

Green Buildings Priority Stream
 Entry Pathway #3
 Net Zero and Net Zero Ready Homes
 Canadian Home Builders' Association (CHBA)

This pathway is available to development permit applicants proposing buildings that demonstrate intent to meet or exceed the performance requirements of the CHBA Net Zero Home Labelling Program.

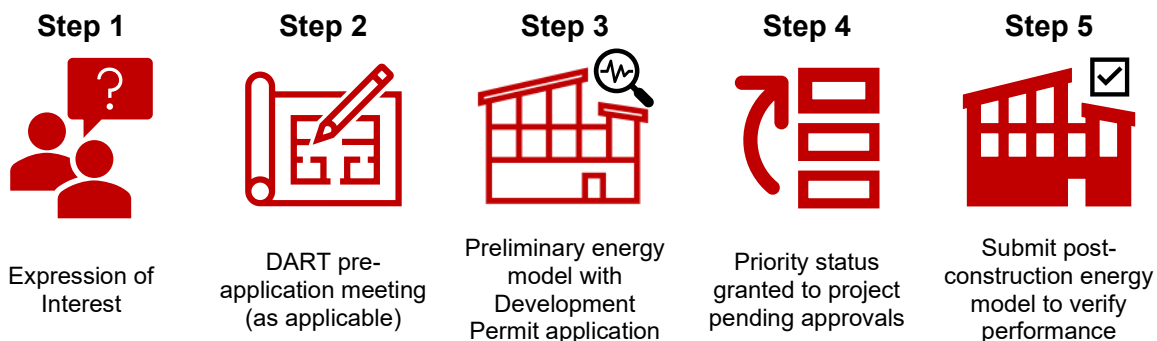
Energy and Emissions Performance Requirements

To be eligible, a building must meet all of the requirements to be labelled as either a **Net Zero Home** or a **Net Zero Ready Home** under the [CHBA Net Zero Home Labelling Program](#).

- **CHBA Qualified Net Zero Homes** are designed and constructed to a very high level of energy efficiency and include an on-site renewable energy system (e.g., solar PV) at the time of labelling to produce as much clean energy as the home consumes annually. Net Zero Homes typically include extra insulation, high-performance windows, and excellent airtightness to minimize heating and cooling needs, along with highly efficient appliances, lighting, and mechanical systems.
- **CHBA Qualified Net Zero Ready Homes** are designed and constructed to the same high level of energy efficiency as Net Zero Homes, but do **not** include an on-site renewable energy system (e.g., solar PV) at the time of labelling. Net Zero Ready Homes are designed so that renewable energy can be added in the future to achieve net zero performance.

Only **CHBA Qualified Net Zero Service Organizations** can label homes as Net Zero or Net Zero Ready through the CHBA Net Zero Home Labelling Program.

How to participate



A full description of the participation steps is provided on the next page.

Green Buildings Priority Stream participation steps

Step 1 Contact the Program Coordinator to express interest in having a project prioritized through the Green Buildings Priority Stream.

- **Email:** greenbuildings@calgary.ca
- **Phone:** 403.826.0454

Step 2 Consider requesting a [Development Applications Review Team \(DART\) pre-application meeting](#) by calling the Planning Customer Service Line at 403-268-5311.

DART Pre-applications are strongly recommended on all major, complex, or controversial outline plan, subdivision, land use amendment and development permit applications. Having a DART pre-application can help identify major issues with the proposal, as well as identify supplemental technical information that will be required to accompany the formal application.

A Development Applications Review Team (DART) pre-application is submitted online through vista.calgary.ca. Click on the following for the [Complete application requirement list](#) and [how-to guide](#).

Step 3 Include the following documentation with your [development permit application](#):

1. Evidence of intended **CHBA Net Zero** or **CHBA Net Zero Ready** labelling, consisting of:
 - a. **An attestation letter** from a **CHBA Qualified Net Zero Service Organization** confirming the project is intended to be labelled through the CHBA Net Zero Home Labelling Program (Net Zero or Net Zero Ready, as applicable); and
 - b. A **preliminary whole-building energy model** prepared using the **EnerGuide Rating System** modelling approach.

Note: *Energy modelling submitted at the Development Permit stage is only used to determine eligibility for this GBPS pathway.*

Step 4 The Program Coordinator will respond to your development permit application submission documentation to either:

1. Issue a formal invitation to the Green Buildings Priority Stream;
2. Request additional information; or
3. Advise that the project does not meet the eligibility requirements.

From this point forward, the application proceeds through the City's standard development and building permit review processes. The benefit of priority status is that the City coordinates reviews internally to resolve issues earlier and more efficiently, reducing overall review timelines. Where needed, the Program

Coordinator may work directly with the applicant to clarify or resolve outstanding items.

Step 5 Following construction, submit the following for post-construction verification of performance and CHBA labelling outcomes:

1. Proof of **CHBA Net Zero** or **CHBA Net Zero Ready** labelling (as applicable), submitted by a **CHBA Qualified Net Zero Service Organization**.
2. A **post-construction (as-built) whole-building energy model** prepared using the **EnerGuide Rating System (ERS)** modelling approach. The post-construction energy model is required regardless of the building code compliance pathway used for the Building Permit.