



Université de St Boniface

## SECTION 5

# LEASED BUILDINGS & SPACES

GREEN BUILDING PROGRAM MANUAL



# LEASED BUILDINGS & SPACES

Manitoba is committed to building for a greener future.

In 2012, the Manitoba government proclaimed the green building section of *The Climate Change and Emissions Reductions Act*, C.C.S.M. c. C135. The section directs government organizations (departments, Crown corporations and agencies) that own, operate or fund buildings to comply with regulated green building requirements.

In 2013, the *Green Building Regulation*, C135 - M.R. 38/2013 came into effect and prescribed design energy efficiency requirements for buildings owned, funded or leased by government or government organizations.

The regulation requires government and government organizations to prove the energy efficient design of:

- new buildings, built under agreement to suit the needs of government or a government organization
- ***new buildings where the entire gross leasable area of the building is leased exclusively by government or a government organization***
- new buildings owned or funded by government or government organizations
- significant renovations or enlargement of existing buildings owned or funded by government or government organizations

The requirement for energy efficient design is described in Section 4: *Commercial and Institutional Buildings* and is repeated in this Section: *Leased Buildings and Spaces* for convenience.

Government organizations/agencies are identified in Section 2.4 of the *Green Building Program manual*.

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## 5.1

### Green Building Program Application to Leased Buildings and Spaces

Under the Green Building Regulation, energy efficiency requirements apply where government organizations (departments, Crown corporations and agencies):

- fund the construction of a new building that is specifically built to suit the needs of government or a government organization, or
- will lease the gross leasable area of a new building and will be the first tenant

In each case the new building's owner (the landlord or lessor) must prove to the government organization (the tenant or lessee), the building is designed to be at least 33 per cent more energy efficient than the building would be if it were designed to meet the minimum requirements of the Model National Energy Code of Canada for Buildings (1997).

A new building is a newly constructed building that has a floor area of more than 600 m<sup>2</sup> (6,458 ft<sup>2</sup>); and is classified as belonging to one of the occupancy groups referred to in Table 3.1.2.1.: Major Occupancy Classification of the Manitoba Building Code, Manitoba Regulation 31/2011.

- Group A - assembly occupancies, excluding Division 4 (open air)
- Group B - care or detention occupancies
- Group D - business and personal services occupancies
- Group E - mercantile occupancies

## 5.2

### Descriptions of the Green Building Program Criteria

The owner of the new building must prove to the government or government organization that the new building meets the design energy efficiency target of the Manitoba Green Building Regulation, M.R. 38/2013. The government/government tenant (lessee) will accept as proof, the verification methods identified in the green building program criteria for energy efficient design below. (The criteria below is identical to that which is provided in Section 4.

#### Energy Efficient Design

MANDATORY | REPORT REQUIRED

**Confirm the building was designed to meet the energy efficiency target of the Manitoba Green Building Regulation, M.R. 38/2013.**

An energy efficient building provides lower utility bills and reduces greenhouse gas emissions.

For government funded projects (including projects owned or funded by government organizations), energy efficient design requirements are established by *The Climate Change and Emissions Reductions Act*, Green Building Regulation M.R. 38/2013. The regulation requires:

1. The building be designed to a targeted energy efficiency level of at least 33% more energy efficient than the same building designed to meet the minimum requirements of the Model National Energy Code for Buildings (1997).
2. The building’s design must be proven to achieve the targeted level of energy efficiency by achieving Designation under the Manitoba Hydro Power Smart for Business, New Buildings Program.

The Manitoba Hydro Power Smart for Business New Buildings Program must give pre-approval before beginning any design work. Manitoba Hydro can determine if the project is eligible to participate in the Manitoba Hydro Power Smart for Business, New Buildings Program and qualify for Power Smart Designation.

### Selecting Compliance or Variance

The Manitoba Hydro Power Smart Designation satisfies the Green Building Regulation and the Green Building Program (GBP). However, if Manitoba Hydro advises that the project does not qualify for Power Smart Designation, or if a building project cannot attain the energy efficiency design target then the owner must:

- request a Variance on GBP Form 1: Section B and complete Section C: Variance for Energy Efficient Design
- return the completed GBP Form 1 to the government organization providing funding as early as possible during project planning and design, before construction

The GBCT will be consulted on the request. If the Director advises against the variance request, the government organization will arrange a meeting with the owner and the Director of GBCT to discuss alternatives.

