Sustainability | REAP Checklist - 1/4

UBC Residential Environmental Assessment Program REAP 3.0

Project Information

Developer: UBCPT

Architect: ZGF Architects

REAP consultant E3 Eco Group Inc.

Project Name: Lot 4

Neighbourhood: Wesbrook Village

Lot No.: 4

Street Address: Not Yet Assigned
Project Stage: Development Permit

UBC DP Reference No.:

Date: 2018-M06-20

CREDITS	Mandatory	Max	Score
Sustainable Sites (SS)	complete	10	4
Water Efficiency (WE)	complete	18	10
Energy & Atmosphere (EA)	complete	52	15
Materials & Resources (MR)	N/A	18	1
Indoor Environmental Quality (IEQ)	complete	8	6
Construction (CON)	complete	4	0
Innovation & Design Process (ID)	complete	24	13
Subtotal		134	49
TOTAL		134	49

REAP Rating:	GOLD(45-60 pts)					
45-60 pts	Gold					
61-75 pts	Gold Plus					
76-100pts	Platinum					
101-134 pts	Platinum Plus					
·						

SS		MANDATORY	Score:		Mandatory points achieved
SS	M1	Storm Water Management Plan	М	M	
33		Develop a plan that integrates the on-site stormwater management system with the neighbourhood-wide stormwater management principles and strategies, including controlling of rate and/or quantity of run-off as required.	W	•	
SS	M2	Adapted and Ecologically Sound Planting Demonstrate that landscape design has minimized the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants and consideration of the principles of Integrated Pest Management and xeriscaping.	М	М	
SS	M3	Bicycle Storage Provide covered storage facilities for securing bicycles in accordance with the UBC Development Handbook.	М	М	
SS	M4	Contribution to Community Car Sharing Contribute to the development of a community car-sharing network by funding the equivalent of one community vehicle per 100 residential units.	M	M	
SS	M5	Light Pollution Reduction Do not exceed Illuminating Engineering Society of North America (IESNA) illuminance requirements as stated in the Recommended Practice Manual: Lighting for Exterior Environments.	М	M	
SS	M6	Recycling Collection Provide for collection of domestic paper, plastic, glass and metal recyclables by contracting with a waste management company for the service. Recycling storage space shall be designed in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	М	M	
SS	M7	Compost Collection Provide a space in the building for the collection compost and provide for the compost collection through a contract with UBC Waste Management or another waste management service provider. Design the space in the building in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	M	M	
SS		OPTIONAL		U Company	
SS	1.1	In-Suite Recycling and Compost Separation Provide a space and system for simplified separation and collection of recycling and compostables in each suite or unit.	2	0	
SS	2	ALTERNATIVE TRANSPORTATION			
	2.1	Additional Bicycle Facilities In addition to the requirements for bicycle parking in the UBC Development Handbook, provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.	2	2	
	2.2	Electric Vehicle Charging – Visitor Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.	2	0	
	2.3	Electric Vehicle Charging - Resident Install necessary conduit and transformer capacity to accommodate Level 2 Charging Stations for the following percentage of owners/residents' parking (Max = 4 Points): 10% of owners/residents' parking – 2 Points 20% of owners/residents' parking – 2 Points	4	2	Additional 2 marked as "Maybe"

The intent of the Sustainable Sites category is to reduce the negative impacts of development, maintain the natural landscape, vegetation and environmental attributes of the site and









