

UBC REAP 3.1 INTERPRETATIONS

July 13th, 2020

PROCESS OVERVIEW

- Project teams can submit interpretation questions by email
- Interpretations that effect all projects will be published at: <https://planning.ubc.ca/sustainability/sustainability-action-plans/green-building-action-plan/residential-building-requirements/residential-environmental-assessment-program-reap-31>
- Interpretations will provide guidance for credit submissions in order to meet the credit intent and policy goals.
- Interpretations will not contain any significant changes to REAP or to add any new requirements
- Each interpretation will undergo departmental review prior to being issued

REAP INTERPRETATIONS

Interpretation #1 (Effective Date: February 7, 2020)

EA M1 Minimum Roof Insulation

EA M2 Minimum Exterior Wall Insulation

EA M3 Minimum Floor Insulation

1. Methods used to determine R-values for credits EA M1- M3:

The Vancouver Energy Modelling guidelines do not apply to the REAP EA M1 – M3 credits. Methods used to determine R-values for these credits should be consistent with current ASHRAE 90.1 or NECB standards referenced by the BC Building Code.

2. Alternate pathway for credits EA M1- M3:

As an alternative pathway for these three credits, projects may meet a minimum building enclosure target of R5.4 for each building of the project. Use the UBC Building Enclosure R-Value Calculator to determine the building enclosure target for each building and for the overall project. Values reported in the Calculator must be determined using requirements of the BC Energy Step Code Regulation which reference the City of Vancouver Energy Modelling Guidelines, and should be the same values used for the EA – Energy Efficiency Targets credit.

Submit the completed output from the UBC Building Enclosure R-Value Calculator for the building design at Building Permit phase and the completed outputs from the UBC Building Enclosure R-Value Calculator for the as-built design at Occupancy Permitting phase, and a letter signed by the Mechanical Engineer declaring that the submitted building enclosure R-values have been achieved in the “as built design”.

Interpretation #2 (Effective Date: July 13, 2020)

EA Energy Efficiency Targets

This Interpretation updates the documentation requirements for the EA Energy Efficient Targets credit. These include new requirements and replace the previous REAP energy checklist which is no longer required.

Documentation: *Submit at the Building Permit Stage*

- Preliminary written energy modeling report.
- Preliminary [Energy Step Code Part 3 Energy Design Report](#) (New submission requirement)
- Preliminary REAP Building Enclosure R-Value Calculator report (New submission requirement)

Documentation: *Submit at the Occupancy Permit Stage*

- A letter signed by the Architect or Engineer declaring that the building design meets the requirements of the Energy Step Code regulation and that Energy Step Code targets have been met
- As-built written energy modeling report
- As-built [Energy Step Code Part 3 Energy Design Report](#) (New submission requirement)
- As-built REAP Building Enclosure R-Value Calculator report (New submission requirement)
- Air tightness test results as specified by Section 10.2.3.5 of the Energy Step Code Regulation
- For the Passive House Energy Performance Credit, provide energy model documentation as required by Section 10.2.3.3 (3) of the Energy Step Code Regulation.