

Member Update: Changes to the EnerGuide Rating System and the CMHC Green Home Program April 5, 2016

April 01, 2016 marks the transition in BC from a EnerGuide rating system with a 0 to 100 scale to a label that identifies the calculated energy use and production, expressed in gigajoules (GJ) per year. Participants in the EnerGuide Rating System program will begin to see a more detailed EnerGuide label provided to the Homeowner, and CHBA BC has been very busy in the background to ensure our Certified Energy Advisors and various stakeholders are prepared for this transition.

See the list of Certified Energy Advisors trained and licensed through CHBA BC using this [link](#).

Background

The EnerGuide Rating System is managed by Natural Resources Canada in collaboration with many regional partners, including CHBA BC. The national system is designed to help homeowners understand energy usage in homes, provide accessible energy performance information, and help to facilitate advancements in new and existing low-rise housing sectors by encouraging home builders and homeowners to improve the houses they live in, build or renovate. The goal is to lower the operating costs, increase occupant comfort and reduce the overall environmental impact of housing energy use across Canada.

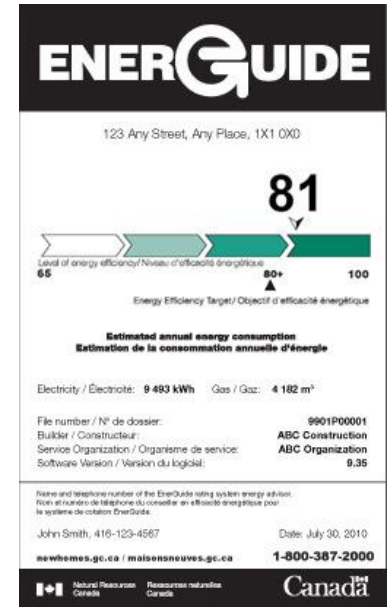


Image: An OLD EnerGuide label, with a rating scale of 0-100.

Using the previous scale, a new house built to building code standards would rate on average between 65-62. An new house that is considered energy-efficient would rate between 80-90, where a rating of 80 or higher is considered excellent.

The EnerGuide rating is now defined as the annual net energy consumption of a house based on calculated energy use and production, expressed in gigajoules (GJ) per year. The equipment and components considered in the EnerGuide rating include the building envelope, mechanical systems, permanent structures that shade windows and enclosed, unconditional spaces adjacent to the heated volume.

Key changes in EnerGuide Rating System version 15 (ERS v15)

The key changes in the new program are as follows:

- A revised scale that uses actual units of energy, providing the rating in gigajoules per year rather than a 0-100 number;
- An expanded rating scope to account for space cooling;
- Recognition of *on-site* renewable energy contributions on the label;

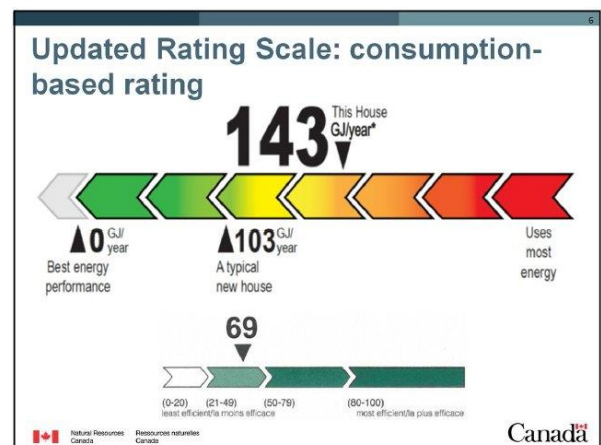


Image: The NEW scale, providing the rating in gigajoules per year.

- Updated standard operating conditions that better reflect Canadian occupancy trends such as electricity use, hot water use, etc.;
- Provisions for adjusting electrical base loads and hot water loads for zero-rated homes;
- Minimized built-in, policy-based adjustments to the EnerGuide rating, such as house size or energy source; and
- The creation of different types of service delivery and online services.

Recent Announcements from CMHC's Green Home Program:

Many companies, including the Canada Mortgage and Housing Corporation (CMHC), have announced an updated version of their current programs that utilize the EnerGuide rating scale. Starting April 1, 2016, in provinces and territories that have transitioned to the EnerGuide Rating System version 15 (ERS v15), the CMHC's Green Home Program will accept applications for a 10% premium refund using either the 0-100 EnerGuide scale or the new ERS v.15 (GJ/year) scale. For the 0-100 scale, the eligibility criteria posted on CMHC's public website will continue to apply.

With regards to ERS v.15, the following eligibility criteria must be met:

- For the purchase of a new or existing home, the house or unit must achieve an ERS v15 (GJ/year) rating of at least 15% lower than the "Typical New House" comparison rating provided with the ERS v15 scale.
- For the energy efficient renovation of an existing home, the house or unit must achieve an ERS v15 (GJ/year) rating decrease of 45 GJ/year. To be eligible, the post retrofit energy evaluation must achieve a rating of no higher than 250 GJ/yr.

All other CMHC Green Home details remain unchanged.

Use a Certified Energy Advisor

A certified energy advisor (CEA) can provide a comprehensive evaluation and personalized recommendations for an existing home's energy performance, including information for operating or renovating an existing home. For new homes, builders can work with an energy advisor to identify upgrades in the design and construction phases that will achieve a higher energy performance of the home or offer energy upgrade option packages to home buyers.

The Canadian Home Builders' Association of BC has a roster of Certified Energy Advisors (CEA) that have been trained through our program and approved by Natural Resources Canada. We encourage you to [View this Roster](#) and contact one of our CEAs as a resource when participating in the EnerGuide program.

For more information about the CHBA BC Environmental Programs, please contact Vanessa Joehl at 604-432-7112 ext. 314 or by [email](#).