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		Performance Category: Water Performance Category: Water Efficiency (WE)	18	Points	
		The intent of the Water Efficiency category is to encourage strategies that reduce the			
		amount of potable water used for landscape irrigation and building operations.			
			Score:	10	Mandatory points achieved
WE		MANDATORY			
WE	M1	Efficient Irrigation Technology and Rainwater Use	M	M	
		Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a			
		micro- or drip-feed irrigation or install a temporary irrigation system.			
		initial of any loca inigation of initial a temporary inigation system.			
	M2	Low-Flush Toilets	M	M	
		Specify and install high efficiency 4.8 L per flush (1.28 gal) single flush toilets or 3.4/6 L			
		per flush (0.9gal/1.6gal) dual flush toilets for all water closets.			
	М3	Low-Flow Faucet Aerators	M	M	
		Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per			
		minute) and in all kitchen sinks (max. 6.8 L per minute).			
		I Fla 6h	М	M	
	M4	Low-Flow Showerheads Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per	IVI	IVI	
		minute in each shower.			
	M5	Energy Star Clothes Washers and Dishwashers	M	M	
		Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or			
		specify and offer only Energy Star models if these appliances are optional.			
WE		OPTIONAL			
WE	1	WATER EFFICIENT LANDSCAPING	1		
	1.1	Reduce Potable Water Use	3	3	
		Reduce potable water use for site irrigation needs by 50% from the calculated mid- summer baseline.			
	1.2	Eliminate Potable Water Use	3	0	
		Eliminate potable water use for site irrigation needs.		•	
WE	2	WATER USE REDUCTION			!
	2.1	Low-Flow Showerheads	2	2	
		Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each			
		shower			
	2.2	Water Efficient Dishwasher	1	0	
		Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash			
		cycle or if dishwashers are available only as an option, specify and offer only models			
	2.3	complying with this credit. Most Efficient Clothes Washers	2	0	
	2.3	Specify and install Energy Star clothes washers listed as "Most Efficient" for current year,	2	U	
		or if washers are available only as an option, specify and offer only models complying to			
		this standard.			
	2.4	Water Use Reduction Package	2	0	
		Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.			
WE	3	WATER METERING			
	3.1	Domestic Hot Water metering	3	3	
		In units with central hot water, provide individual hot water metering.			
	3.2	Demostic Cold Water metering	2	2	
	3.2	Domestic Cold-Water metering Provide for individual cold water meters for all units.		2	
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			Score:	15	Mandatory points achieved
Α		MANDATORY			
ΕA	M1	Minimum Roof Insulation	M	M	
		Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K-			
		m2/W) for buildings with attic space and R-28 h-ft². °F/Btu (4.93 °K-m2/W) for cathedral			
		ceilings/flat roofs.			
	M2	Minimum Exterior Wall Insulation	M	M	
		Design the exterior insulated wall area with a minimum thermal resistance of effective			
		(overall) R-15.6 h·ft²-°F/Btu (2.75 °K-m2/W) for above grade non-glazed wall areas, and			
		R-7.5 h·ft²·°F/Btu (1.32 °K-m2/W) "continuous insulation" for below grade walls.			
	М3	Minimum Floor Insulation	M	M	
		Design floors above non-heated parkade areas with a minimum insulation value of R-30			
		h·ft².°F/Btu (5.28 °K-m2/W) for framed floors and R-15.6 h·ft².°F/Btu (2.75 °K-m2/W) for			
		slab floors.			
	M4	Energy Efficient Windows	М	M	
		Specify and install Energy Star-rated windows or windows with a maximum overall U-			
		value of 0.35 Btu/hr-ft2-°F (2.0 W/m2-°K for non-metal framed windows or a maximum			
		overall U-value of 0.45 Btu/hr-ft2-°F (2.55 W/m2-°K) for metal framed windows.			
		.,			
	M5	Minimum Boiler Efficiency	М	M	
	IVIO	· ·	IVI	IVI	
		Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90% or heat using District Energy.			
	M6	Domestic Hot Water	М	M	
	IVIO		IVI	IVI	
		Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency			
		boiler) or heat domestic hot water using District Energy.			
	M7	Energy Star Dishwashers and Refrigerators	M	M	
		Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.			
	M8	Programmable Thermostats	M	M	
		Specify and install programmable thermostats for at least the largest heating zone in			
		each unit.			
	М9	Common Area Lighting	M	M	
		Specify and install only non-incandescent lighting, such as fluorescent, compact			
		fluorescent or LED, in common areas.			
	M10	Parkade and Corridor Lighting Controls	M	M	
		Specify and install parkade and corridor lighting controls to automatically reduce the			
		overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.			
EA		MANDATORY			
		ENERGY EFFICIENCY TARGETS			
	1	EA GOLD-Mandatory	6	6	
	1	Design the building to meet a maximum EUI of 160 kwh/m2/yr, demonstrated using the		-	
	1	UBC Energy Modeling Guidelines. This credit is mandatory and required for			
	1	achievement of REAP Gold.			
	+	EA Gold Plus	8	0	Maybe
	1		"	•	,
	1	Design the building to meet a maximum EUI of 140 kwh/m2/yr, demonstrated using the			
	1	UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold Plus.			
		EA Platinum	10	0	Mayba
			10	U	Maybe
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum.			
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus	10	0	
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the	10	0	
		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for	10	0	
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EA	1	Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for	10	0	
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EA		Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum. EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus. ENERGY METERING			







