CURRENT HOUSING RESEARCH

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INTRODUCTION

Under Part IX of the National Housing Act, the Government of Canada provides funds to Canada Mortgage and Housing Corporation to conduct research into the social, economic and technical aspects of housing and related fields.

Current Housing Research is compiled and produced two times a year by the Canadian Housing Information Centre. This publication provides information and access to research which is undertaken and sponsored by the Corporation. It is also available on CMHC's Website at http://www.cmhc-schl.gc.ca/en/Library/horetore/index.cfm

The publication contains information on completed research reports, new publications, videos and bibliographies, as well as planned and ongoing research projects. An alphabetical title index of items listed is included at the end for quick reference.

The overall arrangement of "*Current Housing Research*" is by broad subject category. Within each subject category, lists of planned and ongoing projects and completed research reports are described.

Each entry can contain the following elements:

- The project or report title;
- A description of the project or report results;
- The CMHC Project Officer who is managing the project;
- The Division within CMHC which is responsible for the project;
- For External Research Projects, the grant recipient undertaking the research;
- A Contract Identification Number (CIDN);

- The Status of the project: whether the project is in a planned, ongoing or completed phase. "Planned Projects" are those that are not yet underway, but are likely to be initiated in the current year. "Ongoing Projects" refer to research projects which are currently underway. No reports are yet available. Once the project is completed, and a report is available for distribution, it will be listed as a "Completed Report."

- Whether the report resulting from the research project is available and the address where the completed report can be obtained.

To discuss research projects that are recent or ongoing, please call CMHC General Inquiries at (613) 748-2000 and ask for the CMHC Project Officer identified under each project description.

ACQUIRING THE PUBLICATIONS AND REPORTS CITED AS COMPLETED

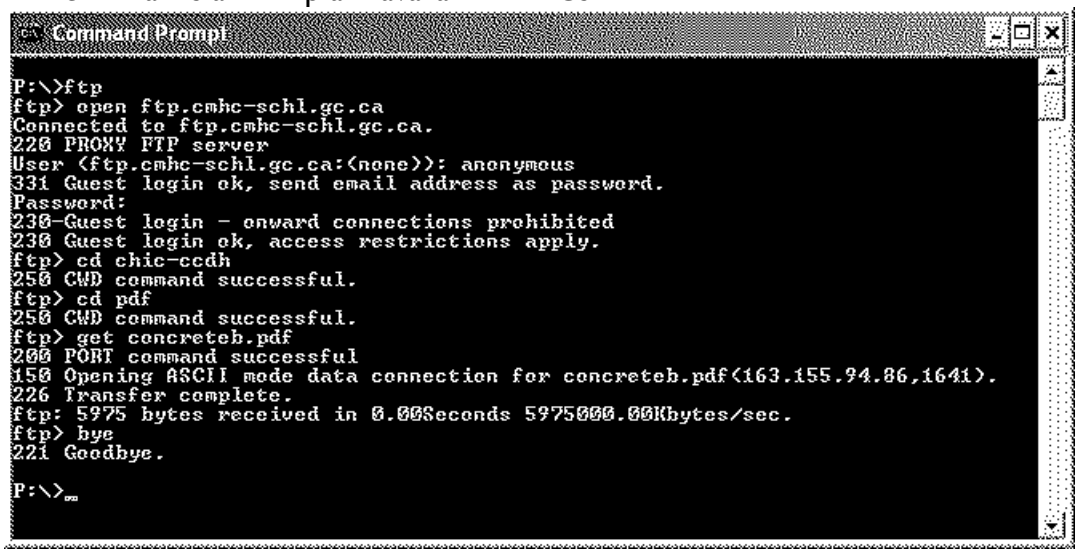
The availability section of each completed entry indicates the contact to obtain the item and whether the item can also be found on the Internet. Most items are available from the Canadian Housing Information Centre and can be ordered by using the information on the order form on the next page. We accept orders by regular mail, fax, phone, and via the Internet.

A number of the items cited are available electronically and the URL is included in the listing. CMHC uses an FTP (File Transfer Protocol) server to distribute reports. FTP has been used on the Internet as a means of transferring files between servers and users for many years and it continues to enjoy very wide use today.

In order to access a file using FTP, software with FTP capabilities is required and there are 3 types of FTP software:

1. Command Line FTP - FTP commands can be entered from a Command line or "DOS Prompt" on all Windows PCs;
2. FTP Client - a purpose built application to connect to FTP servers. These are widely available as commercial products or as shareware or even freeware on the Internet.
3. Some (not all) web browsers. Internet Explorer and Netscape can be used to access FTP files. They use correct protocol when ftp:// is entered in the address bar of the browser. Example: **ftp:**//ftp.cmhc-schl.gc.ca/

Here is an example of using the command line to retrieve a file from FTP.
FTP commands and help are available on PCs



CURRENT HOUSING RESEARCH ORDER FORM

If you wish to receive any of the completed reports or research highlights listed, or if you would like to be on the mailing list to receive *Current Housing Research*, please fill out this form and send it to:

Canadian Housing Information Centre
Canada Mortgage and Housing Corporation
700 Montreal Road
Ottawa ON K1A 0P7
Fax (613) 748-4069
Telephone 1-800-668-2642
Email: chic@cmhc-schl.gc.ca

COMPLETED REPORTS REQUESTED

☐ Send copies of above reports, research highlights

☐ Add my name to your mailing list to receive *Current Housing Research*

Name		
Mailing Address (please include e-mail)		
City	Province	PostalCode

CMHC S EXTERNAL RESEARCH PROGRAM

The objective of the CMHC External Research Program (ERP) is to encourage and enable researchers in the private and non-profit sectors to put forward and carry out relevant, innovative, and high quality housing research projects. Under the Program, financial contributions are made annually to support research investigations into important questions, problems, and issues affecting Canadian housing. CMHC is interested in receiving applications on topics related to existing CMHC housing research.

Applicants to the External Research Program must be Canadian citizens or have permanent resident status in Canada.

Independent researchers as well as those employed in Canadian universities, institutions, private consulting firms, the professions and the housing industry may apply for these grants.

Full-time students at the graduate or under-graduate level are not eligible to apply. Students may be hired to assist in conducting the research, but under no circumstances may they take over responsibility for the direction of the work or the quality of the final report.

Individuals who are full-time federal, provincial or municipal government employees may apply. However, to be eligible, an applicant must apply as a private consultant, and the proposed research must not be part of, or interfere with his/her regular work. CMHC employees are not eligible to receive grants under this Program.

To obtain the Guidelines and Application Form (product #62964):

- visit our Web site at http://www.cmhc-schl.gc.ca;
- e-mail: erp@cmhc-schl.gc.ca; or
- call 1 800 668-2642.

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SUBJECT INDEX

TECHNICAL RESEARCH

BASIC HOME MAINTENANCE: FIRST NATIONS HOME OCCUPANTS' GUIDE

This home occupants' guide contains practical "how to" help for maintenance and repair work to keep a home in top condition. Performing minor repairs as soon as a problem appears will often prevent further damage and more costly repair at a later date. Benefits to home maintenance include saving money, making homes healthier, and making living environments more enjoyable for home occupants and the community.

The guide therefore helps First Nations' home occupants save money with a wide range of tips. The manual provides an introduction to basic home maintenance along with a home maintenance assessment checklist, and outlines advice on repairing siding, roofing, walls and ceilings, faucets and toilets, etc. The manual covers the maintenance of septic systems, healthy housing and indoor air quality, and provides advice on painting, cleaning, water heaters, controlling humidity and mold, heating and ventilation, appliance preventive maintenance and home safety issues.

Easy-to-understand instructions come complete with detailed illustrations and a glossary of housing terms.

Funded by Canada Mortgage and Housing Corporation, B.C. and Yukon Region, Aboriginal Capacity Development. Ottawa: CMHC, c2004. 117 pages

Nota: Aussi disponible en français sous le titre : Introduction à l'entretien des maisons : guide pour les occupants des Premières nations (OPIMS 63588)

STATUS : Completed Report

AVAILABILITY : CMHC Information Products (Order number 63587)

CAPITAL REPLACEMENT PLANNING MANUAL & PRESENTATION MATERIAL - ON RESERVE

This project will support On-Reserve Housing. The overall outcomes will be: The Capital Replacement Planning manual and training material will provide guidance and training to On-Reserve Housing Providers and help them to maintain the current housing stock and ensure that the replacement of capital items are planned for and completed in a timely manner, and that Replacement Reserve Funds are adequately funded to meet these needs. The project will result in the production of a comprehensive manual on Capital Replacement Planning for First Nations. Training material based on this manual will also be produced.

CMHC Project Officer : *Fatima M Barros* ***CIDN*** : 29481500

Division : Assisted Housing Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

HEALTHY HOUSING BEST PRACTICE GUIDE FOR FIRST NATIONS BUILDER SERIES TRAINING COURSE

This project will develop a First Nations Healthy Housing (FNHH) Best Practice Guide. These practices will be included in a forthcoming revision of CMHC's Healthy Housing First Nations Builder Training Series course materials. The Guide will focus on water, wastewater, heat/power generation, appliances, envelopes, ventilation, and firefighting. Also included will be information on land-use planning, environmental inventories, community design (including housing clusters and other buildings), plus appropriate infrastructures including micro scale utilities. The draft guidelines have been developed and are currently under revision. A draft presentation deck has also been received. A presentation of the guidelines is being planned for the fall 2005 National Housing Research Committee meeting. The expected completion of the guidelines, and presentation deck, is March 2006.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 26870200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available ***NEW***

ABORIGINAL HOUSING

REMOTE FIRST NATION SUSTAINABLE DEVELOPMENT

Nasko is a remote First Nation community in British Columbia with no water and waste treatment systems and with housing that is not connected to the electrical grid. The community is in dire need of these basic facilities, however, conventional infrastructure does not exist and would be too costly to install. Micro-systems may be feasible and viable to address the need. A micro-infrastructure system (e.g. Eco-Nomad) can provide communal water, waste water and basic power supply. Rehabilitation of the existing units, including basic plumbing and electrical fixtures, is being undertaken with assistance of the Residential Rehabilitation Assistance Program (RRAP).

CMHC Project Officer : *Alain Croteau* ***CIDN*** : 30581500
Division : Assisted Housing Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SUSTAINABLE COMMUNITY SITE PLAN, INFRASTRUCTURE PLAN AND HEALTHY HOUSE DESIGNS

The objective of this project is to develop a sustainable community site plan, infrastructure plan and healthy house designs for approximately thirty homes in cooperation with the community of Tyendinaga. The intention of this project is to demonstrate that when alternative infrastructure options, land use patterns and high performance homes are explored simultaneously, as an integrated design solution, that improvements can be made in all these categories without an overall price increase. The integrated participatory design process will include community workshops involving both the immediate community as well as the broader Ontario First Nations community and design professionals. The results of the workshops and the resulting community and house designs will be published in a report and the first healthy high performance home will be available for public viewing for a period of one year. The project team has preliminary plans and designs ready for presentation at the second workshop with the Tyendinaga community. A presentation was made to the Band Chief and Council in September 2005 by CMHC staff. The expected date is now July 2006 for completion of a demonstration First Nations Healthy House together with a revised master plan for a 50 unit sustainable subdivision.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 24080200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

ACOUSTICS

BEST PRACTICE GUIDANCE: FLANKING SOUND TRANSMISSION

A Best Practice Guide specific to multi-family wood-frame construction, is being developed (with industry collaborators) to address both airborne and impact sound insulation for dwellings separated by a partition wall or partition floor. With CMHC's direction and close consultation, the Institute for Research in Construction (IRC) will summarize the results of this project and the previous flanking projects in an integrated guide for builders and architects. Flanking sound control for wood frame row and apartment construction using generic products will be presented, including a discussion of the concepts (explained graphically using simple figures), identification of the important transmission paths and their ranking, and a general discussion of possible treatment options. Engineered solutions for new and retrofit constructions will be provided by the tested architectural design details, described in terms of non-proprietary construction materials. The project began in December 2004, and an English version of the Best Practice Guide is expected for April 2006.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 29760200
Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

ANALYSE DES DOMMAGES STRUCTURAUX DE BÂTIMENTS RÉSIDENTIELS ASSOCIÉS AUX PROBLÈMES DE REMBLAIS PYRITEUX

In recent years, many cases of structural and aesthetic damage caused to buildings have been associated with the heaving of concrete slabs. Studies conducted on these infrastructures have shown that the swelling of the granular foundations composed of pyritic clay shales was the main cause of the problem.

This study is aimed at making an inventory of different cases of single-family residences affected by problems possibly related to the swelling of the pyritic foundation backfills on the South Shore of Montréal. The mandate given in this regard to the Université de Sherbrooke and the École Polytechnique de Montréal and organizations involved under the auspices of the Comité technique québécois (CTQ), by Canada Mortgage and Housing Corporation (CMHC), was to inspect at least 200 cases inventoried in three municipalities on the South Shore of Montréal. In the end, nearly 800 cases were considered and at least 200 were subject to a particular examination on site. In cases where the swelling was at its initial stage or in full expansion, appropriate instrumentation was put in place to track the progress of the different movements. This course of action could explain certain complex cases where several mechanisms could be involved, including sulphate action or shrinkage mechanisms, as well as geotechnical problems, not to mention the swelling process.
It emerged from this study that the garages were mainly affected by swelling problems, while the basements seemed impacted in almost equal proportions by swelling and sulphation/swelling problems. The swelling accompanying the sulphation may have come from either the swelling of the backfill under the concrete slab or the swelling of the concrete slab (delamination).

A study of the main symptoms revealed that the heaving occurrences, in the 197 garages that were visited, measured between 1 mm and 30 mm in 70% of the cases, while the heaving occurrences, in the 224 basements that were visited, measured between 1 mm and 15 mm in 32% of the cases, with no heaving in 58% of the cases. Again concerning the symptoms, the cracks most often encountered were mainly star-shaped or longitudinal in the garages and only star-shaped in the basements. The presence of whitish powder around the cracks and at the slab-wall joints was rarely observed either in the garages or the basements. However, this powder may have been removed by the owners before the visits for reasons of hygiene or cleanliness.

In the garages, more than 85% of the cases involving cracks in the foundation walls appeared to be linked to the presence of pyritic shales swelling in the backfills. In the basements, there were often no cracks or minor cracks, which could frequently be attributed to a phenomenon other than the backfills. The residences that were subject to more in-depth investigations revealed that the swelling process is attributable to the presence of pyritic backfills. The expansion that has been generated does not seem to be showing any signs of slowing down and will continue as long as sulphides are available in the aggregates and the temperature and humidity conditions remain similar in the backfills. For these residences, to limit the damage, it would be reasonable to replace the backfill with another aggregate certified as non-swelling in accordance with the CTQ M-100 procedure.

Pyritic shales or schists are totally excluded from any eventual use. In existing cases, their replacement with other non-swelling aggregates should be planned. For backfills that are not compacted, and which therefore have a certain porosity (voids index), the injection of sealants, such as sulphate-resistant cement, can be considered to stop the swelling. However, this procedure is recommended for basements that usually have clean stone with a less thick layer of backfill than in the case of garages.

Prepared by Gérard Ballivy, Achour Bellaloui, and Patrice Rivard, Laboratoire de mécanique des roches et de géologie appliquée, Département de génie civil, Université de Sherbrooke. CMHC Project Officer: Jacqueline Meunier-Bureau. Ottawa: Canada Mortgage and Housing Corporation, 2004. 62 pages (5106 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/fr_unilingue/CHIC%20Analyse(w).pdf

BASEMENTS, FOUNDATIONS & CRAWLSPACES

FROST PROTECTED FOUNDATION MONITORING PERFORMANCE FOR RESIDENTIAL USES IN NORTHERN QUÉBEC, CHISASIBI PILOT PROJECT

This external research project will monitor the performance of a frost protected shallow foundation in a harsh northern Quebec climate setting. The project will provide in-situ measured data on the performance of this type of residential foundation with in-slab-radiant-floor heating. Results will be analyzed to evaluate potential improvements to insulation levels and placement and will provide guidance for builders and designers. This project should be completed by March 2007.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 28920210
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

LONG TERM PERFORMANCE OF SLAB-ON-GRADE FOUNDATIONS IN REGINA SASKATCHEWAN: FINAL REPORT

This study is an investigation of the long-term performance of slab-on-grade foundations for low-cost houses built in Regina Saskatchewan from 1955 to 1960. These shallow foundations and other innovations made it possible to construct 90 m2 (969 feet2) houses on 15 m by 37 m (50 foot by 100 foot) lots which sold for under $10,000. Unfortunately, for many of these houses, the swelling and shrinking behaviour of the deep Regina clay subsoil soon began to affect their shallow foundations. Corrective procedures were not a permanent fix and movements of treated and untreated slabs continued both seasonally and over the longer term. This investigation in 2003 re-examines these houses after approximately 45 years of service. A finding is that without major changes in design and construction to cope with or eliminate these large and on-going ground movements it is not recommended that slab-on-grade foundations be chosen in future for houses in Regina or other locations having similar geology and climate.

