



# Industry Approach to Reducing GHGs in Housing

## Action Plan

### Background

In late-2020, BILD Alberta commissioned a study from Joan Maisonneuve to develop *An Industry Approach to Reducing Greenhouse Gas Emissions in Housing*. The purpose of this work was to identify proactive strategies that would allow the residential construction and land development industry to take a visible leadership role in innovation to help reduce greenhouse gas emissions while preserving housing affordability and choice.

### Goal & Foundational Statement

Through industry innovation, become leaders in a cost-effective transition to energy efficient housing and communities that protects housing affordability, choice and minimizes industry disruption.

BILD Alberta is committed to the reduction of greenhouse gases in housing and will work with all levels of government to develop innovative solutions that preserve housing affordability.

### Pillars

Recommendations included in the consultant's report can be broken down into four strategic pillars. The first two pillars (Collaboration and Innovation) feed the advocacy that will occur in the other pillars (Made-in-Alberta Solutions and National Leadership).

#### 1. Collaboration

Collaborate with Municipalities, utilities and other organizations in driving cost-effective reductions in the carbon footprint of homes and communities.

#### 2. Innovation

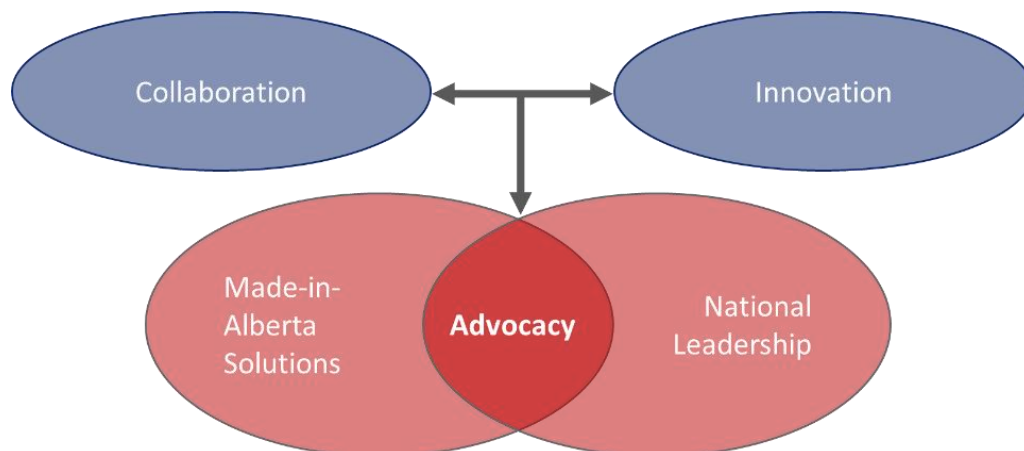
Become visible and credible leaders in innovation related to energy efficiency and low carbon communities.

#### 3. Made-in-Alberta Solutions

Drive solution based advocacy to the Provincial Government in making Alberta a leader in reducing the carbon footprint in new homes, existing homes and communities as a whole.

#### 4. National Leadership

Increase the voice of Alberta's builders and developers at the national level.



## Action Plan

### 1. Collaboration

**Collaborate with Municipalities and other organizations in research and advocacy to drive cost-effective reductions in the carbon footprint of homes and communities.**

Action	Details	Timing
a) Establish Partnerships	Identify and engage other non-profit organizations focused on climate policy (i.e. AUMA, AEEA) for areas of potential collaboration.	Jun. 2021
	In collaboration with local associations, identify and engage municipalities on BILD Alberta's approach and initiatives.	Aug. 2021
	Identify and engage utility companies for areas of potential partnerships and collaboration.	Aug. 2021
b) Association Collaboration	Clarify various municipal initiatives that could provide opportunities for collaboration.	Aug. 2021
c) Identify existing advocacy and other initiatives	Understand current climate advocacy and research work being undertaken by ATCO, AEEA, QUEST, AUMA, COC, COE and other organizations. This could include PACE, Energy Labelling, changes to Energy Efficiency Funding.	Jul. 2021
d) Shallow Utilities and Community Energy	Collaborate with ATCO, Fortis, other energy providers and land developers to understand the implications, challenges and opportunities associated with low carbon communities.	Nov. 2021
e) Identify and prioritize any immediate areas of collaboration	Based on preliminary discussions with ATCO, AEEA and QUEST, AUMA, COC and COE, identify any opportunities for immediate work.	Aug. 2021
f) Current Funding and Incentives	Establish contacts with NRCAN, CMHC, MCAC and other bodies to understand current funding opportunities and incentives for new and existing homes. Establish resources for members.	Sep. 2021
g) Identify medium- and long-term areas of collaboration	In partnership with local associations, municipalities, and other partners, identify short, medium and long-term priorities.	Oct. 2021

