cycle costing)

*Kats, G. (2003). The costs and financial benefits of green buildings. <http://www.cap-e.com/ewebeditpro/items/O59F3259.pdf>

*Kats, G. (2006). Greening America's schools: Costs and benefits. <http://www.cap-e.com/ewebeditpro/items/O59F9819.pdf>

*The Royal Institution of Chartered Surveyors. (2005). Green value. <http://www.rics.org/Property/Green%20value.html>



Local Examples

LEED® Certified Projects:

- Mountain Equipment Co-op

LEED® Registered Projects:

- Aboriginal Personal Care Home
- Birks Building renovation and upgrade
- Canadian Mennonite University Student Residence
- Entegra Credit Union
- Kitching Court
- Manitoba Hydro new corporate headquarters
- Neepawa Personal Care Home
- Smith Carter Architects and Engineers Ltd. office building
- Swan Valley Credit Union
- The Strand on Waterfront Drive
- University of Manitoba Aboriginal Students Centre
- Victoria General Hospital ER and Oncology Unit
- West End Cultural Centre
- Winnipeg Humane Society new animal shelter
- Winnipeg International Airport Site Redevelopment



Manitoba 

Vision

To create a significant improvement in how new and renovated buildings funded by the Government of Manitoba perform over their entire life cycle from an environmental, energy and economic perspective.

Manitoba 



Purpose

To establish a policy document that provides green building principles and practices that are to be used for projects funded either in whole or in part by the Government of Manitoba.



Policy Goals

1. Reduce overall expenditures
2. Reduce exposure to fossil fuel price volatility
3. Lower greenhouse gas emissions
4. Create common standards across government
5. Create economic opportunities for local industry
6. Minimize negative environmental impacts
7. Capitalize on other benefits (e.g., health)



Other benefits



Image courtesy U.S. Green Building Council



Scope

- Covers new buildings and additions greater than 600 m² (6,400 ft²)
- Also covers renovations where the economics of new construction apply
- Transition period and effective date:
 - Voluntary until March 31, 2007
 - Mandatory after April 1, 2007





Scope (future)

- Environmental impacts from building operation, maintenance, repair, and demolition or deconstruction
- Leased accommodations
- Residential buildings (single family and multi-family)



Technical Requirements

- Integrated design
- Life-cycle costing
- Minimum LEED® Silver (+3 energy credits)
- Energy performance
 - Power Smart Design Standards
 - Commercial Building Incentive Program
 - EnerGuide for Existing Buildings
- Low/zero carbon renewable energy (future req.)





Integrated Design Process

- Not like conventional (linear) process
- Holistic, collaborative & comprehensive
- Everyone, Early, Every Issue
- Facilitated with clear goals & strategies

*“Generally, the earlier green building gets incorporated into the design process, the lower the cost.”**

*Kats, G. (2003). The costs and financial benefits of green buildings. <http://www.cap-e.com/ewebeditpro/items/O59F3259.pdf>



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