Prepared by J.J. Hamilton. CMHC Project Officer: Ken Ruest. Ottawa: Canada Mortgage and Housing Corporation, 2004 (External Research Program Research Report) 40 pages (25086 KB)

STATUS : Completed Report
AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/slab%20on%20grade%20report(w).pdf

BUILDING CODES

CODE REQUIREMENT AND COSTS OF INCORPORATING ACCESSORY APARTMENTS

The purpose of this research project is to investigate the various code requirements (building, fire, plumbing, etc.) that restrict the provision of accessory apartments in a dwelling. This project will list in plain English all National Building Code (NBC) requirements that apply to residential buildings with one principal apartment, but that differ from the requirements for a single family house. The project will recommend changes to the NBC to facilitate the construction of code-complying accessory apartments in existing houses, and assess the impact of the proposed changes on occupant safety. The project will estimate the costs of compliance with the NBC, and the costs of employing the proposed changes, for a representative sample of new and existing homes. The findings will be presented in a research report intended for the use of designers, housing providers and building officials. The report should be complete by December 2005.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 28830200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

BUILDING CODES

DEVELOPMENT OF TRANSITION TRAINING FOR OBJECTIVE-BASED CODES

Under the auspices of the Canadian Commission on Building and Fire Codes (CCBFC), CMHC is contributing to a partnership of National Building Code stakeholders to develop transitional training material for the objective-based codes which will include pilot testing. Content will provide for training on the structure, and new information to be included in the 2005 objective-based code, on the evaluation of alternative solutions to be allowed under objective-based codes (for example, using sprinklers in lieu of fire separations), on assessment criteria to allow for transferability of alternatives and their impact on other code requirements, on preparation of knowledge tests, on development of an instructor's guide, and on pilot testing. As provincial, territorial and municipal code enforcement officials have the most comprehensive information requirements, material will be developed at their level and then adapted for other stakeholder groups to meet their needs. Training material has been developed in this multi-year project. Pilot-testing is underway, to be completed by fall 2005. The training material will be available for the various audiences in three delivery modes: Basic Awareness, Independent Learning, and Classroom/Workshop Delivery by instructors/facilitators.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 27000200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Seminar/training is not yet available

REWRITING TEST STANDARD CAN/CGSB-149.10 - DETERMINATION OF THE AIRTIGHTNESS OF BUILDING ENVELOPES BY THE FAN DEPRESSURIZATION METHOD

The airtightness standard used for testing houses dates back to 1986. The object of this project is to re-write CAN/CGSB-149.10, incorporating some updates and some alternative techniques. There have been no meetings up until now but there has been extensive consultation by e-mail and document review. Progress has been delayed due to the lack of consensus by committee members. A new draft of the document is available. The CGSB will be re-balloting the draft of this standard.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 19710200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

BUILDING MATERIALS

CHARACTERISTICS OF EFFECTIVE WATERPROOF SEALERS FOR MASONRY

The objective of this project is to study the vapour permeability characteristics of effective sealers applied to masonry walls; the issue is not one of stopping water absorption/penetration into the masonry, since most sealer products are effective in this role, but of assessing how the sealers affect drying of the masonry. CMHC in partnership with Masonry Canada, is providing funds to the University of Waterloo to undertake this preliminary study. This phase of the project will investigate the performance of 5 sealer types on individual masonry units and small masonry panels. Computer modeling and parametric analysis will be undertaken to demonstrate the impact of insulation levels, driving rain exposure, water absorption, orientation, imperfect air barrier, etc., for five representative Canadian climate zones. The project is expected to be completed by spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 25610200

DEVELOPMENT OF HIGH PERFORMANCE STUCCO FOR DURABLE HOUSING CONSTRUCTION

The objective of this research project is to investigate the opportunities to engineer a Portland cement stucco material that will limit liquid water entry on its external surface while at the same time allow water vapour to diffuse (dry) out of it. This research project considers stucco as a material component of an ideal wall system; it does not look into system performance. The effects of possible imperfections, which may occur due to prevalent construction practices, present in the wall system are beyond the scope of this investigation. CMHC undertakes this work in partnership with the National Research Council of Canada, Institute for Research in Construction (NRCC/IRC). The project is expected to be completed by the summer of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 27100200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

INITIAL MATERIAL CHARACTERIZATION OF STRAW LIGHT CLAY

Straw light clay (SLC) is a contemporary variant of earth building techniques, which have been a part of advanced civilizations for thousands of years. Africa, the Middle East, Asia, Europe and the Americas all have rich traditions in these techniques. Indeed, all of these regions have structures, which were built 500-1000 years ago with earth, often mixed with straw, frequently in combination with timber structural elements that are standing today. This serves as a testament to the endurance of the materials, as well as traditional knowledge.

Straw light clay (SLC) is prepared by coating a straw aggregate with a clay binder. This creates a versatile non-structural and insulative infill material with a very low embodied energy. Applications include exterior walls as well as interior partition walls.

This research investigates the thermal resistance and moisture related performance characteristics of straw light clay (SLC) in order to assess the viability of this material for Canadian climates, and the need for future research. In addition; fire resistance, shrinkage and swelling, compression and bending, and density were investigated to support the above mentioned objectives.

This research project consists of three major components:
1. Literature review;
2. Development and reporting of economical, reliable test methods, which are easily reproduced;
3. Publishing of data based on these tests, which reveal initial performance characteristics of one formulation of SCL.

The test program included:
1. Preparing a loam/clay mixture and producing samples from which test specimens were derived (80 in total).
2. Preparing specimens from three density classes (45 specimens in total) to be used in the tests.

This test program also investigated several material properties: thermal conductivity; vapour permeability; moisture storage; capillary absorption; compression and bending; fire resistance; and density.

The testing methodologies were developed with assistance of Dr. John Straube of the University of Waterloo. Section one provides an introduction and some technical background. In section two, the reader will find an extensive literature review. Section three details the material composition, and preparation of the samples. Sections 4-11 contain the test procedures and results. The discussion section of each of these chapters is dedicated to looking at the test from a practical,

applied perspective. This discussion thread is summarized in the appendix section titled: Application to Enclosure Wall Design.

BUILDING MATERIALS

Prepared by J. Thornton. CMHC Project Officer: Don Fugler. Ottawa: Canada Mortgage and Housing Corporation, 2004. (External Research Program Research Report) 139 pages (14163 KB)

Note: No. 05-109 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC-Initial(w).pdf

MECHANICAL PROPERTIES OF GYPSUM SHEATHING AFTER WETTING AND DRYING

This project is a follow-up to the 2003 CMHC External Research Project "Relationship Between Moisture Content and Mechanical Properties of Gypsum Sheathing." The purpose of this study is to examine the relationship between the mechanical properties and moisture content of gypsum sheathing products (such as standard gypsum wall board, exterior grade gypsum, glass-fibre faced gypsum) for materials that have been wetted and then dried to their original (dry) state. Specific properties to be examined include: adhesion or delamination of facer material, ability of the sheathing to resist fastener pull-out, flexural strength of the sheathing, for seismic considerations and as a common index of overall mechanical integrity and water absorption. The project is expected to be completed by the end of 2005.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 29850200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

NATURAL BUILDING IN THE MARITIMES

The contractor for this project will visit at least 20 straw bale houses erected in eastern Canada to investigate the relative success and owner satisfaction with this construction method. The buildings will be surveyed for structural or moisture problems. Comfort and energy use will also be considered. The contractor will summarize whether straw bale construction has a place in the future of building systems for Atlantic Canada. The project should be completed in summer 2006.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 28920218
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

RELATIONSHIP BETWEEN MOISTURE CONTENT AND MECHANICAL PROPERTIES OF GYPSUM SHEATHING

The purpose of this study is to examine the relationship between moisture content and mechanical properties of gypsum sheathing products (such as standard gypsum wall board, exterior grade gypsum, glass-fibre faced gypsum). Specific properties to be examined include: adhesion or delamination of facer material, ability of the sheathing to resist fastener pull-out, flexural strength of the sheathing, for seismic considerations and as a common index of overall mechanical integrity and water absorption. The study will also determine whether hand-held electric resistance meters are suitable for measuring moisture content (accurately) or if some new apparatus or protocol is required. The project is expected to be completed by December 2005.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 26470221

Division : External Research Program **STATUS** : Ongoing

AVAILABILITY : Product is not yet available

BUILDING MATERIALS

TEMPERATURE AND MOISTURE CONDITION OF WOOD STRUCTURAL MEMBERS EMBEDDED IN INTERIOR INSULATED SOLID MASONRY WALLS, MONITORING OF THE GROSH BUILDING, STRATFORD, ONTARIO

Two projects have been launched to monitor the temperature and moisture content of wood structural members (joists) embedded in interior insulated solid masonry walls. Houses with solid masonry walls in Kincardine, Ontario, and Wolsely, Saskatchewan that have been retrofitted with interior insulation have been fitted with the necessary instrumentation to monitor the moisture and temperature regimes in wood joists embedded in the masonry walls. Based on the limited monitoring conducted in the two houses, the long-term durability of the wooden members does not appear to be adversely affected by the installation of the interior insulation systems. However, exterior moisture sources that wet embedded wood members may be more problematic as the presence of interior insulation may prevent drying. This issue must be explored further. The projects will be monitored until January 2006 to confirm the impact of rain penetration/ground water control measures. The outcome of these projects will be used in the formulation of guidelines for insulation retrofits in solid masonry and stone buildings. The projects will be completed by March 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 24290200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

TESTING THE ADHESION OF AIR BARRIER MEMBRANES IN WALL ASSEMBLIES

This project designed and conducted a testing program to ascertain the adhesion performance and risk of air barrier materials and assemblies using recent construction materials in actual assemblies. Specifically, the purpose of the research project was to determine the effect that exposure to sustained environmental conditions, wetting of the substrate, and material compatibility has upon the adhesion strength between air barrier materials and substrates.

Prepared by Retro-Specs Consultants Ltd. CMHC Project Officer: Luis de Miguel. Ottawa: Canada Mortgage and Housing Corporation, 2004. 124 pages (3679 KB)

Note: No. 05-105 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/RR_Adhesion_Barrier(w).pdf

CONCRETE

EVALUATION OF A NON-DESTRUCTIVE METHOD FOR MEASURING THE PRE-STRESS FORCE IN UNBONDED TENDONS IN EXISTING POST-TENSIONED CONCRETE BUILDING

The objective of this project is to evaluate the effectiveness of a technique, developed by Halsall and Associates Limited, Consulting Engineers, for in-situ measurement of force in unbonded post-tensioned tendons. Unlike reinforced concrete structures which use reinforcing steel

dispersed throughout the structure to carry loads, post-tensioned buildings use highly stressed, steel cables (coated with grease and inserted into plastic sheathing) strategically placed within the concrete slabs to resist the applied loads. The evaluation of post-tensioned buildings and the

recommendation of appropriate remedial strategies have been hindered by a lack of diagnostic tools that can effectively assess the load levels in the cables themselves without destroying the cables. This project will identify the strengths and limitations of this technique. The completion date for this project is expected to be spring of 2006. The results of this evaluation will be made available to engineering practitioners specializing in the investigation and repair of concrete buildings and structures.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 23940200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

STANDARDIZATION OF CONCRETE REPAIR PROTOCOLS

This study was initiated to address concerns raised at a round-table discussion convened by Canada Mortgage and Housing Corporation to discuss concrete deterioration and repair issues for buildings. It was generally agreed that there is no consistent approach to concrete investigations and repairs and that the development of an assessment and repair protocol would be beneficial. In achieving a concrete repair protocol, the first step is to identify the state-of-the-art and the current practice for investigation, repair and monitoring strategies. "State-of-the-Art" is considered to be the highest level of technology in the field at this time and "Current Practice" is considered to be the procedures that are in general or prevalent use by most consultants. This project will research current assessment, monitoring and repair strategies for concrete repair employed by engineering consulting firms commonly involved in concrete investigation and restoration projects. Existing protocols commonly used in the field as well as existing protocol guidelines assembled by various agencies (e.g. CSA) will be catalogued. This project is finished. Publication of the final report is underway. A Research Highlight is being developed.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 1890 0200002
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CONSUMER INFORMATION

CREATION OF CONTENT FOR "ABOUT YOUR APARTMENT" FACT SHEETS

This project will review the potential information needs of both the occupants and owner-managers of multi-unit residential buildings. Key topics ranging from resolving indoor air quality, water penetration, occupant comfort, saving energy and water, through to security and safety will likely be covered. Much of the potential material will be developed from existing CMHC research and publications. The information will be organized into fact sheets that consumers and property owner-managers can use to solve problems in their buildings. The project outcome will be the creation of a capability within CMHC to address the information needs on a point by point basis similar to the About Your House series for consumers who live in multi-unit residential buildings and the property owners and managers who operate them. The first 10 publications will be completed by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 31660200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ACCELERATED TESTING TO CONFIRM A METHOD TO PREDICT TIME TO FAILURE OF INSULATING GLASS UNITS

This research, under CMHC's External Research Program, will validate an accelerated test method to estimate the failure rate of insulating glass units (IGUs) with a view to ascertain shelf life of units installed in existing buildings. This will allow for more accurate prediction of replacement costs within reserve funds. Insulating glass units in windows have a finite life span and are expensive to replace. A test method has been developed and testing is required to assess its validity. The study will test twelve IGUs under repeated cycles of exposure to elevated temperature and humidity levels. This will increase the cavity moisture content and thus the dew point temperature. Units will be exposed on one side at normal room conditions and varying outdoor temperatures on the other side. A mathematical model will be produced to predict future dew point temperatures and time to failure. Subsequent dew point measurements will prove the model true or false; if false, new models will be developed. By the time failure is achieved, it is hoped that an accurate model for failure prediction can be produced. A research report is now undergoing final editing. Publication and a Research Highlight are expected in late winter 2005/06.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 28370218
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

BEST PRACTICE GUIDE - WINDOWS

In partnership with Natural Resources Canada and the Homeowner Protection Office, CMHC is developing this comprehensive and practical technical advisory document for architects, engineers, builders, renovators, window manufacturers, window installers and others involved in the design, specification, construction, installation and interfacing of windows within the exterior wall assembly in both low-rise and high-rise residential construction. This document will guide the user in selecting the appropriate window performance criteria for the intended application and provide installation details to ensure the performance criteria is achieved through the effective continuity of thermal, air, vapour and moisture barriers at the interface between the window units and the wall assembly. The project is expected to be completed by the spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 30870200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

EVALUATING THE EFFECTIVENESS OF WALL-WINDOW INTERFACE DETAILS TO MANAGE RAINWATER

Based on the need for effective window-wall interface details to manage water intrusion, CMHC is developing a Best Practices Guide for Window Installation that will be applicable to both low-rise wood frame construction and high-rise buildings. To support the development of the Guide, and the needs of the fenestration, wall cladding and flashing industry, CMHC in partnership with the National Research Council (NRC) is building a consortia of interested North American organizations to evaluate specific window-wall interface details to determine how effective they are in managing rainwater. CMHC and NRC are funding the first year of this 3-year study. The Phase 1 study will be completed by December 2005 at which time the results will be made public. Phase 2 of this study, funded by industry partners, is currently underway. Completion of Phase 2 is expected by spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 27080200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WINDOW INSTALLATION COURSE - DEVELOPMENT AND DELIVERY

The objective of this project will be to develop a 'Window Installation' course. The course will be directed at those trades, or trades-persons, responsible for the installation of windows. The course will cover window installation in both low-rise and high-rise construction assemblies. The course will introduce to the installer the fundamentals in building science concepts required to integrate window and envelope performance criteria including airtightness, water-management and thermal performance (condensation resistance). It is expected that this course will be incorporated in the technical programs offered by technical colleges and continuing education programs for trades-persons. It is also expected that this course will figure prominently in a Certified Window Installers Program. This project will be contracted during the development of CMHC's Best Practice Guide - Windows. It is expected that this project will be completed by spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 30700200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ENERGY CONSERVATION

AIR LEAKAGE CONTROL DEMONSTRATION PROJECT IN MULTI-UNIT RESIDENTIAL BUILDINGS

This research project will assess the individual and collective impact of air sealing measures on building envelope air leakage characteristics, building energy consumption, indoor air quality and occupant comfort in multi-unit residential buildings. Air sealing products and measures will be documented for common air leakage points. The predictive capabilities of existing air leakage models will be assessed by comparing their estimates of annual energy savings with that actually achieved in practice. Currently one air leakage control project is underway. Two other projects have since been discontinued at the request of the property management due to other repair/maintenance and capital replacement priorities. The remaining project is in Saskatoon, Saskatchewan and the air leakage control work has been completed. The assessment of the costs is underway and the impact of the air leakage control measures on energy consumption will be estimated based on energy metering over the next year. This project will be completed by December 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 30410200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ANALYSIS OF THE IMPACT OF ENERGY EFFICIENCY MEASURES IN MULTI-UNIT RESIDENTIAL BUILDINGS

The potential for energy and greenhouse gas emission reductions in multi-unit residential buildings due to the implementation of energy efficiency measures is being assessed using the building files of the CMHC HiSTAR database. Two projects are currently underway to assess the extent to which multi-unit residential buildings must be retrofitted in order to meet 10%, 20% and 40% reductions in energy use. The studies are limited to the HiSTAR database due to the lack of available information on the total number of multi-unit residential buildings in Canada. In a related, interdepartmental project, an energy and green house gas emission simulator (BESET) has been developed by Natural Resources Canada to analyze the impact of individual, or packages of, energy efficiency measures on the energy consumption and green house gas emissions of large commercial

and multi-unit residential buildings. Regional and national energy and green house gas emission reductions can be assessed by using the simulator to evaluate the impact of energy efficiency measures on the buildings in a representative building database. The two CMHC reports that are studying the retrofit potential of multi-unit residential buildings have been completed and are under review. The reports will be available by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 22490200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CHARACTERIZATION OF ENERGY AND WATER END-USE LOAD PROFILES IN HOUSING: LITERATURE REVIEW

CMHC, in cooperation with Natural Resources Canada, conducted a literature review of energy and water end-use load profiles, interior heat gain, monitoring and analysis methodologies in residential buildings. The project identified what data is available on energy and water end uses, research projects, data, monitoring protocols and published information relating to energy and water load profiles of housing. The study concluded that consistent, accurate and detailed load profiling data is not available for all end-uses in dwellings, particularly multi-unit residential buildings. CMHC and NRCan plan to develop a load monitoring protocol that will be used to gather data in both single family and multi-unit residential buildings in a consistent and systematic manner. Upon completion of the protocol, load monitoring projects will be conducted in dwellings across Canada. The results of the load profiling literature search will be made available in a CMHC research highlight by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 22010200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CMHC ENERGY EFFICIENCY CASE STUDIES MOLE HILL COMMUNITY GROUND SOURCE HEAT PUMP CONVERSION PROJECT

A project has been initiated to document, as an energy efficiency case study, the conversion of the dwellings of the Mole Hill Community to ground source heat pump systems. The project will describe the situation that led to the decision for the conversion, the design, installation and commissioning, and the post installation performance of the systems. The annual energy use of the project, after the conversion and any resultant cost savings will also be identified. The project will be completed by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 18990200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

COMMUNITY BASED APPROACH TO HOUSEHOLD ENERGY SAVING

This CMHC External Research Program (ERP) project will examine the potential success of a community-based approach to encourage homeowners to save energy and greenhouse gases, rather than their acting as individual householders. The work has commenced in an Ottawa neighbourhood and will continue to 2006. The NRCan Energuide for Houses program has been used for house testing and to produce recommendations for house modifications. The community group will encourage participation in the process; follow the progress of changes to the houses and their heating systems; monitor the effectiveness of measures undertaken; and review with homeowners their expectations and realizations about the process.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 28370217
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DESIGN SURVEY OF LOW ENVIRONMENTAL IMPACT HOUSING