### 2. Innovation

**Become visible and credible leaders in innovation related to energy efficiency and low carbon communities.**

Action	Details	Timing
a) Establish RCEEA	Establish a steering committee to govern the Residential Construction Energy Efficiency Accelerator (RCEEA).	Jul. 2021
	Finalize Terms of Reference.	Aug. 2021
b) Hire Staff Resource	Hire a Building and Climate Policy Coordinator.	Aug. 2021
c) Branding	Engage consultant for naming and branding of the RCEEA.	Aug. 2021

d) Priorities	Establish short, medium and long-term priorities.	Aug. / Sep. 2021
e) Projects / Research	Identify projects (i.e. PACE, labelling, retrofit incentives).	Oct. 2021
	Identify funding and partnership opportunities.	Dec. 2021
f) Data	Gather and identify data required to demonstrate current industry performance and implications of energy codes.	Dec. 2021
	Prepare reports (i.e. tiered code costing)	Dec. 2021
g) GHGs and Infrastructure	Understand the implications of increasing municipal infrastructure requirements in new communities on greenhouse gas emissions.	Spring 2022
h) Education	Identify areas requiring resources and education for broader membership (new construction and renovation).	Spring 2022
	Develop education plan and partners for delivery.	Spring 2022

### 3. Made-In-Alberta Solutions

**Drive solution-based advocacy to the Provincial Government in making Alberta a leader in reducing the carbon footprint in new homes, existing homes and communities as a whole.**

Action	Details	Timing
a) Readiness Matrix	Establish a matrix that can be used to evaluate National Code changes in Alberta's context prior to formal adoption.	Oct. 2021
b) Minister Collaboration	Establish a core group of members (i.e. Residential Construction Council of Alberta) to regularly meet with key Ministers to discuss the state of the industry, barriers to innovation and opportunities.	Dec. 2021
c) Bureaucratic Relationships	Establish regular meetings with industry / staff and key representatives responsible for implementing Building Code in Canada (including Safety Codes Council).	Oct. 2021
d) Retrofits	Based on collaboration with partners (i.e. ATCO, municipalities and other non-profits), and research conducted by RCEEA, prepare formal recommendations to Government and the opposition on retrofit programming and incentives.	2022
e) Community Infrastructure	Provide recommendations for changes to municipal infrastructure requirements to reduce the cumulative GHG emissions associated with the construction of communities.	2022
f) Additional Submissions	Based on the work of RCEEA and collaboration with partners, prepare formal submissions and engage government on other policy areas (i.e. PACE, Tiered Code adoption).	2022

### 4. National Leadership

**Increase the voice of Alberta's builders and developers at the national level.**

Action	Details	Timing
a) CHBA National Work	Support CHBA National to bring Alberta housing industry concerns to the attention of the federal government. Stress support for the transition, not just the ultimate goal.	Jul. 2021

b) Engage MPs	Engage Alberta MPs with targeted messaging on the impacts of the National Building Code on housing affordability.	2022
c) Track Federal Initiatives	Based on collaboration with partners, and research conducted by RCEEA, prepare formal recommendations to Government and the opposition on retrofit programming and incentives.	Oct. 2021
d) Codes Canada Involvement	Place Alberta representative as an observer on the Codes Canada National Standing Committee on small buildings.	Aug. 2021
	Identify additional relevant Federal committees that would benefit from involvement of Alberta builders and renovators.	Sept. 2021
	Improve knowledge transfer from Codes Canada work to Alberta builders and renovators. Better coordinate submissions from Alberta on key initiatives.	Oct. 2021