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Use a minimum of 20% (by value) of building materials and products that are manufactured within a radius of 800 km (500 miles). 2.2 Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points	MR	2				
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manufactured within a radius of 800 km (500 miles). 2.2 Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points				1		
2.2 Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points 3 0 2 points marked as "Maybe"			Use a minimum of 20% (by value) of building materials and products that are			
Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points						
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manufactured) within a radius of 800 km (500 miles). MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials	1	0	
MR 3 CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS 3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building	1	0	
3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as	1	0	
3.1 Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points		2.2	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as	1	0	
Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points	MD		manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).	1	0	
plywood is certified in accordance with either: CSA Z809 – 2 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS			
CSA Z809 – 2 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber			2 points marked as "Maybe"
	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and			2 points marked as "Maybe"
Or Forest Stewardship Council (FSC) – 3 Points	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either:			2 points marked as "Maybe"
	MR	3	manufactured within a radius of 800 km (500 miles). Regionally Sourced Building Materials Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles). CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS Dimensional Lumber Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points			2 points marked as "Maybe"







	3.2	Or Forest Stewardship Council (FSC) 3 points	3	0	
		Specify and install bamboo floors or hardwood floors certified in accordance with the			
		Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify			
		and offer only bamboo or renewable products with third-party certification.			
		CSA Z809 – 2 Points			
		Or Forest Stewardship Council (FSC) – 3 Points			
MR	4	BUILDING PRODUCT INGREDIENTS			
	4.1	Transparency of Ingredients	2	0	"Maybe"
					,
		Install ten different building products from three different manufacturers that demonstrate			
		the chemical inventory of the product to and accuracy of 0.1% for each product. For			
		each product selected provide either:			
		Health Product Declaration			
		Manufacturer Inventory of all ingredients by CAS number, of			
		Declare Label (Living Building Institute)			
	4.2	Optimization of Ingredients	2	0	
		Demonstrate that a minimum of 10% (by value) of building materials are optimized for	_		
		ingredient content by demonstrating optimization in one of the following ways:			
		GreenScreen v1.2 benchmark 4 minimum			
		• Red List free			
		Free of ingredients listed on REACH Authorization and Candidate List			
		Performance Category: Indoor Environmental Quality (IEQ)	8	Points	
		The intent of the Indoor Environmental Quality category is to achieve enhanced indoor			
		environmental quality through the thoughtful selection and application of materials and			
		effective ventilation strategies.			
			Score:	6	Mandatory points achieved
IEQ		MANDATORY			• •
	M1	Adhesives and Sealants	M	M	
	M1	Adhesives and Sealants Specify and use adhesives, sealants and sealant primers that do not exceed the VOC	М	M	
	M1		M	М	
	M1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	M	М	
	M1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the	М	M	
	M1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	М	M	
	M1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District	M	M	
		Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168.			
		Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings			
		Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a			
		Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a			
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.	М	M	
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings	М	M	
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness	М	M	
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the	M	M	
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as	M	M	
	M2	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	M	M	
IEQ	M2 M3	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	M	M	
IEQ IEQ	M2 M3 M4	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS	M M	M M	
	M2 M3	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings	M	M	
	M2 M3 M4	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the Interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's	M M	M M	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the Interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.	M M M 2	M M M 2	
	M2 M3 M4	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-ENITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products	M M	M M	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc.,	M M M 2	M M M 2	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-ENITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products	M M M 2	M M M 2	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.	M M	M M 2 2 2	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.	M M M 2	M M M 2	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building.	M M 2 2 2	M M 2 2 2	
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building. Low-Emitting Cabinetry	M M	M M 2 2 2	Maybe
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building.	M M 2 2 2	M M 2 2 2	Maybe
	M2 M3 M4 1 1.1	Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program or do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168. Paints and Coatings Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building. Floor Coverings Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus or the Ecologo. Ventilation Effectiveness Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration. OPTIONAL LOW-EMITTING MATERIALS Low VOC Paints and Coatings Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building. Low-Emitting Composite Wood Products Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit. Low-Emitting Insulation Specify and install formaldehyde-free insulation on the interior of the building. Low-Emitting Cabinetry	M M 2 2 2	M M 2 2 2	Maybe