This research project will provide a documentation of the best existing examples of low environmental impact housing forms (including net zero energy) to date in Canada and internationally in similar climates. The goal is to eventually establish criteria and specifications for zero environmental impact housing in Canada, develop best practice models towards achieving this goal, and ultimately demonstrate these "deep green" housing models for Canadian climatic regions. The completed research report is expected in spring 2006.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 25400200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF A CONTRACTOR´S AIR LEAKAGE CONTROL MANUAL AND SEMINAR SERIES FOR MULTI-UNIT RESIDENTIAL BUILDINGS

CMHC, in consultation with members of the air barrier-air leakage control industry, will develop an air leakage control manual for multi-unit residential buildings. The manual will provide contractors with information on how and where air leakage occurs in these buildings and techniques that can be used to seal them. The goal of the project is to provide the training material necessary to support the development of an air leakage control industry that will be available to meet the needs of the multi-unit residential building sector and to promote air leakage control as a cost effective way to reduce energy consumption in buildings while addressing other issues such as building envelope durability and occupant comfort. The content for the manual was completed in July 2005. The Guide has been sent for final review by leading industry stakeholders and publication is expected in 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 32080200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ENERGY EFFECT OF SUNLIGHT CONTROL IN APARTMENT BUILDINGS

This External Research Program project will evaluate the impact of various sunlight control strategies on comfort conditions and energy use in multi-unit residential buildings. Sunlight control is important to prevent overheating which can lead to higher air conditioning costs and occupant comfort problems. Sunlight control is also required to allow for full use of solar gains to offset space heating loads. The control strategies will be assessed using computer models that can predict indoor conditions and energy loading with different architectural features such as awnings, sun shelves, lintel arrangements and other shading strategies.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 28920204
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

ENERGY EFFICIENCY AND RETROFIT IMPLICATIONS OF BUILDING RECOMISSIONING SURVEY

CMHC, in cooperation with Natural Resources Canada, conducted a literature survey of the availability of recommissioning guidelines and other "tune-up" procedures for multi-unit residential buildings. The survey found that there was no single source of published information for enhancing the performance of multi-unit residential buildings via low and no-cost measures. Information was found to be available for individual measures to improve space heating, domestic hot water, lighting and appliances, building envelope and ventilation systems. Given the absence of recommissioning, or tune-up, guidelines for multi-unit residential buildings but the availability of information for discrete building systems from a wide variety of sources, the project concluded that CMHC should initiate a subsequent project to compile the measures into a single Tune-Up Guide for Multi-Unit Residential buildings. The project is complete. A Research and Development Highlight detailing the findings of the literature search will be published by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 23590200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ENERGY EFFICIENCY CASE STUDIES OF MULTI-UNIT RESIDENTIAL BUILDINGS

CMHC is in the process of documenting the application of energy efficiency measures in multi-unit residential buildings to be used as case studies. A trial case study of a housing co-operative in Ottawa is underway, to not only assess the strengths and weaknesses of the energy efficiency measures implemented, but also to identify what information can be disseminated to others in the building industry. Upon completion of this first case study, CMHC will be soliciting the housing industry for additional energy efficiency case studies. A compendium of case studies will be made available from CMHC. The case studies will also support the Energy Efficiency Opportunities Manual for Multi-Unit Residential Buildings that CMHC has developed. The case studies currently underway include:

1. Conservation Co-op, Ottawa; 2. Dual Fuel Heating System, Oshawa;
3. Energy Efficiency Retrofit of an Apartment Building, Toronto;
4. Case Studies of Interior Insulation Retrofits in Buildings with Solid Masonry Walls (CMHC "A" Building, Ottawa; Lofts Corticelli, Montréal; Karcher Building, Prince Albert);
5. The Complete Rehabilitation of the Broadview Apartment building.
6. The performance of an apartment building equipped with a Water Loop Heat Pump System

The case studies will be published as a part of the CMHC Better Building Series starting July 2005 and will be issued periodically as they are completed.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 18990200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

MEASURING HOUSING SUSTAINABILITY - ANNEX 31 - ENERGY RELATED ENVIRONMENTAL IMPACT OF BUILDINGS

Annex 31 is a project established under the auspices of the International Energy Agency's (IEA) Agreement on Energy Conservation in Buildings and Community Systems, for which CMHC is the designated Operating Agent (project manager). The mandate for the Annex 31 project is to provide information on how tools and assessment methods might improve the energy-related impact of buildings on interior, local and global environments. The ultimate objective is to promote energy efficiency by increasing the use of appropriate tools by practitioners. Through collaborative research and communications by 14 participating countries, the goal of Annex 31 is to advance the capability and reduce the cost of estimating the energy related environmental effects of buildings, and to increase awareness of the importance of including such estimation in the design process. The end product for the project is a final Annex 31 report available on the project website (annex31.com). The project scope includes a description of tool theory and methods, a directory of tools, case studies, and research reports on how tools perform. The Annex 31 report may be of interest to users of tools, to groups engaged in tool design, and to anyone establishing policy and guidelines for promoting better decision-making within the building sector.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 16290300
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

NEW HOME ENERGY DESIGN AND COST-BENEFIT OPTIMIZATION SOFTWARE TOOL

The objective of this project was to research and assess the feasibility and need for the development of new-home energy design and cost-benefit optimization software for the Canadian residential construction industry, through industry consultations and assessment of existing software.

Prepared by SAIT Polytechnic, Construction Department, Environmental Solutions Team. CMHC Project Officer: Anand Mishra. Ottawa: SAIT Polytechnic, 2005.

STATUS : New Completed Report
AVAILABILITY : Available on a loan basis only from Canadian Housing Information Centre

QUANTITATIVE THERMOGRAPHY FOR RESIDENTIAL ENERGY EFFICIENCY

This External Research project has two objectives. The first objective is to develop a quantitative thermographic technique suitable to evaluate the thermal performance of residential building envelopes. The second objective is to demonstrate the use of thermography to evaluate heat losses from rooms over garages in new houses. Different garage-to-house interfaces will be studied to assess airtightness and thermal performance of various air sealing and insulating practices. This project should be completed by fall 2006.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 28920215
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

SHORT CONSUMER PIECES ON ENERGY SAVINGS IN SPECIFIC HOUSING STYLES

This research produced a series of short consumer information pieces describing options for improving the energy savings in older houses, targeted at specific house design types. CMHC has three longer publications available or pending that are specific to a single house type. This CMHC PERD (Program for Energy Research and Development) initiative provided the same design-based advice to renovators and homeowners, but in a shorter format, with the most effective energy retrofits prioritized for each housing style. The final reports are available on CMHC's web site in the series "Renovating for Energy Savings" at:
http://www.cmhc-schl.gc.ca/en/search/search_001.cfm
The following items have been produced:

- Issue 1: Pre-World War II Houses (2004 -- 6 pages) (Order number 63643)
- Issue 2: Post-War 1 1/2 Storey Homes. (2004 -- 6 pages) (Order number 63704)
- Issue 3 : Post-60s Two-Storey Homes. (2004 -- 6 pages) (Order number 63681)
- Issue 4: 1960s or 70s One-Storey Homes (2004 -- 6 pages) (Order number 63706)
- Issue 5: Split-Level Homes (2004 -- 6 pages) (Order number 63708)
- Issue 6: Split Entry Homes (2004 -- 6 pages) (Order number 63710)
- Issue 7: Mobile Homes (2004 -- 6 pages) (Order number 63712)
- Issue 8: Duplexes and Triplexes (2004 -- 6 pages) (Order number 63714)
- Issue 9: Row Houses (2004 -- 6 pages) (Order number 63720)
- Issue 10: Homes with Walkout Basements (2004 -- 6 pages) (Order number 63716)
- Issue 11: Common Additions (2004 -- 6 pages) (Order number 63718)

STATUS : Completed Fact Sheets
AVAILABILITY : CMHC Information Products and the CMHC Web site

STRATEGIES FOR ALTERNATIVE ENERGY USE AND REDISTRIBUTION AT THE BUILDING ENVELOPE

As part of a three year PERD initiative, integrated consultant teams explored the potential strategies to reduce, generate or recover and redistribute energy at the building envelope of multi-unit residential buildings for Prairie, Vancouver, Toronto and Halifax locations. The teams include expertise in building management, and development, as well as architectural, engineering and energy simulation. Each team developed recommendations for the strategies most feasible in their study areas. In Montreal a charrette led by NRCan explored sustainable strategies for a mixed-use project which includes retrofit and new commercial and residential development. The findings of the Prairie team have been used to develop strategies for a housing development in Regina. A commentary of the strategies, representing analysis of building envelope-related energy strategies for Halifax, Toronto, Calgary, and Vancouver has been written and is available.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 08400306
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SUPPORT FOR IEA ANNEX 39: HIGH PERFORMANCE THERMAL INSULATION SYSTEMS

The International Energy Agency has launched an R&D program to research high performance thermal insulation systems for buildings. The project will focus on vacuum insulation panels that can achieve, in theory, an insulating value of R75 per inch. Vacuum panels represent an order of magnitude improvement over conventional insulating materials, thus the energy saving potential for both new and existing buildings is enormous. Plans are being developed to organize and run a

demonstration project using vacuum panels in order to assess their application and performance in buildings. CMHC will be supporting Canada's contribution to the IEA project, led by NRC's Institute for Research in Construction, and will be able to disseminate the results to the housing industry. Canada has also been asked to participate in the development of an International Standard for Vacuum insulating panels as a part of the IEA effort. The project is currently underway and will be completed by January 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 30450200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

UNDERSTANDING MULTI-RESIDENTIAL ENERGY AND WATER END-USE LOAD PROFILES

Energy used in residential buildings is a major energy use in Canada (21% of all energy) and presumably in most areas in the Northern hemisphere. A substantial fraction of this energy (24%) is used in multi-residential buildings. However, very little attention has been given to examining the patterns of energy and water consumption, let alone how they can be improved. This report suggests that significant savings and improvements in the efficiency of multi-residential systems are achievable, and this could go a long way toward reducing energy usage and fulfilling Canadian Kyoto obligations.

Watershed Technologies Inc. and OZZ Energy Solutions Inc. have been monitoring energy and water usage in multi-residential buildings in the Toronto area since 1996. The present analysis looks at detailed (hourly) gas and electricity loads in 34 buildings and water consumption in 21 buildings over a two-year period from May 2001 to April 2003. Earlier work by OZZ documented the different physical features of these buildings and presented an overall summary and a preliminary analysis of gas, electricity and water consumption data along with daily and seasonal summaries. A more detailed analysis is offered in the present report.

A new model is developed which describes the building's energy consumption for cooling and heating more effectively than the traditional degree-day model. The new model quantifies not only the changes in energy load per unit change in temperature but also its effective thermal capacity, the heating system overhead and system response to other weather factors, namely wind, relative humidity and solar access.

More than two fold differences in the energy per unit area or water used per apartment unit among the buildings are observed. A study of seasonal and daily variability suggests that at least a part of these differences in the building energy efficiency can be attributed to poor or complete lack of energy management in many of the buildings.

The data also suggests that in-suite electric heating is 2.5 times more efficient than central gas heating systems in multi-residential buildings. The same appears true of in-suite air conditioning, when compared to centralized cooling systems.

Prepared by J.E. Paloheimo and Douglas Hart, Watershed Technologies Inc. CMHC Project Officer: Duncan Hill. Ottawa: Canada Mortgage and Housing Corporation, 2004. (External Research Program Research Report) ca. 68 pages (1145 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC-Energy(w).pdf

EVALUATION OF COMPRESSED AIR FOAM SPRINKLERS

Automatic fire sprinklers that use large quantities of water to suppress fires are often unsuitable in remote and northern communities, when the water supply is scarce. The project will modify existing compressed air foam (CAF) sprinkler technology developed by NRC for institutional and commercial use, for single- and multi-family housing. Under the direction of Dr. Andrew Kim at NRC, the project will demonstrate compressed air/foam sprinklers which require a fraction of the amount of water used by conventional sprinklers, in a residential application suitable for use in northern and remote communities. A prototype will be tested in a controlled fire in a vacant house. The project will be complete by the spring of 2006.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 24680201
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FIRE PREVENTION MANUAL AND VIDEO: A HOUSING MANAGER'S GUIDE

The objective of this research is to identify the types of fire-related problems encountered in Aboriginal communities and their impacts on housing, to determine and document possible solutions to alleviate the problems and impacts, and to produce a user-friendly, plain language manual that will assist housing managers and a film on fire prevention and safety targeted to community members.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 31830200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WHAT TO DO AFTER A FIRE. ABOUT YOUR HOUSE; CE 60

"What to do After a Fire" is a CMHC About Your House consumer publication to help homeowners deal with fire damage in their homes. This publication explains the steps to be taken after the fire, and the various issues to be considered to restore the home and to ensure a safe, healthy environment for the occupants. It is intended to be a brief publication targeted to the consumer, but it will also be useful to fire departments, restoration contractors, and insurance companies.

Ottawa: Canada Mortgage and Housing Corporation, 2005. 6 pages

Aussi disponible en français sous le titre: Que faire après un incendie

STATUS : New Completed Fact Sheet (Order number 63822)
AVAILABILITY : CMHC Information Products and on the CMHC website

GREEN ROOFS

REGIONAL BENEFITS OF GREEN ROOFS

CMHC is contributing to several research studies and demonstrations of green roofs by assessing the benefits derived from this practice in various climate regions of Canada. Studies include those of Vivre en ville in Quebec, NRC's Green Roof Consortium and a CMHC External Research project by British Columbia Institute of Technology. Each study will report on the construction methodology and specifications of the green roof as well as monitored results. The goal of CMHC's work is to show the requirements, costs and benefits of residential green roof systems in Canada as a result of the effects, for example, of type of installation, local climate, energy and regulatory regimes. The work is expected to be completed by summer 2006.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 30430200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

RESOURCE MANUAL FOR MUNICIPAL POLICY MAKERS IN SUPPORT OF GREEN ROOF INFRASTRUCTURE IMPLEMENTATION

The purpose of this proposed research was to provide a comprehensive planning document that would allow municipal policy makers to evaluate the benefits of green roof infrastructure in their communities and to design appropriate policies and programs in support of their implementation. The research has resulted in the development of a resource manual that provides practical information in electronic and hard copy formats for use by municipal government officials. The publication contains materials that can be used for presentations to municipal officials during the ongoing workshops on green roof infrastructure training and development. It will also serve as a follow-up publication to "Greenbacks from Green Roofs", an earlier published CMHC research initiative. The resource manual has been completed. The document will be available in spring 2006.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 31730200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

STORM WATER MANAGEMENT AND ENVIRONMENTAL BENEFITS PROVIDED BY GREEN ROOFS IN MULTI-FAMILY HOUSING

Jointly funded by the British Columbia Institute of Technology (BCIT), the National Research Council, the Greater Vancouver Regional District, and CMHC's External Research Program, this research project will evaluate the performance of green roofs in a testing facility built at BCIT. It will gather and analyze data with respect to delaying storm water run-off and reducing run-off volume, as well as the cooling and insulating abilities of the roof system. Cost analysis will include energy cost savings and the cost of structural upgrades to support the roof. Expected date of completion is the fall of 2005.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 26470213
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HEATING AND VENTILATION

ANALYTICAL MODEL OF EARTH TUBE VENTILATION SYSTEMS

The objective of this External Research Program project was to determine the conditions under which exterior ground-buried ducts (earth tubes) could be used effectively. The work determined heat and moisture gains and losses for these systems under Canadian conditions. A draft final report has been received with conclusions: earth tubes do not appear to offer significant cost or performance advantages over heat and energy recovery ventilation systems, while introducing greater uncertainty in terms of performance and condensation control. Therefore heat and energy recovery ventilators would be the normally preferred approach to reducing ventilation energy use in housing. Minor revisions are being incorporated into the contractor's final report. The expected completion date is March 2006.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 24370213
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ASSESSMENT OF SUITE COMPARTMENTALIZATION AND DEPRESSURIZATION IN NEW HIGH RISE RESIDENTIAL BUILDINGS

Air leakage testing and pressure measurements were measured in 8 suites in 3 newly constructed apartment buildings in Toronto. The objectives of the study were to characterize the extent to which suites are sealed from one another, common areas and the exterior, the performance of in-suite exhaust fans, resultant in-suite air pressure and the performance of corridor air ventilation systems. The testing found that the suites tested were relatively airtight although undesirable leakage areas persist between adjacent suites and common areas. The research also found that in-suite bathroom fans, range hoods and clothes dryers did not exhaust as much air as intended by design due to installation problems as well as in-suite depressurization due to the operation of other competing exhaust fans. Indoor-outdoor temperature conditions (stack effect) and wind conditions also impact on the ventilation capacity of in-suite exhaust systems. The corridor air ventilation system tested was unable to positively pressurize the corridor on lower floors against the forces of mid-winter stack and wind effects. The testing indicates that the airtightness of suites and the combined capacity of installed exhaust fans are sufficient to cause suites to become significantly depressurized relative to outdoors. This should be considered when exhaust appliances are being specified and consideration is given to the venting of in-suite combustion appliances.

