

Quality

COMPONENT GOALS

01

UBC buildings and landscapes will be durable, reliable and resilient.

CONTEXT

Quality is defined as that which makes a building reliable, durable, resilient, comfortable, dependable, and a contributor to the UBC brand.

UBC intends to continue to build innovative neighbourhoods that support a strong sense of community and, through their development, contribute financially in a significant way to the University endowment.

Quality construction for neighbourhood buildings is required through REAP and the neighbourhood plans. REAP mandates sustainability requirements that improve the quality of life for

residents, such as the requirement for low-emitting materials on the interior of buildings. The neighbourhood plans have requirements for the exterior appearance and cladding materials of buildings that are aesthetically appropriate and have attributes of increased durability compared to typical multi-unit residential buildings.

Key Directions

UBC will work to ensure new buildings are built to a level of quality that reflects an optimum total cost of ownership for UBC as well as owners and renters of units. UBC intends to improve the branding of REAP and its link to quality building.

REAP will provide verified energy performance by instituting Energy Step Code requirements, including mandatory energy modeling and air tightness testing, along with energy commissioning. This will provide residents with comfortable buildings and owners with reduced energy costs and assurance that energy systems are functioning properly.

UBC supports quality construction in the neighbourhoods to provide superior housing for faculty, staff, students and residents, and this reflects well on the University's reputation.

FIVE-YEAR IMPLEMENTATION PLAN — SHORT-TERM PRIORITY ACTIONS

- Create a branding strategy for REAP to increase awareness of UBC's sustainable buildings.
- Work with real estate agents to ensure all buyers are aware of sustainability benefits associated with buildings.

TARGETS AND INDICATORS

Target: Achieve 100% compliance with REAP Gold requirements by 2020.

Note that additional quality targets and indicators will be integrated into future updates of the GBAP.



Above + Left: Wesbrook neighbourhood's REAP certified buildings help provide quality to residents through sustainable design.

PHOTOGRAPHER: PHILIP BERTOGG