Sustainability | REAP Checklist - 4/4

		Performance Category: Construction (CON)	4	Points	
		The construction process can impose significant and lasting impact on the ecology of			
		both the site and beyond. The Construction credits acknowledge and reward contractors			
		who have followed best practices.			
			Score:	0	Mandatory points achieved
CON		MANDATORY			
	M1	Staging and Construction	М	M	
		Prepare and implement a staging and construction plan, including alternate detour information and signage for pedestrians and cyclists.			
	M2	Vegetation Safeguards and Land-Clearing Debris	М	M	
		Prepare a site plan showing the sizes and locations of vegetation to be removed, retained and salvaged, including plants located on adjacent public rights-of-way (see reference guide) and develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.			
	М3	Truck Management Plan	M	M	
		Prepare and implement a comprehensive truck management plan for the project that conforms to the UBC Strategic Transportation Plan and the Neighbourhood Plan Development Guidelines.			
	M4	Wheel Wash	М	M	
		Provide a wheel wash for vehicles leaving the site or a street cleaning program and catch basin protection.		-	
	M5	Erosion and Sedimentation Control	М	M	
		Prepare and implement a site sediment and erosion control plan that conforms to Best Management Practices Guide for Stormwater: Appendix H – Construction Site Erosion and Sediment Control Guide (GVSⅅ, October 1999).			
	M6	Waste Management Plan	М	М	
	ino	Prepare and implement a waste management plan that diverts 75% (by weight) of construction, demolition and land clearing waste from landfill.			
CON		OPTIONAL			I
CON	1	CONSTRUCTION IAQ MANAGEMENT PLAN			
	1.1	Indoor Air Quality Management Plan Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction	2	0	Maybe
		and pre-occupancy phases of the building.			
-	1.2	Flushout	2	0	
		Conduct a minimum two-week continuous building flushout with new filtration media at 100% outside air after construction ends and prior to occupancy or conduct a baseline indoor air quality test.			

		The intent of the Innovation & Design Process category is to provide incentive and credit for	or gener Score:	al design a	and other innovative practices that improve the overall sustainability and Mandatory points achieved
ID		MANDATORY	J0018.	10	маниатот у рошто автечен
	M1	Goal-Setting Workshop Hold a goal setting workshop including the developer, design consultants and contractor to review the Residential Environmental Assessment Program, set goals for the project and assign responsibilities.	М	М	
	M2	Educate the Homeowner Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.	M	М	
ID		OPTIONAL	<u> </u>		
ID	1	INNOVATION IN MATERIALS			
	1.1	Life-Cycle Assessment Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories.	4	0	
ID	2	INTEGRATIVE AND UNIVERSAL DESIGN			
	2.1	Green Building Specialist Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.	1	1	
	2.3	Design for Safety and Accessibility Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.	1	0	
	2.2	Design for Security and Crime Prevention Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner .	2	0	
ID	3	MARKET TRANSFORMATION			
	3.1	Educate the Sales Staff Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.	1	1	
ID	4	ACADEMIC LINKS	!		
	4.1	Enhance Research or Further Student Development Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.	5	5	
	4.2	Energy Data Sharing Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Campus Sustainability.	4	4	
ID	5	INNOVATIVE DESIGN			Te
	5.1	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	Maybe Exterior Residents Courtyard
	5.2	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	2	Bike Access Ramp
		ary and a shoung ordina.			
	5.3	Innovative Design or Exemplary Achievement Demonstrate exceptional performance above the requirements set by one of the existing credits or the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	Maybe Minimized Car Parking