Prepared for Canada Mortgage and Housing Corporation and Tridel Group of Companies. Prepared by Air Solutions Inc. Ottawa: CMHC, 2005. 64 pages (4121 KB)

STATUS : New Completed Report

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Assessement(W).pdf

CAN/CSA F326-M91 (R1998), RESIDENTIAL MECHANICAL VENTILATION SYSTEMS

CMHC has been supporting the revision of CAN/CSA F326-M91 (1998), Residential Mechanical Ventilation Systems, with a financial contribution for the Canadian Standards Association (CSA) to act as secretariat, through separate contracts to consultants researching various aspects of the standard, and through CMHC participation in the task group work of the Committee. Significant changes to the standard are likely. Technical review is in progress but there is strong and persistent debate on the changes to be incorporated. It is hoped that the standard will be ready for balloting by late 2005.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 20620200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

CHARACTERIZATION OF AIR LEAKAGE, PRESSURE REGIMES AND RESULTANT AIR MOVEMENT IN HIGH-RISE RESIDENTIAL BUILDINGS

The objective of this project was to undertake a field investigation of the ventilation and infiltration in a residential high-rise building. CMHC, in cooperation with the Institute of Research in Construction, monitored indoor-outdoor air pressure regimes in a high-rise for a period of one year. Ventilation system performance was also assessed. Pressure regime measurements, in conjunction with measured air leakage characteristics of selected assemblies, are used to estimate real-time air movement across the building envelope. This information will add to the body of knowledge governing infiltration-ventilation regimes and resultant heat load calculations in buildings. A report and research highlight documenting the results of the project will be available by March 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 19340200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

CHARACTERIZE THE PERFORMANCE OF A WATER LOOP HEAT PUMP SYSTEM IN A MULTI-UNIT RESIDENTIAL BUILDING

Two-pipe water loop heat pump systems represent an innovative approach to heating and cooling multi-unit residential buildings. The system consists of a central water distribution system that distributes moderately warm water to each apartment in the winter and cool water in the summer. An in-suite heat pump fan coil unit is then used to heat or cool the apartment depending on the season using the central water loop as a heat source or a heat dump. In theory, the system will allow for simultaneous heating and cooling of different areas of the building by redistributing heat to where it is needed. This ability is thought to offer significant energy savings but the extent to which this may be the case has not been evaluated. CMHC is undertaking a project to characterize the performance of a water loop heat pump system in a multi-unit residential building in Ottawa so that the potential for energy savings can be assessed. The project will evaluate energy consumption, and operational and maintenance issues over a one-year period. Recently, all of the heat pumps in the building have been converted to newer units with higher efficiency. The project will monitor energy consumption over the coming year to determine the annual energy savings associated with this upgrade. The project will be completed in November 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 18990200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CONSERVATION CO-OP – CORRIDOR OVERHEATING REMEDIATION STUDY

The Conservation Co-op is an innovative multi-unit residential building that has adopted many advanced, or green, building practices in the design, construction and operation of the building. One of the features of the building is the use of passive cooling and solar shading to maintain comfortable summertime conditions in the building. Unfortunately, hot and humid conditions in the summer create highly uncomfortable temperatures in the corridors and apartments of the building. Preliminary indications are that the heat recovery ventilation system for the building does not adequately ventilate the common spaces and may even contribute to overheating by delivering hot, humid outdoor air to the building. A project has been launched to assess the ability of a temperature and humidity controlled auxiliary cross ventilation system in the corridors to improve conditions. Similarly, the rooftop HRV systems that supply air to the corridors and apartments will be investigated to determine if the supply air function can be deactivated when outdoor air conditions are too hot and humid, and activated to take advantage of cooler outdoor conditions. The project will aid in the assessment of strategies to use night-time cooling to help maintain improved indoor conditions in multi-unit residential buildings without mechanical air-conditioning equipment. The project monitoring conducted from the fall of 2003 through the summer of 2004 found that the cross ventilation system had a positive impact on corridor conditions but the full benefit of the system was not being realized due to a controls problem. The controls will be adjusted and the corridor conditions will be monitored for a period of time in the summer of 2005. A brief report on the details of the cross corridor ventilation system and the monitoring will be available January 2006.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 22710200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF MICRO COMBINED HEAT AND POWER TECHNOLOGY ASSESSMENT CAPABILITY AT THE CANADIAN CENTRE FOR HOUSING TECHNOLOGY

Recent events such as rolling brownouts in California and the blackout in eastern North America in August 2003 have raised homeowner interest in small, alternative power generation. Evolving combined heat and power (CHP) systems, such as Stirling engines and fuel cells, range from 1 kW to 10 kW. They offer opportunities for heat recovery from waste heat to provide hot water and space heating. These systems may be one way of providing backup power to grid-connected houses or primary power to remote communities where connecting to the grid is not cost efficient.

Several Canadian companies are leaders in developing fuel cells for residential CHP systems. As these promising new CHP systems advance through laboratory tests, it is important to test them in controlled, real-world situations. Anticipating this, the Canadian Centre for Housing Technology (CCHT)1 decided to make its twin-house research facility "ready." By doing so, CCHT hopes to provide a test facility unmatched in the world for Canadian manufacturers of residential fuel cells and other residential CHP systems and give them significant competitive advantage in the global marketplace. CCHT also hopes to provide gas and electric utilities with a facility where they can evaluate residential CHP performance to assess possible impact on energy budgets and utility distribution systems.

The project's objectives included:

• to develop and demonstrate a test facility at CCHT that can assess residential CHP systems and their integration into houses in real-world conditions.

• to quantify the performance of one early residential CHP system and examine building integration issues.

• to collect information and develop experience in installing, commissioning, monitoring and analysing the performance of residential co-generation systems.

Prepared by M. Bell; M. Swinton; E. Entchev; J. Gusdorf; W. Kalbfleisch; R. Marchand; and F. Szadkowski. CMHC Project Officer: Ken Ruest. Ottawa: Canada Mortgage and Housing Corporation, 2003 (i.e. 2005) 67 pages

Note: No. 05-102 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site

STATUS : New Completed Report and Research Highlight

AVAILABILITY : On the CCHT web site (1754 KB) at:
http://irc.nrc-cnrc.gc.ca/fulltext/b6010/b6010.pdf

THE ēKOCOMFORT™ FIELD ASSESSMENT PROGRAM: FINAL REPORT

This report presents the results of a field assessment project that was carried out over the last two years to evaluate the performance of early production samples of a new type of integrated HVAC system that is being developed by Canadian manufacturers to better serve the needs of Canadians.

CMHC, in partnership with NRCan, carried out a project to evaluate the performance of early prototypes of a new type of residential HVAC system that combines space heating, domestic hot water and ventilation into one integrated unit. These products, which will be produced under the ēKOCOMFORT™ label, were developed by several independent Canadian manufacturers in partnership with NRCan.

The objectives of this project were to provide timely and effective reporting to specific manufacturers, the ēKOCOMFORT™ consortium, CMHC and NRCan that:

- Characterizes the performance of ēKOCOMFORT™ products in terms of energy consumption, space conditioning, domestic hot water and ventilation performance;
- Assesses the degree to which the products meet the needs of the homeowner in terms of capacity, indoor environment, user friendliness, operational issues, comfort, use and maintenance;
- Assesses product reliability with respect to signs of potential failures;
- Estimates the extent to which laboratory test results of the products are reflected in actual field performance

The various activities that were carried out in support of these objectives are described in this report.

Prepared by Peter Edwards Co. CMHC Project Officer: Bill Semple. Ottawa: Canada Mortgage and Housing Corporation, 2005. 104 pages

STATUS : New Completed Report

AVAILABILITY : Canadian Housing Information Centre

ESTABLISHING PERIODS OF LOW NATURAL VENTILATION

This research project will use historical data collected in Ottawa by NRC to roughly establish those periods of low natural ventilation - when stack and wind pressures are so low that natural ventilation does not occur. There are generally two types of ventilation in houses: natural infiltration (and exfiltration) produced by stack and wind pressures, and mechanical ventilation by exhaust or intake fans operating across the house envelope. Natural infiltration is variable. There are periods during the year when outside temperatures are moderate and windspeeds so low that there is little or no natural ventilation produced. The mechanical ventilation systems are particularly essential during these periods. NRC will then use modelling and weather data to extend the analysis to other locations in Canada. The work will be completed in early 2006.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 32140200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

FEASIBILITY OF SOLAR WATER HEATING SYSTEMS FOR COMBINED DOMESTIC WATER AND SPACE HEATING

A research project is underway to assess the performance of solar water heating systems in residential applications. The objectives of this research project are to:

1. Determine solar thermal energy usage and related costing for solar water heating systems;
2. Perform a life cycle costing analysis on solar water heating systems, in comparison to conventional means of heating for domestic hot water (DWH) and space, and to solar water heating for DWH only;
3. Document the effectiveness of solar water heating systems, using factors such as design, installation and maintenance issues, system efficiencies, and occupants' feedback; and
4. Determine the ability for this technology to be used more widely in Canada.

A final report is expected in spring 2006.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 28370208
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HEATING AND VENTILATION

FIELD SURVEY ON THE PERFORMANCE OF HOME ELECTRONIC FILTERS: DEVELOPMENT OF CLEANING FREQUENCY RECOMMENDATIONS AND A TEST

Electrostatic precipitator (or "electronic") filters for residential heating systems have been shown to be the most efficient filters for most home particulate applications. However, they have two problems. They create small but measurable amounts of ozone during operation and their performance degrades over time. This project will look at the performance of these filters in occupied houses. It will investigate how quickly they lose their efficiency following cleaning and will try to establish a simple test for homeowners to verify whether cleaning or adjustment is necessary. The field work for this project has not yet started. The project will be completed by August 2006.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 28920208
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

FINAL REPORT ON THE EFFECTS OF ECM FURNACE MOTORS ON ELECTRICITY AND GAS USE: RESULTS FROM THE CCHT RESEARCH FACILITY PROJECTIONS

Electronically Commutated Permanent Magnet (ECPM) motors are brushless, permanent-magnet DC motors with integrated controls. ECPMs are significantly more efficient than the Permanent Split Capacity (PSC) motors used in most residential furnaces today.

Modern airtight houses require continuous circulation to distribute fresh air throughout the house, which is when the benefits of ECPM motor technology are most apparent. During continuous circulation, PSC motors are usually set to half speed, which is often much higher than required for proper ventilation. For PSC motors, half speed is not the same as half energy, as the motor becomes less efficient at reduced speeds.

Because the ECPM motor is more efficient, less electricity is required to do the same work, and thus less heat is released from the fan motor into the airstream and to the house. To compensate, it is presumed that during the heating season there may be a slight increase in gas consumption, and during the cooling season there may be a decrease in air conditioning electrical consumption over and above the direct electrical savings in fan motor consumption.

The purpose of this project was not only to evaluate the performance of ECPM motor technology in forced-air heating and cooling applications, but also to quantify any increase in natural gas consumption during the heating season and any decrease in air conditioning during the cooling season.

Prepared for Canada Mortgage and Housing Corporation, the Office of Energy Efficiency, NRCan, Manitoba Hydro and Enbridge Gas Distribution. Prepared by: J. Gusdorf, S. Hayden, E. Enchev, M. Swinton, C. Simpson, and B. Castellan. CMHC Project Officer: Ken Ruest. Ottawa: Canada Mortgage and Housing Corporation, 2003 (i.e. 2005) 131 pages

Note: No. 05-101 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site

STATUS : New Completed Report and Research Highlight
AVAILABILITY : On the Canadian Centre for Housing Technology web site (11, 700 KB) at: **http://irc.nrc-cnrc.gc.ca/fulltext/nrcc38500/nrcc38500.pdf**

RETROFITTING BOILER PLANTS USING FAN-ASSISTED RADIAL COPPER-TUBE BOILERS

The purpose of this study is to examine the factors to be considered when replacing boilers in existing boiler plants with new fan-assisted radial-fired copper-tube (FARC) boilers.

FARC boilers are popular for retrofit work. They are more efficient than atmospheric boilers, and are smaller, and lighter than other boilers of similar efficiency, making them ideal as replacement boilers where access or weight is an issue. The low mass nature of these boilers, however, has an impact on their application. The proper flow, and consequently the water temperature rise (DT), through these boilers is critical and must be maintained within narrow limits. Too little flow could overheat the heat exchanger and shorten its life. Too high a flow can scrub the heat exchanger tubes, cause pitting and early failure. The head or water pressure drop through the boiler is also much higher than other boiler types, requiring special attention to the pumping.

This study examines 4 boiler plants with different piping configurations to determine the changes, if any, required to the piping and pumping to accommodate the installation of fan-assisted copper-tube (FARC) boilers.

Prepared by Weinstein Taylor & Associates. CMHC Project Officer: William Semple. Ottawa: Canada Mortgage and Housing Corporation, 2005 (External Research Program Research Report) 45 pages (2058 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC_Retrofit_Boiler(w).pdf

STUDY OF NECESSARY CHANGES TO HARMONIZE STANDARDS REQUIREMENTS RELATED TO COMBUSTION VENTING

In the recent review of ventilation codes and standards, it became clear that standards from different agencies use disparate means of assessing whether a house chimney or vent is at risk. A contractor examined the requirements from each standard and drafted appropriate code language to present to those committees. These changes were presented to the CSA F326 committee in January 2003. A task group presented the CSA F326 preferred protocol to the standards committees for the gas, oil, and wood industries through the spring and summer of 2003, in hopes of harmonizing the requirements for all these standards. The gas and oil standards committees have created task groups to study the harmonization proposals. The wood industries standard is in line with F326. Hamonization efforts will continue through 2005 and beyond.

STATUS : Completed

AVAILABILITY : There will be no product for this project

TUNE-UP GUIDE FOR MULTI-UNIT RESIDENTIAL BUILDINGS

A guide has been developed that compiles existing information on how on-site staff and contractors can improve, or fine tune, the performance of multi-unit residential buildings. Similar guidelines exist for commercial buildings but are referred to as re-commissioning guidelines. The guide will provide low cost and no cost methods to improve the performance of building envelope, space and domestic hot water heating, ventilation, health and safety, and electrical systems and appliances in

multi-unit residential buildings. While the energy savings accrued are expected to be modest, use of the guide will ensure that buildings operate efficiently and performance problems are resolved before they become larger concerns. The Tune-Up guidelines will also allow a property owner or manager to establish optimal system conditions so that the impact of repairs, renovations, or energy and water efficiency improvements can be realistically evaluated. The Guide was completed in March 2003. A Research Highlight describing the Tune-Up Guidelines is underway. CMHC field testing of

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the Guidelines in Toronto and Saskatoon began in September 2003 but delays in implementation in both cities will lengthen the post implementation periods to March 2006 for Saskatoon and possibly December 2006 for the Toronto projects.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 23590200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

BEST PRACTICE GUIDES UPDATE

This project will revise, one at a time, the five existing Best Practice Guides, starting with Brick Veneer Steel Stud published in 1996. New research and user feedback from seminars based on the guides and from CMHC's web site indicate that some text and details need updating. Partnerships will be developed with interested parties for input, review and promotion. A national competition will be held to select a consultant for each guide who will be responsible for coordinating and producing the revision work. Each consultant will work with an advisory committee, specific to each guide, who will participate in drafting the new edition. The advisory committee will include practitioners, industry representatives, manufacturers and regulators. The work will include a thorough study of the existing Guide, an analysis of users' feedback, and roundtable critique sessions. Public sessions will be held to discuss the proposed revisions. The consultant will then collect the information, produce the revised manuscript and obtain consensus from the advisory committee. The revised Brick Veneer Steel Stud guide is currently being reviewed by the advisory committee, and will be complete by the spring of 2006.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 23780200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

BETTER BUILDINGS CASE STUDIES

This project documents and illustrates repairs and upgrades to multi-unit residential buildings across Canada. It is estimated that, in this country, $300 M are spent every year in premature building failures. CMHC is collecting and publishing easy to read case studies to present to owners, architects, builders and property managers on what can go wrong and why, how to fix it and how much it will cost. Most cases will focus on the building envelope since the vast majority of documented problems occur there, in addition to examples of energy and acoustical upgrades. This project adds to CMHC's current documentation and publication of case studies on repair and retrofit of multiple-unit residential buildings. Ultimately, a repair guide will be developed based on this work. Case studies from across Canada are obtained from those directly involved in the repairs and involve buildings of all types of construction ranging in height from 3 to 50 storeys. Every year the Corporation publishes 10 Better Buildings Case Studies on our website: http://cmhc.ca/en/imquaf/himu/bebufa_021.cfm. To date, 55 case studies have been published.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : N/A

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is available on the web

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

BUILDING ENVELOPE TEST HUT FACILITY PHASE 2 FEASIBILITY STUDY

CMHC, in partnership with the Homeowner Protection Office and Forintek Canada Corporation, provided the British Columbia Institute of Technology (BCIT) with a financial contribution to undertake and complete a study to assess and evaluate the feasibility of building, operating and maintaining a Building Envelope Test facility in which the response of wall assemblies to 'real-time' weather load, as experienced in the coastal climate of British Columbia, can be investigated and evaluated. The project is expected to be completed by the end of 2005.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 23840200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

CHARACTERIZATION OF THE STOCK OF CONDOMINIUM BUILDINGS IN CANADA

The number and characteristics of condominiums in Canada are unknown. This project reviewed Statistics Canada data files to estimate the number of condominiums in Canada, their location, age, number of storeys and number of suites based on the number of building permits issued since 1970. Using STATSCAN data, it was concluded that approximately 6,000 condominium buildings exist in Canada. Based on discussions with the Canadian Condominium Institute and other agencies, this estimate likely understates the number of buildings. The review also found that buildings could not be classified by the number of storeys nor number of units using STATSCAN data. Based on the outcome of this project, CMHC initiated another project with the University of Ottawa to review the data available on condominiums within municipal files. The project revealed that the data exists within the local land registry office but was difficult to extract given the state of the individual files. Nevertheless, the University of Ottawa was able to characterize the population of condominiums in the greater Ottawa area in terms of number of buildings, number of units, number of storeys and age. A report and Research Highlight documenting the project findings are available: "Characterizing the Condominium Population of the Greater Ottawa Area, 1969 - 2002". CMHC is currently repeating the project in Halifax, Nova Scotia, to determine whether or not similar opportunities to characterize the stock of condominiums exist elsewhere. This project has been completed and the report will be available by the end of 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 2277 0200001-2

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

ENGINEERED BUILDING ENVELOPE SYSTEMS FOR OUTDOOR/INDOOR CLIMATE EXTREMES

CMHC is contributing to a National Research Council project to identify indoor conditions and weather in northern and northern-coastal communities, and select appropriate building envelope assemblies for extreme climates. The project will assess the hygrothermal performance of these assemblies by computational and laboratory testing, measure air leakage by means of blower door tests and produce performance parameters for heating and high humidity climates. The project will also analyse the energy and environmental impact of proposed building envelope assemblies. The research findings will be published in a research report, and presented in seminars throughout

Canada and the North. The project began in the winter of 2004 and a final report will be produced by the spring of 2008.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 29600200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

EVALUATION OF BUILDING CONDITION ASSESSMENT REPORTS

This project will review building condition assessment reports of twenty-five high-rise (over eight storeys) residential buildings to illustrate general trends and formats in use. A building condition assessment is a review and comment on the present and anticipated condition and performance of a building's components. Various elements of the property can be included in the review (architectural, mechanical, electrical, civil, elevating devices, building envelopes, underground parking structures, recreational facilities and other specialty construction). Property managers report that the quality of the condition reports varies widely and there is no consensus on methodology for the assessment, cost allowances and sources of information on replacement costs and service life of many building elements. This creates financial problems when major items in a building have to be replaced and insufficient or no allowance was made to cover the expense. A sample of the reports will be analyzed in detail to ascertain the validity of the predictions, cost estimates, errors and
omissions. A standard building condition assessment form will be developed and tested. Five firms will conduct a condition assessment on the same building using the proposed new form which will then be reviewed by interested stakeholders. Owners, managers, prospective owners and firms conducting audits will benefit from this analysis. The final report is expected in April 2006.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 32260200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FIELD REVIEW OF INSULATION RETROFITS OF SOLID MASONRY STRUCTURES

This project will investigate the condition of solid masonry wall assemblies that have been retrofitted with interior insulation to reduce energy use and enhance occupant comfort. Site investigations will visually assess the condition of masonry structures and adjacent insulation and framing layers on the exterior and interior of the wall assemblies. This information is required as there is a general perception in the housing industry that the application of interior insulation to solid masonry wall assemblies will cause the walls to deteriorate due to changes in the heat, air and moisture regimes to which the walls are exposed. This work will result in a compilation of case studies of solid masonry insulation retrofit projects and the development of guidelines for assessing and insulating solid masonry buildings. The project will be completed by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 30840200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

GLASS AND METAL CURTAIN WALLS: BEST PRACTICE GUIDE BUILDING TECHNOLOGY

This manual is an advisory document - a best practice guide to glass and metal curtain wall systems in housing applications. The curtain-wall is a well developed system in commercial applications but it requires special treatment when used in housing. The guide is directed to designers, architects, engineers and manufacturers.

