

From: [Bruce McCulloch](#)
To: [Perusse, David](#)
Cc: [Zurawski, Richard](#)
Subject: Zero Carbon Building Standard - for Environment & Sustainability committee
Date: Wednesday, March 20, 2019 1:08:53 PM

Hi David,

With respect to the 3 things you need, here is the summary.

Who: Lara Ryan - Regional Director, Canada Green Building Council

Topic: Issuing building permits with tighter emissions standards

Ask: That HRM mandate all new building Permits to fulfill the requirements of

- a) LEED Silver or
- b) Zero Carbon Emissions Building (ZCB) Standard

Abstract of talk:

Lara will speak to having HRM adopt a LEED Silver or Zero Carbon Emissions Building Standard for all new building construction. It is recognized that HRM uses LEED Silver as the standard for all new buildings owned by HRM. However, in the spirit of recent the Climate Change Emergency motion that was passed by council, this is not enough. LEED Silver or ZCB should apply to **ALL** new building permits, and not just HRM buildings. The situation cannot be 'business as usual'. Buildings that are built today will last for 50 years or more. We need **ALL** new buildings to be net zero emitters of carbon. The technology is here. What we need is the political will to make it happen.

Tackling our existing, older buildings is a more challenging undertaking, to be discussed on another day, but let's proceed to do what we can. Of course builders/developers will not support this. However, the truth is that a zero emissions building is more efficient to operate and many studies have shown that the overall life cycle cost of the building is lower. The life cycle cost is a combination of the initial cost to build plus the operational costs over the life of the building. This is the point that needs to be explained to developers.

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CaGBC (www.cagbc.org) is the leading national organization dedicated to advancing green building and sustainable community development practices. As the voice of green building in Canada, we work closely with our national and chapter members in an effort to make every building greener. The CaGBC reduces environmental impacts from the built environment through project certification, advocacy and research, and has helped meet the demand for skilled workers by providing green building education to over 20,000 professionals across the country since 2002. CaGBC is the license holder of the [LEED green building](#) rating system in Canada and launched the country's first [Zero Carbon Building Standard](#) on May 29, 2017.

Warm regards

Bruce McCulloch, P.Eng. MBA CMVP | LEED Green Associate | **MCC Energy Strategies Inc.**