### Summary Chart of Compliance and Variance Options for Energy Efficient Design

Situation	Design Tool or Prescriptive Program*	Verification Method*
<u>Compliance:</u> Select Compliance on GBP Form 1: Section B, Energy Efficient Design	Manitoba Hydro Power Smart for Business, New Buildings Program  Design Standards or  Custom Path	Achieve Designation as a Power Smart Building under the Manitoba Hydro Power Smart for Business, New Buildings Program.
<u>Variance: Option 1*:</u> Select Variance on GBP Form 1: Section B, Energy Efficient Design  Complete Form 1: Section C, Variance Energy Efficient Design.	Prepare an energy model based on the building design. (See GBP Guideline 3.2 Energy Modeling. )	Verify the energy model as part of LEED® certification.  Verify the energy model as part of Green Globes™ certification.  Verify the energy model using an experienced energy modeller from the list published by the Canada Green Building Council.

Situation	Design Tool or Prescriptive Program*	Verification Method*
<p><b>Variance: Option 2*:</b></p> <p>Select Variance on GBP Form 1: Section B, Energy Efficient Design</p> <p>Complete Form 1: Section C, Variance Energy Efficient Design</p>	<p>Apply a prescriptive program such as but not limited to:</p> <p><i>ASHRAE Advanced Energy Design Guide.</i></p> <p><i>Advanced Buildings™ Core Performance Guide, New Building Institute.</i></p>	<p>Use a commissioning authority to verify the energy efficiency measures.</p>

\*Other tools, prescriptive programs and verification methods will be considered when identified on Form 1: Section C, Variance Energy Efficient Design.

### Guidance for Manitoba Hydro Power Smart for Business, New Building Program Designation

Receiving a Power Smart financial incentive for insulation or lighting is not the same as achieving Power Smart Designation. The Manitoba Hydro Power Smart for Business, New Building Program provides both incentive and Designation for energy efficient design and provides technical help to achieve it.

Projects can obtain Power Smart Designation in two ways:

**Prescriptive Path** requires the design team to incorporate the Manitoba Hydro Power Smart design standards into the building's design. If Manitoba Hydro recommends the use of the prescriptive path – the project will not require an energy model to receive the Power Smart designation.

**Custom Design Path** requires the use of integrated design process, building commissioning and energy modelling to confirm the proposed building's design meets the minimum energy efficiency requirements to obtain the Power Smart designation.

To apply:

As early as possible, contact Manitoba Hydro New Buildings Program and obtain the Power Smart New Buildings Program application requirements. **All new building projects must be pre-approved before any design work begins.** To contact the program:

Email: [powersmartforbusiness@hydro.mb.ca](mailto:powersmartforbusiness@hydro.mb.ca)

Phone: 204-360-3676 in Winnipeg ; or toll-free 1-888-624-9376

### Tips:

1. Don't forget to report results of the energy efficient design in GBP Form 2: Table at Substantial Completion.
2. Be sure the energy efficient design target and reporting are included early in the planning and budgeting for your project. The best method for including it is in the Owner's Project Requirements (OPR) document. This document should be generated in the pre-design stage (See Section 3.1 Green Building Project Co-ordination Guideline and Section 3.6 Owner's Project Requirement Guideline). The Building Commissioner should be able to guide the generation of this document; or contact Power Smart New Building program for a template.
3. Some projects (ex: major renovations) may not be eligible for Power Smart Designation. Confirm with Power Smart and consult with GBCT for alternative compliance requirements.
4. If you are participating in the LEED® certification program:
  - a. PSNBP Designation will NOT guarantee LEED® energy credits. Check with the LEED® program to confirm acceptable proof of compliance for LEED®.
  - b. The LEED® template for Energy and Atmosphere credits may be submitted in lieu of Form 2: Table 1 Energy Efficient Design.

Although the green building regulation for leased buildings and spaces currently applies only to the energy efficiency of new buildings that are constructed under agreement for government or a government organization, or are leased exclusively by government or a government organization as the first tenant, building owners are encouraged to use all the green building program criteria for the design and construction of buildings in Manitoba described in Section 4 of the GBP manual.

Manitoba's GBP criteria has been shown to:

- protect occupant health
- improve air-quality
- reduce waste streams
- cause energy, water and other resources are used more efficiently, reduce the impact of building construction and operation on the environment, and minimize the strain on local infrastructure.

Any increase in capital cost needed to implement the GBP criteria is typically offset by lower operating costs. Studies show that the initial investment in building construction and materials is only 15 per cent of the lifecycle operating costs. Wise investment up front pays back in the life cycle benefits.

## **5.3**

### **Reporting & Forms**

Government departments, Crown corporations and agencies are required to show their compliance with the Green Building Regulation, C135 - M.R. 38/2013 by reporting leased new buildings to the Green Building Co-ordination Team (GBCT). Use GBP Form 1 and GBP Form 2 to report.

Contact the GBCT at [greenbuilding@gov.mb.ca](mailto:greenbuilding@gov.mb.ca) for assistance if required.