The Guide is organized into the nine chapters. Following the introductory chapter, the guide covers: descriptions of curtain wall systems and their components; basic performance aspects of curtain walls; test methods used to evaluate wall performance; CAD details to illustrate special features of curtain walls and explanatory notes to outline the proper use of the details; a discussion of quality assurance along with quality control checklists; an annotated master specification; information related to the maintenance and renewal of curtain wall systems; and a reference section listing useful publications and web sites along with a glossary of curtain wall terminology.

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Ottawa: Canada Mortgage and Housing Corporation; Public Works and Government Services Canada, c2004. CMHC Project Officer: Luis de Miguel. 1 loose-leaf binder + 1 CD-ROM

Order number 63702 **Price: $89.000 + GST and handling charges

Nota: Aussi disponible en français sous le titre : Murs-rideaux en verre et métal : guide des règles de l'art technologie du bâtiment

STATUS : Completed Report
AVAILABILITY : CMHC Information Products

GUIDELINES FOR THE RETROFIT OF UNINSULATED MASONRY WALLS

Investigations of previously retrofitted solid masonry walls have been performed to determine the impact that the interior application of insulation has on the durability of the walls. The findings of the investigations will be published as case studies. Case studies will include a 120 year old solid masonry building in Montreal that was insulated 15 years ago by the application of spray applied polyurethane insulation on the interior of the walls, a 50 year old solid masonry office building in Ottawa that was insulated on the interior 8 years ago and several 1900's vintage apartment buildings in the Ottawa area. Preliminary indications are that the interior application of insulation has not adversely affected the durability of the masonry walls of the case study buildings but further investigation will be required to confirm that this conclusion generally holds true for other buildings. The case study reports will be available by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : N/A
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

IN-SITU MONITORING OF WOOD-FRAMED EXTERIOR WALL ASSEMBLIES - COQUITLAM, BC

Wood framed buildings in the Vancouver area have experienced excessive moisture damage to the sheathing boards and wood framing over the past decade. This applied research project, funded by Canada Mortgage and Housing Corporation in partnership with Polygon Homes Ltd., involved the development of a building envelope diagnostic tool, specifically, an in-situ monitoring method to diagnose causes of moisture problems in low-rise wood-framed construction. This method is important to residential building owners as it can be used to develop cost effective remedial repair recommendations and to promote better design and construction guidelines for new buildings. This project's objective was to monitor the performance of the exterior wall assemblies of two, 46 unit four-storey buildings in Coquitlam, BC. Monitoring was carried out for one full year, capturing the wall response to the range of climate loading conditions. Exterior walls, including interior living spaces as well as interstitial wall areas, were monitored for temperature, relative humidity, wood moisture content and air pressure differentials. A weather station, mounted on the roof of one building captured the local weather conditions: air temperature and relative humidity, wind speed

and direction and rainfall. Monitoring of the buildings started in January 2001. Data collection continued until the spring 2002. A report and Research Highlight will be available by December 2005.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 22540200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

IN-SITU MONITORING OF WOOD-FRAMED EXTERIOR WALL SYSTEMS - VANCOUVER, BC

Wood framed buildings in the lower mainland of British Columbia have experienced excessive moisture damage to both sheathings and framing materials. In recent years, with the adoption of Best Practice principles throughout the construction industry (by builders and developers, design professionals and various construction trades) coupled with regulatory amendments to the City of Vancouver building by-laws, a new generation of exterior wall assemblies incorporating a 'rainscreen' moisture management strategy has been constructed. How effective were these walls at managing the exterior moisture loads? The objective of this applied research project, funded by Canada Mortgage and Housing Corporation, is to monitor, assess and document the performance of a residential low-rise four storey, wood-framed building which incorporates rainscreen design technology, and to analyze data to determine the effectiveness of wood frame rainscreen wall assemblies at managing exterior moisture loads. Monitoring of interior, exterior and interstitial wall areas will include temperature, relative humidity, wood moisture content and air pressure differentials. A weather station mounted on the roof of the building will capture the local weather conditions: air temperature and relative humidity, wind speed and direction and rainfall. Monitoring will be carried out for one full year, capturing the wall response to the range of climate loading conditions. Field work is complete and a Research Highlight will be published by spring 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 22540200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

INNOVATIVE BUILDING CASE STUDIES

Innovative Buildings case studies document new projects of particular interest to architects and other building professionals. They showcase built projects which use new technologies, sustainable features and innovative planning attributes, among other notable features. As they are completed the studies are showcased on the CMHC website at http://www.cmhc-schl.gc.ca/en/imquaf/himu/buin_009.cfm. New products for 2005 include solar housing, a "green" residential building in China and the sustainable features of the Bo01 community and housing in Malmo Sweden.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 08400306
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is available on the web

LOAD PROFILES IN MULTI-UNIT RESIDENTIAL BUILDINGS: PILOT STUDY ON LOAD PROFILING IN METRO TORONTO HOUSING

This project will describe load profiling work underway in Metro Toronto Housing Corporation multi-unit residential buildings. The project will characterize thermal, electrical power and water

requirements in the apartment buildings and will also identify technical issues encountered in load monitoring and data interpretation. This project is being used as a pilot project to identify the factors that will have to be considered in a larger project being planned by CMHC and Natural Resources Canada to assess the energy and water load profiles in low and high-rise housing. The results of the study will be published as a CMHC Research Highlight by December 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 22010200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

MODELING OF AIR/MOISTURE MOVEMENT AND DURABILITY PERFORMANCE OF RESIDENTIAL AND COMMERCIAL BUILDINGS

The purpose of this project is to develop knowledge to assess the impact of various wall design and indoor-outdoor environmental conditions on the durability and energy efficiency of new and retrofitted high-rise residential and commercial building systems. The hygIRC heat, air and moisture model developed by the Institute for Research in Construction is being used to model common wall systems. Retrofits to improve the airtightness and insulation levels in the walls were developed and are being applied to the basic wall systems. The hygIRC model will simulate heat, air and moisture conditions within the retrofitted walls to determine how the retrofits affect the durability of the wall system. This information will be used as a means to confirm the integrity of several specific retrofit measures developed for high-rise wall structures before they are recommended to the building industry. The final project report will be available by the end of 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : N/A
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

PERFORMANCE EVALUATION OF RETROFITTED SOLID MASONRY EXTERIOR WALLS

Many existing buildings in Canada constructed with solid masonry exterior walls are being renovated and converted from their original commercial or industrial use into residential use. In order to increase energy efficiency and occupant comfort, the addition of thermal insulation is desirable. However, adding thermal insulation along the inside face of the wall is also thought to increase the risk of condensation and frost formation within the wall system during the heating season, as well as prolong the drying time of the wall. This combination can adversely affect the integrity and durability of the building envelope.

Consequently, unresolved questions remain regarding how to best improve the insulative properties of existing solid masonry walls without compromising their durability. There currently exists no means or guidelines available to accurately predict the performance of walls retrofitted using different retrofit approaches. However, performing a series of condition assessments on existing retrofitted wall systems offers a unique opportunity in helping to create a knowledge base and develop basic design guidelines for future solid masonry wall retrofit projects.

This paper presents the results of the performance evaluations based upon visual reviews and computer aided modelling of a number of buildings with retrofitted solid masonry walls and is intended as an initial step towards helping practitioners elaborate on different retrofit strategies by providing shared knowledge on the historical performance of previously retrofitted solid masonry walls.

Prepared by David Khudaverdian. CMHC Project Officer: William Semple. Ottawa: Canada Mortgage and Housing Corporation, 2005 (External Research Program Research Report). 79 pages (4372 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC_web_may6.pdf

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

REVISIONS TO BRICK VENEER STEEL STUD BEST PRACTICE GUIDE

The objective of this project is to produce a revised version of CMHC's Brick Veneer Steel Stud Best Practice Guide, published in 1996. New research and user feedback from seminars based on the guide and from CMHC's web site indicate that some details need updating. Partnerships have been developed with interested parties for input, review and promotion. A national competition was held to select the consultant responsible for coordinating and producing the revision work. The consultant, Jim Posey, is working with an advisory committee, specific to the BVSS guide, which participates in drafting the new edition. The advisory committee includes practitioners, industry representatives, manufacturers and regulators. The work has commenced with a thorough study of the existing Brick Veneer Steel Stud Guide, including an analysis of users' feedback, followed by roundtable critique sessions. Public sessions were held to discuss the proposed revisions. The consultant then collected the information, produced the revised manuscript and is now in the process of obtaining consensus from the advisory committee. Revisions to the text and details are with the advisory committee for their comments. The revised Brick Veneer Steel Stud Guide should be in print by the autumn of 2006.

CMHC Project Officer : *Barry Craig*

CIDN : 23780200

Division : Policy and Research Division

STATUS : Ongoing

AVAILABILITY : Product is not yet available

SUITABLE ACOUSTIC AND FIRESTOP TECHNOLOGIES

The objective of this research is to develop a Best Practice Guide containing technical solutions for noise control and fire prevention that have been validated by a systematic review process. Although fire resistance and sound transmission ratings are available for a broad range of generic wall and floor assemblies, the building industry needs recognized solutions to ensure satisfactory performance in complete buildings. Accepted practice in one jurisdiction may be unacceptable in neighbouring provinces, or even in other cities in the same province. Designers, plan reviewers, builders, and inspectors, will benefit from a credible and broadly accepted set of solutions for appropriate sound and fire control with firestopping. Designs will be approved by a steering committee including partners from NRC, municipal governments and industry, and advisors from US and Canadian standards agencies. The guide will include details of firestops at service penetrations, barriers to restrict fire spread in concealed spaces, control of noise from plumbing and acoustic leaks at service penetrations. The project began in the autumn of 2004 and will be completed in 2006.

CMHC Project Officer : *Barry Craig*

CIDN : 32190200

Division : Policy and Research Division

STATUS : Ongoing

AVAILABILITY : Product is not yet available

SUPPORT FOR THE 10TH BUILDING SCIENCE AND TECHNOLOGY CONFERENCE, OTTAWA, MAY 2005

CMHC sponsored the 10th Canadian Conference on Building Science and Technology, in Ottawa, Ontario, May 12-13, 2005. The Conference was attended by over 300 industry professionals. The tradeshow attracted over 20 product manufacturers, representatives and other stakeholders (including CMHC). The technical sessions, social events and evening tour of the new Canadian War Museum were all heavily attended. The exit evaluation forms received indicated that the attendees were impressed with the quality of the technical program and the ambiance of the venue. The Conference Proceedings are available at the Canadian Housing Information Centre. The 11th Canadian Conference on Building Science and Technology will be held in Banff, Alberta in 2007.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 32230200
Division : Policy and Research Division ***STATUS*** : Completed
AVAILABILITY : On loan from the Canadian Housing Information Centre

HIGH-RISE AND MULTIPLE UNIT CONSTRUCTION

SUSTAINABLE BEST PRACTICE DETAILS

This project will produce a short, general guide to sustainability in residential construction that would apply as a companion piece to all CMHC Best Practice Guides. Existing details in the Brick Veneer Steel Stud Best Practice Guide will be examined and alternative details will be drawn. The new details will introduce concepts of sustainability and green materials to promote a healthier and durable environment. An important part of this project will be a method to compare alternatives when selecting materials. This Guide will assist architects and designers to resolve durability and sustainable design issues. The final report is expected in December 2005. The Guide should be available by the fall of 2006.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 30480200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WORKSHOP ON WOOD CONSTRUCTION DETAILING

This project resulted in a one-day workshop on wood-frame detailing for new buildings, addressed to architects, engineers and designers, with a focus on durability, buildability, acoustic performance and fire safety, based on various CMHC publications. The workshop is modelled after others CMHC has presented across Canada. After a brief introduction on Building Science, participants are presented with actual construction details which they analyze for air barrier and thermal continuity, condensation and rain penetration control. Subsequently, they re-design the details to optimize performance. The afternoon session deals with fire and sound issues in a similar manner. Registration is limited to 52 participants who work individually and in groups of 13. The workshop has been presented in Toronto and Ottawa, in collaboration with the Ontario Association of Architects, and also in Edmonton and Calgary in collaboration with the Alberta Building Envelope Council. No other presentations are planned at this time.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 25340200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Seminar/training is available

HOUSE CONSTRUCTION

CANADIAN WOOD-FRAME HOUSE CONSTRUCTION - UPDATE

The purpose of this project was to update CMHC's Canadian Wood-Frame House Construction guide to reflect the changes which are to be made to the 2005 edition of the National Building Code of Canada. The CWFHC content was also updated to incorporate results from current research and improved housing construction techniques. Proposed changes to the NBC include, for

example, changes in requirements for stairs, protection from precipitation ingress, carbon monoxide detection, and means of egress from basements. As a result of recent research, additional information was incorporated such as information on proper window installation and site-built roof trusses. In addition to the revised content there were sixteen new illustrations added and eighty-five updated/improved illustrations. The updated version is now available.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 26990200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is available

HOUSE CONSTRUCTION

CANADIAN WOOD-FRAME HOUSE CONSTRUCTION TECHNIQUES AND PRACTICES FOR APPLICATION IN OTHER CLIMATES

The purpose of this research project was to demonstrate how to adapt Canadian wood-frame house construction techniques and practices in other countries with different climates. The resulting research report entitled "Durable Wood-frame Construction for All Climatic Zones: A Companion to Canadian Wood-Frame House Construction" is divided into three parts. The first part covers well-established building science principles for building envelope durability. The second part breaks new ground in the development of a series of methods that allows a designer or builder to select a particular wall construction based on local site conditions and climatic data drawn from a NASA weather data base maintained on the world wide web. The third part provides examples of durable wood-frame building assemblies for all climate zones found around the world. The report focuses on the durability of the building envelope, and covers other related aspects of construction (e.g. ventilation and termites). The research is complete and the final report is expected by the end of 2005.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 27290200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Ongoing

CASE STUDY ON THE CARMA CENTRE FOR EXCELLENCE IN HOME BUILDING & LAND DEVELOPMENT

The Case Study on the Carma Centre For Excellence In Home Building and Land Development (Carma Centre) was initiated by the Canada Mortgage and Housing Corporation (CMHC), as a review of the objectives and outcomes of an innovative approach being taken towards solving a growing labour shortage in residential housing. The Carma Centre's goal is to promote specialized training and define the basic opportunities and occupations in the residential construction and land development industry. The vision of the Carma Centre is to "be the acknowledged Centre for learning and training for the residential construction and land development industry by developing the knowledge and skills base for people and organizations to meet the changing technology, systems and management requirements of the marketplace."

The scope of this case study was an analysis of the Calgary-based Carma Centre and included a literature review, in-depth interviews with individuals directly and indirectly connected with the Carma Centre, on-site interviews with various building trades and suppliers, and focus groups which included school and career counselors.

This case study provides an in-depth review of the Carma Centre, their training and awareness initiatives, and their involvement in the Calgary Board of Education's Career Pathways in Professional Home Building. CMHC interest in the Carma Centre included its potential as a model that could be replicated in other locations across Canada, and the Carma Centre's new approach to certification of trades and professional development within the housing industry. As the Carma Centre uses an industry-driven partnership approach to address skills and labour shortages in Calgary's residential construction industry, this case study is of value to policy makers interested in developing a similar partnership approach.

Prepared by International Results Group. Ottawa: Canada Mortgage and Housing Corporation, 2004 2 volumes (Volume 1: Main Report Volume 2: Literature Review)

Note: No. 05-024 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and for Volume 1 (2032 KB) Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/carmaweb.pdf

Volume 2 (1830 KB) Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/carma.pdf

HOUSE CONSTRUCTION

COMPARING THE PERFORMANCE OF TWO-COAT VS THREE-COAT STUCCO

CMHC supported this Alberta Housing Industry Technical Committee (AHITC) research project. The research used laboratory and field testing to compare the performance of two coat stucco commonly used in the Prairies and standard three coat stucco. If they were to perform similarly, building code changes may be recommended. The laboratory work was not conclusive but two coat stucco did not show the same strength as the code-required three coat. Field tests in Calgary and Edmonton houses showed that both two coat and three coat stucco on new houses were having problems with cracking and serviceability, and that improvements should be made to installation practice. There was an inadequate sample of three-coat stucco houses in the survey to allow a statistically valid comparison between the failure rate of two and three-coat stucco. A Research Highlight, "Assessing the Impact of Thickness on the Performance of Stucco Cladding" was issued in 2004.

STATUS : Completed Research Highlight

AVAILABILITY : Note: No. 04-123 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site.

