

3 Pastures Additional Green Building Guidelines

319 SECOND PENINSULA ROAD, LUNENBURG COUNTY, NOVA SCOTIA

INDOOR ENVIRONMENTS

Building Materials

The following products have been selected because they either emit less volatile organic compounds (VOCs) or help reduce the amount of particulate (such as dust) in the air:

- Minimize carpets or carpets labeled under the Carpet and Rug Institute's Green Label Program
- No vinyl sheet flooring
- Use urea-formaldehyde-free composite wood products, including kitchen cabinets, bathroom vanities and built-ins
- Paints and wood-flooring finishes approved by EcoLogo
- Water-based, low-toxicity adhesives
- Sub-slab depressurization system to prevent entry of radon and other soil gases
- Encourage wood products to be either Forest Stewardship Council certified, recycled and recyclable, low-emitting, local, and low maintenance

3 Pastures promotes resource conservation (reduce, reuse and recycle) wherever possible. The use of materials from the following lists is also encouraged:

- fibreglass insulation, meeting or exceeding the requirements of the Environmental Choice Program for recycled glass content
- cellulose insulation manufactured from paper with a minimum of 75 percent post-consumer recycled content
- mineral fibre insulation, with at least 35 percent recycled raw materials
- insulation made from plastic, meeting or exceeding the requirements of the Environmental Choice Program for recycled content
- fibreboard sheathing, made from recycled newsprint or wood fibres
- drywall containing recycled gypsum and newsprint
- steel studs in which at least 25 percent of the raw material is recycled steel
- studs and trim manufactured from sawmill cut-off and waste, free of urea-formaldehyde
- foundation or under-slab drainage mixture of post-consumer glass and crushed rock or stone

Ventilation

- Use natural ventilation and operable windows wherever possible.
- All new houses to incorporate heat recovery ventilation with a minimum filtration rating of MERV 8.

UTILITIES

Water

- All dwelling units will employ low flow water fixtures
 - Toilets to have a maximum of 6 litres per flush
 - Showers and taps to employ aerators with maximum 7.6 litres per minute
 - Dishwashers to meet with Energy Star rating program for low water consumption
 - Washing machines to meet with Energy Star rating program for low water consumption

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Energy

- Please refer to the Solar Shelter Manual (available from Solar Nova Scotia) for methods to store and distribute active and passive solar energy.
- All appliances to meet with Energy Star rating program.
- All construction methods to meet a minimum of R2000 standards.
- All construction methods to meet the Energy Guide for Homes rating of 80 or better (90 or better if over 2200 square feet).
- All lighting to consider low wattage, halogen and compact fluorescent fixtures.
- All completed homes to have a Blower Door Test for Air Tightness meeting LEED standards for minimal air leakage.
- Any type of incinerator, refuse or fuel burning device is prohibited, with the exception of EPA-approved wood-burning device.

Composting and Recycling

- The 3 Pastures Building Committee will provide a common compost recycling locations.
- Each building site is responsible for the storing and recycling of municipally approved recyclable materials.
- Garbage, compost and recycling services will be coordinated as a common cost to the 3 Pastures Building Committee.

FOR MORE INFORMATION ON GOOD GREEN BUILDING PRACTICES:

CanadaMortgageandHousingCorporation
BuildingGreen
SolarEnergySocietyofCanadaInc.
SolarNovaScotia
CanadaGreenBuildingCouncil
NovaScotiaAssociationofArchitects
AtlanticProvincesAssociationofLandscapeArchitects

www.cmhc.schl.gov.ca
www.buildinggreen.com
www.solarenergysociety.ca
www.chebucto.ns.ca/Technology/SolarNS/
www.cagbc.ca
www.nsaa.ns.ca
www.apala.ca