DEVELOPING AN INTRODUCTORY COURSE ON WOOD-FRAME HOUSE CONSTRUCTION

The objective of this multipartnered project, which was led by the Homeowner Protection Office, was to develop an introductory course on wood-frame house construction for the owner-builders and small contractors with limited experience in the construction of single detached housing. The course which was designed specifically for B.C. consists of 13 modules and covers legal and regulatory requirements, house construction theory, e.g. building science, house-as-a-system, and information on house construction stages and sequences. The resulting products include a student manual, power point presentation and instructor's notes, and an exam. The course will be piloted several times during 2005-06 in a number of locations in BC. Following the pilots, the course may be revised to accommodate any necessary corrections or improvements. CMHC will then consider the merits of "nationalizing" the course for use in other regions of Canada. Partners included the Homeowner Protection Office, the Canadian Home Builders Association of B.C., the Building Officials Association of B.C. and CMHC.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 28820200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : There will be no product for this project

SEISMIC PERFORMANCE OF WOOD-FRAME HOUSING - EARTHQUAKE 99 DATA ANALYSIS

In 1999, a multi-year research program, known as EARTHQUAKE 99 (EQ99) was initiated at the University of British Columbia (UBC). The EQ99 project allowed for researchers at University of British Columbia and TGB Seismic Consultants Ltd. to undertake a comprehensive testing and

evaluation program to assess and understand the seismic response of wood-frame construction. Although the testing-phase of the program was completed, program funds did not permit for the analysis of the enormous amount of generated data. In this project, CMHC is providing funds to UBC researchers to undertake a compreshensive analysis of generated data. The results of the research will be reported on in a series of technical papers and reports. These reports will be peer-reviewed by experts in the field of seismic performance and then disseminated to the various housing stakeholders thereby increasing awareness and knowledge associated with the performance of current wood-frame construction practices (in consideration of the building codes) when subjected to earthquake loads. This project is expected to be completed by the spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 32330200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSE CONSTRUCTION

SEISMIC UPGRADES TO LOW-RISE HOUSING

This research project proposes to formulate practical applications for the research results of the industry-leading multi-year research project referred to as the Earthquake 99 Project, a collaborative effort between TBG Seismic Consultants Ltd. and the Department of Civil Engineering at the University of British Columbia. The objective of this project is to formulate options for improving the earthquake preparedness of residential wood frame housing in British Columbia. Both new and existing single family and multi-unit wood frame construction will be investigated. To set the context for the examination of improvements in earthquake preparedness through seismic upgrading, this project will first examine the different types of housing construction commonly found in British Columbia. Design earthquakes and soil amplification for the south-west corner of the province will be examined as a precursor to the detailed evaluation of the earthquake damage potential for the range of housing types. This project is expected to be completed by spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 25380200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SEMINAR ON THE PROPER INSTALLATION OF WOOD I-JOISTS

The purpose of this project was to develop training material, e.g. trainers manual and visual aids, validated through a pilot training session, for a one day seminar on the proper installation of wood I-joist floor systems. Most of the material was based on the "Installation Guide for Residential Wood I-Joist Floor Systems" but was expanded to cover the actual installation process. The guide, and its accompanying pocket guide, serves as the participants' handout and resource material. The seminar will be delivered by the APA The Engineered Wood Association. Other delivery means may be explored as well. The seminar is targeted to builders, renovators, building officials, home inspectors and the affected trades who work with wood I-joists. The seminar will be ready for delivery in 2006.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 32220200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Seminar/training is not yet available

HOUSE CONSTRUCTION INDUSTRY

STUDY OF THE EFFECTS OF GREEN BUILDING RATING SYSTEMS ON THE DURABILITY OF BUILDINGS AND BUILDING ELEMENTS

This study will examine areas of concern to design professionals in the applying of LEED and other green rating systems criteria to overall building and building component durability. It is expected that the results will identify important areas of concern which must be addressed by design professionals when carrying out the design of LEED and other green buildings. Examples of this are the issue of material incompatibility and the inappropriate use of recycled materials. In addition, it is expected that the study will provide comment on the use of LEED in the design process, with specific reference to the inappropriate use of LEED points in determining the design elements of the building which have the potential for having a significant influence on building durability. The project will be completed by March 2006.

CMHC Project Officer : *Sandra Marshall* ***CIDN*** : 29860200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

HOUSE CONSTRUCTION INDUSTRY

TRAIN THE TRAINERS WORKSHOP - PILOT

The objective of this project was to develop and pilot a generic 3 day train-the-trainer workshop for builders and renovators, First Nations technical service providers, and private home inspectors so they could become trainers for their jurisdiction and membership. Topics included: How Adults Learn, Roles of a Facilitator, Teaching Methods, Presentation Techniques, and How to Use Audio Visual Equipment. The workshop was designed on interactive adult training principles and provided participants with opportunities to practice delivering training material. Two pilots were held with a total of 35 participants from across the country. The final deliverables which include a Participant's Manual, Facilitator's Manual and a Quick Reference Guide on a CD ROM format is available to interested groups upon request.

CMHC Project Officer : *Darrel Smith* ***CIDN*** : 32200200
Division : Policy and Research Division ***STATUS*** : Completed
AVAILABILITY : Product is available

HOUSING DESIGN

DESIGN MULTIPLE-UNIT CHUM'S AND MODULAR HOUSE PACKAGES FOR URBAN AND SUBURBAN, REMOTE AND NORTHERN COMMUNITIES

The purpose of this project is to support the preparation of design drawings, construction specifications and cost estimates for several Multi-Unit CHUM's (Containerized Heat and Utilities Modules), and for matching Modular House Designs that would integrate with these CHUM's, specifically for the suburban and rural, remote and northern communities contemplated. A CHUM provides on-site utility services for housing. Emphasis has been placed on cluster housing and cluster infrastructure. A draft version of a design manual has been produced in both a printed format and as a CD-ROM. The manufactured housing industry has been a key participant and supporter of this project. The project will be completed by May 2006.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 24070200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSING RESEARCH

CONTRIBUTION TO RESEARCH PROJECTS AT THE CANADIAN CENTRE FOR HOUSING TECHNOLOGY

In co-operation with NRC and NRCan, this project will continue to support research projects to evaluate energy efficiency technologies on the performance of the test houses at the Canadian Centre for Housing Technology (CCHT). Several technologies have already been evaluated at the facility, and research reports are available from the CCHT web site http://www.ccht-cctr.gc.ca/documents_e.html. CMHC Research Highlights on 4 of these projects are available from CMHC's web site. Several other projects are being considered for testing and evaluation by the CCHT's Research Committee which represents the three partners, Canada Mortgage and Housing Corporation, Natural Resources Canada and the National Research Council of Canada.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 32090200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

INDOOR ENVIRONMENT

DEPRESSURIZATION RESISTANCE TESTING

There were two projects under this title. One project supported the development of testing procedures to be used in wood burning appliance standards to determine the depressurization resistance of various appliances. The lab testing procedure was more complicated than originally envisioned. The test protocol had difficulty dealing with appliances (such as woodstoves) that had a variable output and a cycle measured in hours. It may be appropriate for appliances with more consistent performance, such as pellet stoves or fossil fuel fired appliances. There is no published report. Another project surveyed 100 appliances in Peterborough to see if theoretically "spillage-resistant" appliances can operate under significant house depressurization. Many of the spillage-resistant appliances can operate safely at up to 50 Pa of negative pressure, but there are examples in every class of product which spill despite their apparent "spillage resistance". A Research Highlight has been produced ((04-121 in the Research Highlights Technical Series). The project results are part of the justification for the new laboratory test project on the pressure limits of spillage resistant appliances.

STATUS : Completed Research Highlight

AVAILABILITY : Note: No. 04-121 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site.

DEVELOPMENT AND EVALUATION OF A NEW DEPRESSURIZATION SPILLAGE TEST FOR RESIDENTIAL GAS-FIRED COMBUSTION APPLIANCES: FINAL REPORT

NRCan, in partnership with CMHC, carried out a project to evaluate the performance of a small sample of residential combustion appliances using a new depressurization spillage test procedure. The tests were done at a Canadian commercial testing laboratory. The new combustion spillage test was relatively easy to perform. Seven gas-fired appliances were tested at 50 Pa depressurization: three had no detectable spillage; three had minor, but measurable spillage; one had significant spillage.

The new depressurization spillage test can be easily performed in-house by manufacturers and certification agencies. It can help them to differentiate products in terms of spillage resistance and assist manufacturers to improve and market more spillage-resistant combustion appliances.

This report is intended to provide some of the background for this project and to discuss the test concept and assumptions. It also includes a detailed description of the test procedure that incorporates what was learned during the laboratory testing project.

Prepared for Natural Resources Canada and funded in part by Canada Mortgage and Housing Corporation. Prepared by Peter Edwards Co. as an account of work sponsored by CMHC and NRCan. NRCan Project Manager: James Glouchkow; CMHC Project Manager: Don Fugler. Ottawa: CMHC, 2005. 29 pages 1425 KB)

STATUS : New Completed Report

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Depressurization(W).pdf

FEASIBILITY STUDY FOR INVESTIGATING THE RELATIONSHIP BETWEEN INDOOR AIR QUALITY AND SEVERE RESPIRATORY TRACT INFECTIONS IN INUIT INFANTS IN BAFFIN REGION, NUNAVUT

CMHC made a contribution to a feasibility study investigating the relationship between indoor air quality and severe respiratory tract infections in Inuit infants in Baffin region, Nunavut. The work was carried out in conjunction with the Children's Hospital of Eastern Ontario, Health Canada, Natural Resources Canada, the Nunavut government and Nunavut health and housing agencies. Testing took place over the winter of 2003 in 20 houses in Cape Dorset. It included air quality

measurements, blower door testing, and long term air change rate measurement. These results show that some of the houses are under ventilated, but that air quality is similar in many aspects to more southern housing. A follow-up project with the partners is exploring ventilation solutions in Nunavut communities. The second phase surveyed air change rates, carbon dioxide levels, and occupancy factors in 100 houses in four Nunavut communities, to see if the Cape Dorset results are typical. Low ventilation rates were measured in many of the houses and corresponding high CO2 concentrations resulted. A CMHC Research Highlight on the pilot project and the 100 house survey should be issued in fall 2005. A new phase is being planned, involving retrofitting ventilation devices in Nunavut houses to increase ventilation rates.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 27570200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

LET'S CLEAR THE AIR INDOOR AIR QUALITY (IAQ) INITIATIVE

This initiative delivers information on indoor air quality in the home to targeted audiences, the end result of which will benefit Canadian homeowners and occupants. Basic information to increase awareness and appreciation of indoor air problems is through the one-day Let's Clear the Air seminar (for housing and health professionals) or the Build and Renovate to Avoid Mold workshop (for builders, renovators, architects, real estate and insurance appraisers). A second day consisting of a site visit to a home with an IAQ expert demonstrates the IAQ investigation method. Qualified individuals can proceed to the CMHC Residential Indoor Air Quality Investigator Training Program. Individuals who complete the training program acquire the skills to inspect homes for IAQ problems and to provide informed advice to homeowners on how to correct these problems. As a private business, they offer their professional services to the public for a fee. Individuals interested in the program can contact Virginia Salares (e-mail vsalares@cmhc.ca, tel 613 748-2032, fax 613 748-2402), the training coordinator (e-mail: info@iaq-qai.com, telephone 819 827-3915) for admission requirements and application forms. For referral purposes, a list of diploma graduates is available from CMHC offices.

CMHC Project Officer : *Virginia R Salares* ***CIDN*** : 16230300

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Seminar/training is available

PEI STUDY: HOUSING CONDITIONS, BIOLOGICAL EXPOSURE AND CORRELATIONS TO HEALTH OF BABIES IN PEI

This project, funded by Health Canada, consists of repeating the air quality tests in some houses from the PEI study called: Housing Conditions, Biological Exposure and Correlations to Health of Babies in PEI. The purpose of the project is to verify if the exposure conditions measured at the beginning of the babies' health monitoring is representative of the exposure during the full two years of the health monitoring. In the fourth year of the study, 33 houses had repeat testing performed--floor dust sampling only. During the fifth year of the study, the complete testing protocol was repeated in 6 houses. During the winter of 2002/2003, 10 additional houses have been retested. No further retesting is planned and the babies health monitoring is now complete. Data analysis is underway.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 16180300

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : There will be no product for this project

INDOOR ENVIRONMENT

RÉDUCTION GÉNÉRALE DES PARTICULES DANS LES MAISONS OÙ LES OCCUPANTS SOUFFRENT DE MALADIES RESPIRATOIRES

Numerous studies have looked at indoor concentration of fine particles and the incidence of respiratory complications. Less work, however, has been performed investigating the real time behaviour of indoor airborne particles. The goal of this project was to investigate particle matter levels in various house types over several days, in order to evaluate possible corrective measures aimed at improving the environment of house occupants with respiratory illnesses.

House types with a variety of ages and heating systems were selected with at least one occupant debilitated by a chronic respiratory illness (asthma and/or COPD). Particulate airborne matter was measured with a laser particle counter calibrated to discriminate particle size in the 10, 5, 1 , 0.5 and 0.3 µm range (then converted in µg / m3) over several consecutive days (2-4 days) during non-heating and heating seasons. A sampling ring, connected to the counter, allows the simultaneous monitoring of 4 different rooms, including the basement and the bedroom (debilitated subject). A fifth sample line collected outside air about 1 m from the exterior wall. House types (age range 10-30 years) were: one city row house with electric central air heating; 1 two storey house and 1 bungalow with dual-energy central air heating; 1 two storey house heated with electric baseboards; 1 bungalow with central air heating; and one century-old, upper duplex heated with electric baseboards, in downtown Montreal.

Results: Particulate concentrations (PM1 and PM10) ratio (inside/outside air) over a 24 hr period were quite different from one day to the other and one house to the other. The occupant activity level, including cooking activities, were identified as the main source of high PM levels inside the homes. Some furniture and bedding materials also contributed to higher particle concentrations, especially when not regularly cleaned. Air filtration systems may be very efficient to reduce particulate levels, but only during periods of low activity (e.g. sleeping hours) and only if the filtered air is supplied directly to the occupied room (e.g. sleeping room). During the day following house cleaning or carpet removal, the measures show no significant impact on inside PM levels, compared to previous days. Particle peak levels, outside cooking periods, seemed however to be lower in easy-to-maintain homes (i.e. hard surfaces, no clutter) with at least weekly vacuuming and regular cleaning of carpets, pillows, and comforters. In conclusion, the temporal variations of PM 1-10 µm ratios varied widely during the day and were related mainly to the activity within the house.

Prepared by TN conseil, Conseillers en technologie de l'environnement inc. Principal researcher: Pierre Hosatte. CMHC Project Officer: Don Fugler. Ottawa: Canada Mortgage and Housing Corporation, 2005. 39 pages (1551 KB)

STATUS : New Completed Report

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/fr_unilingue/Reduction%20generale%20des%20particules%20WEB.PDF

RENOVATING THE HOME FOR ASTHMA: AN INTERVENTION STUDY

The purpose of this project is to study the relationship between air quality in housing and respiratory health. Health Canada, Carleton University and Natural Resources Canada are partners and are represented in the project advisory committee. Funding is from CMHC, with contribution from the Program for Energy Research and Development (PERD). The methodology is similar to that of a completed pilot project which studied the effect of renovating the homes for indoor air quality on the asthmatic condition of the occupants. This project will look at 20 case studies of moldy houses selected from different parts of the country and renovated by their owners. Remediation of the houses will incorporate measures to improve their energy efficiency. The output will be a research report that will be of interest to builders and renovators, the general public, the asthmatic population, researchers and physicians. The study is ongoing and expected to be completed in 2005.

CMHC Project Officer : *Virginia R Salares* ***CIDN*** : 2157 0200001
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

INDOOR ENVIRONMENT

RESEARCH CHAIR IN HEALTH AND INDOOR AIR QUALITY - CARLETON UNIVERSITY

CMHC is participating in an Industrial Research Chair in Health and Indoor Air Quality at Carleton University. The principal funding for this Chair is being provided by the Natural Sciences and Engineering Research Council (NSERC), Paracel Laboratories, Morrison Hershfield Ltd., Health Canada, Kingston General Hospital, Carleton University and CMHC. The Chair, in collaboration with its partners, will develop more rapid and cost effective methods for measuring the types and amount of mold in buildings and exposures of the occupants, construct a database of cultures of molds found in moisture troubled buildings, prepare purified extracts of the molds for allergy diagnostic tests and undertake studies of the effects of these molds on lung cells. The output from this Chair would have far-reaching benefits for the general population in the clinical diagnosis of mold allergy and the mitigation of mold contaminated buildings. A five year research program of the Chair is underway.

CMHC Project Officer : *Virginia R Salares* ***CIDN*** : N/A
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RESIDENTIAL MARIJUANA GROWING OPERATIONS AND CLANDESTINE NARCOTICS LABORATORIES - HEALTH AND SAFETY ISSUES FOR CONSUMERS AND IMPLICATIONS FOR CMHC

In partnership with the RCMP and the CSA (Canadian Standards Association), CMHC is undertaking a study of the extent of damage and contamination due to mold or chemicals in houses that have been used for growing marijuana. A first phase study of ten grow houses has shown the lack of uniformity and unnecessary costs involved in the methods of assessment that are presently employed. Damage to the houses from neglect or disconnection of hydro can be more serious than from the growing operation. Further research has been identified to ensure that Canadians buying homes previously used to grow marijuana are protected. There is also a need for a standardized protocol for assessing grow houses and a method to ensure that proper remediation is carried out. The results, to be available in late 2005, are anticipated to be used by external organizations.

CMHC Project Officer : Virginia R Salares ***CIDN*** : 32180200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

YEARLY VARIATION IN BIOLOGICAL CONTAMINANTS

Ten houses that have previously been characterized for biological contaminants during the winter have been retested a year later to determine the variability of microbiological markers. The data is being analyzed to identify climatic and other factors that may affect year to year measures of biological contaminants in houses. The validity of "one point in time" testing to characterize multi-year biological contaminant loads in houses during the winter will be assessed. This project will increase knowledge of yearly winter variations in microbiological loads in houses, and of testing procedures that provide the most repeatable long term building microbiological markers. One potential outcome would be the confirmation that CMHC's methodology of assessing IAQ problems by inspection alone is still the most accurate assessment of biological contamination without expensive testing or lab analysis. This may also indicate which testing methodology represents the most stable indicator of long term biological indicators in houses. The results will be available in late winter 2006.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 32160200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

MANUFACTURED HOUSING

FEASIBILITY OF UTILIZING A PORTABLE HOUSING PLANT FOR SINGLE FAMILY-DETACHED CONSTRUCTION

This External Research project is studying the economic feasibility of using an automated, mobile plant to produce houses that are 90-95% complete when they leave the plant. The plant would be erected in the subdivision where the houses are to be built (with basement foundations pre-installed), and once the construction program is complete, the plant would be dismantled and shipped to the next locale. The final report has been received and has been reviewed by the Manufactured Housing Institute Canada and the Federation of Canadian Municipalities. The report is being edited and layouts for a typical community master plan are being developed. The project is expected to be completed by March 2006.

CMHC Project Officer : *Chris Ives* ***CIDN*** : 23050201
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

MOISTURE AND MOLD

DEFINING PERFORMANCE OF WATER RESISTIVE BARRIERS (WRB'S)

Recent failures of face-sealed facades with tight exteriors, such as Portland cement plaster (stucco) in the lower mainland of British Columbia and exterior insulation finish systems (EIFS) in Wilmington, North Carolina, have reminded the building community about the importance of details in controlling rain penetration.

Sheathing membranes have a critical role in managing moisture that penetrates the primary cladding. These membranes are also counted on to assist in controlling vapour movement and air infiltration and exfiltration. As a class of materials, they have been given several descriptive names. Water (or Weather) Resistive Barrier (WRB) is used in this research product for all types of sheet membranes, including bonded coatings that serve that function.

Canada Mortgage and Housing Corporation (CMHC) formed an external consortium at Concordia University, in Montréal to study the moisture performance of WRB materials. This consortium received support from DuPont (U.S.), Fortifiber Corporation (U.S.), Hal Industries Inc., Surrey, B.C., the Homeowner Protection Office of B.C. and Concordia University.

The four main objectives to the research were:

1. To develop a material classification system.
2. To review laboratory test methods for characterizing the properties of WRB products.
3. To examine various effects on WRB performance, including:
• the effect of various substrates on moisture transfer through selected WRB products;
• the effect of various boundary conditions, such as water head;
• the effect of outdoor weathering on WRB properties;
• the influence of various extractives and surfactants; and
• the effect of fastener penetration on moisture transmission into substrates.
4. To develop a performance-oriented test methodology to more realistically characterize WRB for product standards.

This CD-ROM summarizes the major findings of the research investigation. The effect of surfactants, water penetration and weathering was considered, and the findings reveal important design considerations to improve performance of WRB.s. The following items are included on the CD-ROM:

- Weather Resistive Barriers in Stucco Cladding Systems by Jian Zhang

MOISTURE AND MOLD

- Summary of Research on Water Resistive Barriers. Research Highlight Technical Series; 04-124
- Evaluation of Laboratory Performance of Weather Resistive Barriers by Marein Pazera
- Water Vapour Transmission Through Weather Resistive Barriers by Tania Mungo
- An Engineering Approximation of Material Characteristics for Input to Ham Model Simulations by Yu Huang
- Résumé de la recherche sur les membranes de revêtement intermédiaire. Point en recherche. Série technique ; 04-124

Ottawa: Canada Mortgage and Housing Corporation, 2004. 1 CD-ROM

Note: No. 04-124 in the Research Highlights Technical Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre

DEVELOPMENT OF DRIVING RAIN MAPS AND LOADS FOR CANADA

The objective of this External Research project is to develop maps of Canada and nomographs that quantify the driving rain load for different types of buildings across Canada. More specifically, the research will (1) extend and document existing driving rain prediction methodologies, (2) collect, analyze and interpret hourly driving rain information as it relates to building enclosure performance, (3) create climate maps and tables that are as useful for the design of building enclosures as current structural load maps and tables are for the design of structural members, and (4) generate a range of statistics and correlations that improve our understanding of the driving rain load and its variation with climate. This project is expected to be completed by December 2005.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 26470207
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOW IMPORTANT ARE DEHUMIDIFIERS IN PREVENTING MOLD IN HOUSES?

This study will test the effectiveness of dehumidifiers in managing relative humidity in basements. Measurements of relative humidity and moisture readings of selected surfaces will be taken in houses of varying ages and characteristics when a dehumidifier is running and when it is turned off. A pilot study of three matched houses in the same area, conducted in the fall of 2004, has

recommended that houses in three regions - Ontario/Quebec, BC/Atlantic and Prairies, be studied over a full year period with dehumidification when needed. A larger study will monitor 30 houses in different regions for one year without dehumidification and a second year with dehumidification. The project will start in October 2005 and finish in December 2007.

CMHC Project Officer : *Virginia R Salares* ***CIDN*** : 32170200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

MODIFY AND UPGRADE WALLDRY COMPUTER PROGRAM

The objective of this project is to modify and upgrade WALLDRY, a computer program developed by CMHC, which models the flows of moisture, heat and air through wall assemblies in response to given external climatic loads and interior temperature and humidity conditions. Project completion is expected by the spring of 2006.

CMHC Project Officer : *Silvio Plescia* ***CIDN*** : 25050200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

MOISTURE PROBLEMS IN SEASONALLY OCCUPIED HOUSING

This research will examine moisture issues of unoccupied houses. There are many dwelling types that do not have occupants for long periods of time. These would include houses where the homeowners go south for a large part of the winter, second houses, houses deserted for periods due to natural disasters, rental houses without occupants for extended periods, and cottages. Unoccupied houses often suffer moisture related damages to building materials, finishes, and house contents. In many cases, there should be simple ventilation solutions that will reduce or eliminate these moisture problems. This project investigated the types of moisture problems found. The Nova Scotia contractor analyzed moisture sources and removal methods, and then recommended solutions for a variety of sample dwellings. The solutions depended on whether the unoccupied spaces have electrical power, and functioning heating or ventilation systems. The field research is complete and a final report is being drafted. Initial findings suggest that many of the moisture-troubled houses have familiar foundation problems that require traditional repairs.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 27070200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

POTENTIAL FOR MOISTURE PROBLEMS DUE TO PLASTIC SHEETING IN WALL ASSEMBLIES

This project will examine whether plastic air-vapour barriers currently used in Canadian wall assemblies are an asset or a problem. There has been significant criticism recently of the use of plastic in above-grade and basement wall assemblies, in that plastic limits the ability of the wall to dry into the house, and that it provides a condensing plane for water vapour driven into the wall when the sun heats the exterior sheathing. The research will assess the criticisms levelled against plastic sheeting and will compare the use of plastic to other alternatives, using hygrothermal modelling. Field testing in new houses and with test huts will be used to confirm the predicted effects. Testing will take place in basement and above-grade walls. The work is expected to be completed by fall of 2006.

CMHC Project Officer : *Don Fugler* ***CIDN*** : 32150200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RAIN PENETRATION CONTROL WORKSHOP

Water penetration is a very frequent, recurring problem for building owners, leading to damage of building components, interior finishes and building contents. It frequently leads to high repair costs and possible litigation. Over the past few years, research undertaken by CMHC, has contributed to the understanding and the prevention of rain penetration. In particular the pressure-equalized rainscreen has been applied and refined. In this highly interactive workshop, the causes of rain penetration will be examined. The results of CMHC research will be presented, along with design features and practical details, which will help prevent rain penetration in a variety of wall types. This full day workshop is targeted to architects, engineers, specifiers, builders, developers and building owners concerned about rain penetration and how to prevent it. The workshop was presented in Toronto, Winnipeg, Edmonton, Montreal and Vancouver. No presentations are planned in the near future. This workshop was developed in cooperation with the Canadian Masonry Association, the Canadian Precast Concrete Institute and the Exterior Insulated Finish Systems (EIFS) and curtain wall manufacturers.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 08380303
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Seminar/training is available

TESTING THE EFFECTIVENESS OF CLEANING TO REDUCE EXPOSURES OF OCCUPANTS TO MOLD

This study proposes to test the effectiveness of thorough and regular routine cleaning of moldy houses in reducing occupant's exposure to mold. The pilot phase of the study on two houses was completed in 2004. A second pilot to establish the cleaning procedure was completed in 2005. Six houses with carpets were studied. Initial concentrations of dust mites, bacterial endotoxins and fungal glucans varied from house to house. A professional cleaner used a top quality HEPA vacuum cleaner and followed a strict cleaning protocol to clean two houses twice a week and four houses once a week for six weeks. Reductions in weights of fine dust particulates required several cleanings. The results of the first two pilots are available. The next phase will test the methodology developed from the pilots on a larger number of houses in 2006.

CMHC Project Officer : *Virginia R Salares* ***CIDN*** : 24480200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WATER PENETRATION TESTING ON WALL SYSTEMS

There is an overall lack of good, qualitative data to compare the drainage characteristics of various claddings, drainage cavity configurations and building materials in wall assemblies. In some jurisdictions across Canada, rainscreen or cavity wall construction will be required (mandated) to manage the expected exterior moisture loads; the City of Vancouver Building By-laws have already mandated the use of rainscreen wall systems. Many new products have been introduced into the marketplace in recent years, which claim to promote and/or improve drainage characteristics and drainage performance of wall systems. However, the actual performance of these products has not been fully evaluated or understood. The objective of this project is to perform laboratory tests to investigate how effectively different drainage cavity configurations (including wall assemblies with proprietary drainage media) are able to drain water or retain water within the cavity space. The study will also investigate where in the wall assembly the moisture is entrapped and how long the wall assembly will dry out (under isothermal conditions). This project is expected to be completed by the winter of 2005/2006.

CMHC Project Officer : *Barry Craig* ***CIDN*** : 25620200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WIND-RAIN RELATIONSHIPS IN SOUTH-WESTERN BRITISH COLUMBIA

Moisture is one of the important factors affecting the durability, utility and aesthetics of the building enclosure. Rain, particularly wind-driven rain, is often one of the largest contributors to the overall moisture load the envelope experiences, especially in Canada's coastal regions. The objective of this pilot project will be to analyse climate data for numerous stations in southwestern BC (including Vancouver Island) in order to develop a better understanding of the wind and rain relationships. These include wind speed and direction, with and without coincident periods of rain, and the monthly and seasonal variations in those relationships. The research will relate the weather information (rainfall) to the potential impact on the building enclosure (ie. rain intensity). This project is expected to be completed by December of 2005.

CMHC Project Officer : Silvio Plescia
CIDN : 30850200
Division : Policy and Research Division
STATUS : Ongoing
AVAILABILITY : Product is not yet available

GREEN ENERGY FOR REMOTE HOUSING IN THE NORTH

The goal of this sustainable development strategy is broad and involves the evaluation, field-testing, development, demonstration and deployment of fuel cells to meet power and space heating requirements of homes in remote communities of the Canadian North. The main objectives of this project are to assess fuel cell and associated technologies, analyze their feasibility for stationary applications in the Canadian North, and to conduct cost-benefit analysis for producing hydrogen from renewable energy sources.

Different types of fuel cells will be assessed with respect to their applicability to northern communities. Companies developing these will be contacted and some visited. A survey will be sent out to the main fuel cell developers to gain knowledge on their progress, as well as to inform them of this initiative. The project will attempt to determine if fuel cells for stationary purposes are economically feasible for five communities in the North: Inuvik (2001 pop. 2,894) , Tuktoyaktuk (930), Sachs Harbour (114), Holman (398), and Paulatuk (286). However, major analysis, conclusions and recommendations will be based on the conditions found in Holman which will be studied for a possible pilot project. A final report is expected by winter 2005/2006.

CMHC Project Officer : *Thomas Green*
CIDN : 25250216
Division : External Research Program
STATUS : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF AN ENERGY MANAGEMENT PILOT PROGRAM FOR SOCIAL HOUSING IN ONTARIO

CMHC is participating in the development of an Energy Management Program and pilot project for social housing. CMHC will be working with the Social Housing Services Corporation of Ontario to develop an Energy Management Program that will provide local social housing providers with the tools needed to evaluate and implement energy and water efficiency measures in their buildings.

CMHC support will be used to develop or adopt tools for the Energy Management Program including utility tracking and on-line energy/water audit facilities, standard energy audits, communication documents for property owners, managers and residents. CMHC will also participate in the evaluation of energy and water efficiency projects in 20 buildings selected to participate in a pilot project to evaluate the costs and benefits of the Energy Management Program. CMHC support will be useful to establish the Program in Ontario and will also provide other provinces with useful information on the development of central energy programs for their social housing stock as well. The project report will be available in 2007.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 29820200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

INDOOR AIR QUALITY TROUBLESHOOTING GUIDE FOR PROPERTY OWNERS AND MANAGERS

A guide for identifying and resolving indoor air quality problems in multi-unit residential buildings will be developed for property owners and managers. The guide will provide instructions for detecting, identifying and resolving common problems relating to the indoor environment in both common areas and individual apartments. Information will also be provided as to when such activities should be referred to an expert. The guide is primarily directed at owners and managers but the information on specific problems and solutions will be presented in such a way that it could be provided to the occupants of individual apartments. The project will be completed in late 2005.

CMHC Project Officer : *Duncan Hill* ***CIDN*** : 3050-PLN03
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RENOVATION AND INSPECTION

CANADIAN HOME INSPECTORS AND BUILDING OFFICIALS NATIONAL INITIATIVE PHASE II

The overall objective of this multiphased Canadian Home Inspector and Building Official (CHIBO) national initiative is to raise the level of competency of the private home inspection industry, the municipal building officials, and the First Nations building officers and establish a qualified and recognizable industry to better serve their clients. Phase I activities resulted in the development of Occupational Standards for each of these sectors. Phase II which built on the results of the Phase I is now complete. The primary objectives of Phase II, to develop certification and accreditation models for the inspection industry, have been met. The certification and accreditation models are to be implemented by the industry sectors by early 2006. Technical Research Highlight 04-112 summarizes this research project and is available on the CMHC web site.

CMHC Project Officer : *Ken Ruest* ***CIDN*** : 25150200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Research highlight is available

ADVANCEMENT OF COMPETENCY IN INTEGRATED SUSTAINABLE BUILDING DESIGN - SUPPORT OF CONCORDIA UNIVERSITY IN THE 2005 'SOLAR DECATHLON'

In this project, and as one of various contributors, CMHC will support the Canadian team entry led by Concordia University to participate in the 2005 Solar Decathlon in Washington D.C. Based on a preliminary competition, nineteen teams have been selected to participate in this event; the majority of the teams are from the United States, with one each from Canada, Spain and Puerto Rico. The nineteen university teams are to build small solar houses, of about 60 to 70 square metres in size, on the National Mall in front of the Capital Building in October 2005. The objective is to design a completely solar powered house that is self-sustaining for an entire week. Specified requirements include minimum lighting levels, acceptable interior temperature range, water usage and hot water temperature levels. The houses must be able to accommodate normal domestic tasks such as laundry, cooking and showering. CMHC's involvement will include financial and implementation support to the process, technical advice and guidance, and creating and transferring knowledge on renewable energy based sustainable housing. This project's overall outcomes are:
1) to illustrate how solar energy can improve Canadian's quality of life: solar energy is clean; it significantly reduces pollutant emissions; and solar energy is renewable thereby increasing a nation's energy security.
2) To teach the solar decathletes and the public about how energy is used in their daily lives and to illustrate the energy intensity of various daily activities.
3) To demonstrate that market-ready technologies exist that can meet the energy requirements of our daily activities by tapping into the sun's power.
4) To meet these needs while providing an attractive structure in which to live, work and play.

A related long-term objective of this project is to build enhanced alliances between project partners leading to the capacity development for a future Canadian Solar Decathlon competition. A final summary report will be available December 2005.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 32060200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ANALYSIS OF RENEWABLE ENERGY POTENTIALS IN THE RESIDENTIAL SECTOR THROUGH HIGH RESOLUTION BUILDING ENERGY SIMULATION

Due to recent advancements in renewable energy technologies such as photovoltaic (PV) and micro-wind turbine systems, the potential for large-scale deployment of such energy sources for a more sustainable society has never been greater. This research will provide a detailed techno-economic assessment of renewable energy potentials in the residential sector through high-resolution building energy simulation using large numbers of representative housing data. The overall objective of the proposed research is to create a tool for potential techno-economic assessment of such technologies to reduce overall energy consumption and its associated green house gas (GHG) emissions in the housing sector. The project entails modelling novel, environmentally-friendly, integrated building energy systems for building applications, and conducting simulation of building integrated renewable energy potential for the Canadian residential sector using advanced building energy simulation software. Final report is expected by the summer 2006.

CMHC Project Officer : *Woytek Kujawski* ***CIDN*** : 28370205
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CENTRE IN THE PARK: INTEGRATED DESIGN CHARRETTE

An integrated design charrette was held in Sherwood Park, Alberta (Strathcona County) in September 2004 to determine specific sustainable options that will be included in the design for the residential, commercial and civic buildings on the site of Centre in the Park. The charrette goal was to integrate more sustainable design practices into the design and construction of the Centre in the Park housing, by engaging all the participants in detailed explorations of design alternatives.

Participants in this charrette included a diverse group of 25 people, including the developer and his design team, project managers from Strathcona County, Canada Mortgage and Housing Corporation, and members of the Civic Precinct design team who all formed an integrated design team during the workshop.

This report outlines the charrette's objectives, the charrette process, and presents a summary of the strategies that were considered and selected, over the two-day charrette.

Prepared by Strathcona County and Christenson Developments Ltd. CMHC Project Officer: Sandra Marshall. Ottawa: Canada Mortgage and Housing Corporation, 2004. 24 pages

STATUS : New Completed Report
AVAILABILITY : On a loan basis only from Canadian Housing Information Centre

DEVELOPING A FRAMEWORK FOR COSTING GREEN BUILDINGS

Work is underway on this project which aims to develop an easy-to-use life costing calculator to estimate cost/saving and payback of green technologies for both single and multi-unit buildings. This tool is aimed at builders to help their clients choose alternative, more efficient energy and water use. The calculator will be designed to work with readily available economic input data to take account of expected initial and recurring costs, and will be capable of extending the analysis over a suitable time period to capture all relevant effects in a discounted cash flow analysis (e.g., 60 years). The output from the tool will be numerical and, possibly, a graphical display. There will be a review of rating systems developed by others (Alberta, CaGBC, BC, NRCan) as one means of identifying potential technologies that have readily definable and tangible benefits that can be taken into account in a life cycle cost analysis. The consultant has drafted a list of twelve technologies that will be used in comparing 'standard' and 'green' construction and to illustrate the use of the calculator.

CMHC Project Officer : *Luis de Miguel* ***CIDN*** : 31630200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPING A GREEN RATING SYSTEM FOR RESIDENTIAL BUILDINGS

This project is comprised of three separate but related parts. The first part of the project was carried out to support the research and facilitation of a multi-stakeholder process for the development and implementation of an Action Plan to address the issues surrounding the use and application of LEED for Multi-Unit Residential Buildings (MURB's). The goal of this part of the project was to develop recommendations on i) what issues arising from the use of Green Rating Systems need to be addressed; and ii) how to build support in the private and public sector on the application of Green Rating Systems for MURB projects. Undertaken by the Canada Green Building Council (CaGBC), the funding partners included CMHC, the Greater Vancouver Regional District (GVRD), the CaGBC and NRCan. The results of this part of the project contributed to the development of guidelines for the application of LEED in multi-unit residential buildings. The guide is available through the CaGBC.

The second part of the project involved providing support for the training of the building trades of members of Built Green Alberta through the development of a programme by Southern Alberta Institute of Technology (SAIT) for the Calgary Region Home Builders Association (CRHBA). The goal was to develop a programme for training the construction trades in green building techniques, specifically for the builders taking part in Built Green Alberta Programme, a programme developed by the Calgary Region Home Builders Association to assist in the delivery of 'green' buildings to the marketplace.

In the third part of the project, CMHC will carry out research to evaluate existing green rating systems for the low-rise residential sector, incorporate the research carried out on the LEED MURB's Task Force (Task 1), and make recommendations for making improvements to existing rating systems or developing a new comprehensive green rating system for the residential market. The first two parts of the project are completed with the third part expected to be contracted in late 2005.

CMHC Project Officer : *William Semple* ***CIDN*** : 32100200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF A SUSTAINABLE PERFORMANCE ASSESSMENT TOOL FOR HOUSING

An External Research project will be initiated to develop a sustainability performance assessment tool for housing in Canada that will be based on a synthesis of the existing international assessment tool, GBTool, and selected content from the former CMHC publication related to housing in a large sense and/or from a current National Building Code. The project will develop a version of GBTool for residential applications that will greatly expand and strengthen its social and functional issue sections, by including for example, many of the criteria that were developed and tested in the "Residential Standards". The resulting system, referred to as GBRTool, while retaining the original GBTool characteristics of being flexible and adaptable, will include many of the issues dealt with in "Residential Standards", such as household unit sizes, room sizes, dimensions and layouts, equipment standards, etc. GBTool, a base for a new residential framework, is designed to allow assessments to be carried out at various phases of the life cycle of a project covering sustainable building issues within the three major areas of environment, social and economic sectors during four phases: Pre-Design, Design, Construction and Operations. The issues considered for the assessment are as follows: site selection, project planning and development, energy and resource consumption, environmental loadings, indoor environmental quality, functionality and controllability of building systems, long term performance, social and economic aspects. The project, once completed, will serve as an advisory guideline for comprehensive house design. As with the base version of GBTool, the residential version will enable third parties, such as housing agencies, municipalities or professional associations, to adjust weights and criteria to suit local conditions. It will consists of a range of assessment possibilities from a single family house to the multi-unit residential apartment building. The project will be completed in May 2006.

CMHC Project Officer : *Woytek Kujawski* ***CIDN*** : 28920211
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet **available** ***NEW***

NET ZERO ENERGY HOUSING ECONOMIC AND ENVIRONMENTAL VIABILITY STUDY

This project is a partnership between Industry Canada and CMHC, to assess the sustainability implications and enhance knowledge of the potential benefits of Net Zero Energy Housing (NZEH) in Canada. The results of the project will be compiled into a report offering an analysis of the viability, economic and environmental potential of the NZEH concept in five regions across the country. As well, a communication document will be produced that provides a clear understanding of the NZEH concept, highlighting its economic, social and environmental benefits to Canada; opportunities for wider stakeholder engagement; and a visual layout or image of a NZEHome. The final report will be available in winter 2005/2006.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 29780200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

REGINA AFFORDABLE SOLAR HOUSING

Current economic and demographic conditions have led to a well recognized need for the creation of a diverse array of affordable housing solutions across Canada. At the same time, it is critical that housing built today will provide a healthy environment that is sustainable in terms of energy and resource use and impacts on land, air and water. This project addresses these combined challenges by developing affordable solar urban infill housing design solutions that revitalize urban environments, dramatically reduce impacts to natural systems, and create affordable and desirable communities to live in. The project output will be a descriptive and visual presentation of affordable solar housing designs for specific urban sites in Regina, developed by graduate students in the McGill University School of Architecture program, and targeted to the designer, builder and developer audiences. The project is a partnership between CMHC, the City of Regina, McGill School of Architecture Affordable Housing Program, and the Saskatchewan Housing Corporation. Results available in Spring 2006 will include general information on the innovative design studio approach, concept designs and examples of affordable solar housing designs for specific sites in Regina.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 28020200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

SOUTHFIELD SOLAR HOME MONITORING AND EVALUATION CASE STUDY

This project is a partnership between Natural Resources Canada and Canada Mortgage and Housing Corporation, with the participation of Thomasfield Homes Ltd., and Nexus Solar Corporation. The project will describe the design, and do modelling and monitoring of the Southfield solar EnviroHome in Guelph, Ontario, to indicate the measured energy delivery of each of the Southfield's renewable energy system upgrades as compared to the conventional systems in the Argyle house (next door), and to a hypothetical Southfield house built to OBC standards. The houses are of similar size with similar market features except that the Southfield house incorporates passive solar design, a solar domestic hot water system, and photovoltaic panels, as well as some other advanced energy systems including a demand water heater, and is built to the EnviroHome standard. The project results will provide an understanding of real field results through on-site research/monitoring, and reveal the successes and remaining challenges of incorporating commercially available renewable energy systems into a standard housing development. The study will also create a reporting format for identifying and comparing key features of energy-efficient houses. A final report and CMHC Case Study on the project will be available by winter 2006.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 29790200
Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

SUSTAINABLE DEVELOPMENT & HEALTHY HOUSING

SUPPORT TO THE NINTH INTERNATIONAL BUILDING PERFORMANCE SIMULATION ASSOCIATION (IBPSA) CONFERENCE AND EXHIBITION, MONTREAL

CMHC provided financial support towards the Ninth International Building Performance Simulation Association (IBPSA) Conference and Exhibition which was held at École Polytechnique de Montréal, August 15-18, 2005. The biannual IBPSA conference incorporates all aspects of modelling and simulation of the built environment including building service systems. Building simulation has the potential to improve the design and operation of buildings. Simulation of energy and airflow in buildings is perhaps the best known activity, but simulation of light, smoke, moisture, noise and the quality of the indoor environment is often just as important. Computer simulation can be used to predict future performance at all stages of the building life cycle: design, commissioning, operation and management. The Conference was a success with nearly 200 delegates participating.

CMHC Project Officer : *Thomas Green* ***CIDN*** : 29690200
Division : Policy and Research Division ***STATUS*** : Completed
AVAILABILITY : There will be no product for this project

TAP THE SUN: REVISION AND UPDATE

This project will revise and update the CMHC "Tap the Sun" publication and accompanying CD-ROM. "Tap the Sun" is a primer on passive solar design, and presents various passive solar techniques and Canadian home designs. The revised "Tap the Sun" product will include important data updates, a wider selection of case study projects, more detailed key resources, and improvements to the integrated tools such as the Comfort Design Checker and the window products design database. As well, the accompanying CD-ROM will include other related software tools such as the RETScreen Solar Heating Module by NRCan. The revised product will be available in late 2006.

CMHC Project Officer : *Woytek Kujawski* ***CIDN*** : 25450200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WATER CONSERVATION, REUSE & MANAGEMENT

DO PRESSURIZED AT-GRADE ON-SIDE SEWAGE SYSTEMS PROVIDE QUALITY TREATMENT COMPATIBLE WITH THE LANDSCAPE?

At-grade wastewater treatment systems are currently approved for use in Alberta. However, recent research indicates that full sewage treatment does not always occur. This External Research study will examine 2-3 installed systems and assess the performance efficiency of an altered distribution pattern. Parameters to be measured include moisture content, bacterial counts, and nutrient content changes in the soil layer to which effluent has been applied.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 28920209
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

ENERGY INTENSITY OF CANADIAN WATER SYSTEMS

CMHC in partnership with NRCan, Greater Vancouver Regional District, and B.C. Hydro, is leading a multi-stakeholder study to determine the energy intensity of water systems in Canadian urban centres. The objective will be to quantify the amount of energy used within water and wastewater systems and the potential energy impact of water conservation. Energy intensity profiles will include:

- extraction and conveyance of water imported from outside a local watershed;
- extraction of local surface and groundwater sources;
- treatment and distribution of potable supplies; and
- wastewater collection, treatment, and discharge.

Total energy inputs are region specific as they are dictated by factors such as: water quality and availability, climate patterns, settlement patterns, level of treatment, treatment processes used, topography, distribution pumping and pressurization requirements, etc. In order to allow for comparison between study areas, an attempt will be made to develop a meaningful method to normalize water related energy use. Potential performance indices include energy use per capita, per hectare served, per fixture served, etc. This work will provide an opportunity to evaluate the methodology used in the project, the availability of the required inputs, the usefulness of the output derived and the potential applicability to other jurisdictions. The project is expected to be completed September 2006.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 32290200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

EVALUATION OF THE IMPACT OF WATER SOFTENER DISCHARGE ON SEPTIC SYSTEMS

Previous studies on the impact of water softener discharge on septic systems have been inconclusive, leading to conflicting regulatory requirements and potential damage to or extra costs for septic systems. This research project will be undertaken cooperatively by CMHC and the University of Guelph, Alfred College with collaboration from Agriculture Canada and guidance from the provinces of Ontario, B.C. and Alberta. The work will determine the impact of water softener discharge to septic systems. Testing will be undertaken on 30 households (15 with water softeners and 15 without). Physical, biological and chemical analysis throughout septic systems will be used to assess salt impact on bacterial population, detention time, and leach field soil permeability. Variables will be determined such as number of household occupants, age and type of septic tank, frequency of water softener rejuvenation. This work will be undertaken in parallel with a study to determine septic tank bacterial morphology. A research report is expected for December 2005.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 32320200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

EVALUATION OF WATER CONSERVATION PRACTICES

This research will provide municipalities with guidance in creating a cost effective water efficiency plan (WEP). The use of a standardized WEP will allow for practical and useful comparisons between water efficiency programs implemented across Canada. A template WEP will be developed to incorporate the variety of necessary parameters to be considered such as water source, population size and growth, regional socio-economic, climatic and geographic conditions, infrastructure status, target changes in water demands and wastewater flows, projected capital works and related costs, cost/benefit. The WEP template will include a software database for creating a water efficiency plan plus a report documenting the key components of water efficient planning. A draft report has been received and is under review. The final report is anticipated to be published by December 2005.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 30550200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

EVALUATION OF WATER-EFFICIENT TOILET TECHNOLOGIES TO CARRY WASTE IN DRAINLINES: FINAL REPORT

CMHC in conjunction with Manitoba Conservation, City of Calgary, City of Toronto, Ontario Ministry of Municipal Affairs and Housing, Region of Durham, the Region of Peel and the Region of Waterloo has undertaken this project to address the impact of 6-litre toilet technology on drainline carry. This work was in response to concern expressed over the ability for 6 litre flows to effectively carry waste and not contribute to drainline clogging and backup. The project addresses the impacts of: slope, pipe diameter, sags, mass loading and pipe length on removal performance. A total of 9 different flush types were tested, including: wash down, flapperless, rim jet, and vacuum assist. Results indicated that parameters affecting drain line carry are loading mass, flush type and pipe slope.

Prepared by Bill Gauley and John Koeller. CMHC Project Officer: Cate Soroczan. Ottawa: Canada Mortgage and Housing Corporation, 2005. 47 pages (1797 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Drainline%20Report%20-%20WEB.pdf

FIELD VALIDATION OF A RISK ASSESSMENT MODEL FOR ONSITE WASTEWATER SYSTEMS

The objective of this research project is to validate the Onsite Wastewater System Risk Assessment Model currently under development, by comparing field data of system failure to model parameters such as soil type, lot size or system age. Model validation will be based upon a comparison between signs of system failure and high risk ratings returned by the model. A proven risk assessment model can serve to assist planners, developers, and builders in determining the appropriateness of various onsite systems for different geological areas. With regards to existing systems, this tool can be used to assist municipalities in identifying high risk areas in order to prioritize inspection programs and remedial work. A draft report has been received for review and a final report is anticipated for fall 2005.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 26470219

Division : External Research Program ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

WATER CONSERVATION, REUSE & MANAGEMENT

FURTHER DEVELOPMENT OF THE B.C. WATER BALANCE MODEL

CMHC has supported the further development of the B.C. Water Balance Model by developing web-based content for use nationally. This on-line decision support tool is now structured to accommodate information from British Columbia, Alberta, Manitoba, Ontario, and Nova Scotia. The tool is designed to enable local government and other agencies in other provinces to share information as well as facilitate a national discussion forum on sustainable drainage initiatives, land use planning and watershed health. The site can be found at www.waterbalance.ca

STATUS : Completed
AVAILABILITY : Product is available on the web

RAINWATER HARVESTING WORKSHOP AND CHARRETTE

Canada Mortgage and Housing Corporation, in partnership with the City of Toronto, held a two day workshop and design charrette on Rainwater Harvesting (RWH) in Toronto. Experts from Germany, Australia, and Texas presented on RWH topics from their respective country including: design parameters; regulations – building, plumbing, water quality, application; economic and social considerations; and case studies. The full day workshop was attended by officials from Ontario municipalities as well as designers, builders, architects, developers, and homeowners. The design charrette goal was to design RWH systems appropriate to Canadian climate and building specifications for three buildings in the Toronto area. Implementation of these designs is being pursued in these three buildings. Further RWH workshops were held across the country in Halifax, Sherbrooke, Calgary, Vancouver, and Victoria and were positively received by the over 500 attendants. Workshop proceedings are available from the project officer.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 29740200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SUPPORT FOR THE CREATION OF A NATIONAL HOUSEHOLD RECLAIMED WATER GUIDELINE AND DUAL PLUMBING STANDARD

This project supports the development of a National Guideline for Residential Reuse Water Quality and a National Standard for Dual Plumbing Systems. The Water Quality and Health Bureau of Health Canada and Canada Mortgage and Housing Corporation (CMHC) are examining the water quality requirements that would allow sustainable reuse of water in a residential setting without imposing unnecessary risks to human health. CMHC is the secretariat to the Household Reclaimed Water Quality Working Group developing the water reuse guideline. The Working Group includes membership from Federal, Provincial and Territorial governments representing the F/P/G Committee on the Health and Environment. Additionally CMHC is supporting the Canadian Standards Association (CSA) technical committee that will address issues of cross contamination and back flow prevention through the creation of a National Standard for Dual Plumbing Systems. Close links and coordination will be established between these efforts. The CSA B128 Technical Committee on Non-potable Water Systems has released a draft of the standard for public review. The CHE working group will release a draft guideline in June 2006.

CMHC Project Officer : *Catherine Soroczan* ***CIDN*** : 29590200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

WATER CONSERVATION SEMINAR SERIES

CMHC, in partnership with Canadian Water and Wastewater Association, conducted one day seminar sessions across Canada in conjunction with the regional water and waste associations' annual meetings. Earlier sessions were hosted in Penticton, Halifax, Toronto and Calgary. The latest and final session was held in conjunction with the recent April 2-5, 2005 National Forum on Wastewater Treatment in Montreal. CMHC hosted a one day addition for deliberations on research and policy gaps related to onsite wastewater treatment and potential for national capacity building. There was general consensus to move ahead on identified next steps which included: the development of a national standard for technology evaluation (adapting the existing BNQ standard); development of installation standards through CSA, and development of national training and certification protocols through the BC Onsite and Alberta Onsite Associations.

STATUS : Completed

AVAILABILITY : There will be no product for this project

SOCIO ECONOMIC RESEARCH

ABORIGINAL HOUSING: LOCAL DESIGN AND MATERIAL

This project responds to opinion that house designs found in Aboriginal communities are inappropriate and that perfectly good building materials exist on reserve but are never used. The project assumes that in fact there are a significant number of examples where off the shelf house designs have been adapted and where local material has been incorporated. The project will identify these examples, and document a selected number of them as case studies. The case studies will produce material suitable for dissemination. The general approach is:

- to build an inventory of past initiatives on increasing the Aboriginal relevance of housing design and on assessing the feasibility of using local materials;
- to select a range of examples from the inventory for case study analysis; and
- to draw conclusions along the lines of "lessons learned."

This project's focus was changed from looking at housing design for new homes to looking at how existing homes have been adapted. An initial scan indicated too few suitable examples of new construction with relevant design features.

CMHC Project Officer : *Phil Deacon* ***CIDN*** : N/A

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : No. 05-001 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

ACCEPTANCE OF MANUFACTURED HOUSING IN FIRST NATIONS COMMUNITIES OF THE ATLANTIC REGION

First Nations are growing population groups that experience a disproportionate share of housing-related challenges and can benefit from an increased number of affordable and quality housing options. The aim of this project was to identify barriers to, and opportunities for, economic and social development that can be derived from the broader adoption of manufactured housing on First Nations reserves in Atlantic Canada.

The study explores provision of manufactured housing as one of the approaches to address housing needs on First Nations reserves in Atlantic Canada by identifying:

- challenges to greater acceptance of manufactured housing;
- potential strategies to overcome these challenges; and
- economic and social development benefits that may be derived from manufactured housing.

Conducted by Dr. Ausra Burns, Research Associate, Rural and Small Town Programme, Mount Allison University. Ottawa: Canada Mortgage and Housing Corporation, 2004. 38 pages (804 KB)

Note: No. 05-017 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/ChicR_housing_1rst_nation_web.pdf

ESTABLISHMENT OF ON-RESERVE HOUSING AUTHORITIES

The research project will investigate and document the critical success factors associated with housing authorities or similar structures. This will aid First Nation communities in their quest for more efficient and effective housing system management. The report will identify issues, challenges and success factors. A number of potential housing management models will be reviewed to guide First Nations in the establishment of housing institutions, including housing authorities.

CMHC Project Officer : *Karen Bolt* ***CIDN*** : 31841500
Division : Assisted Housing Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

EXAMINATION OF FIRST NATIONS HOUSING MANAGEMENT TRAINING PROGRAMS

First Nations housing managers face many challenges in effectively performing their duties: remoteness, limited training funds, cultural and language issues, etc. The primary goal of this research project was to identify what skills a housing manager in a First Nations community needs to be effective and what training opportunities are available or required. This study found that current training that meets the unique needs of First Nations housing managers is very limited, and made numerous recommendations on how to fill the gaps.

Prepared by Neegan Burnside Engineering and Environmental Ltd. CMHC Project Officer: Marcelle Marie Gareau. Ottawa: Canada Mortgage and Housing Corporation, c2004. 78 pages (5591 KB)

Note: No. 03-024 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/RR_web_feb10.pdf

EXPLORATION OF HOUSING OPTIONS FOR ABORIGINAL PEOPLE IN EDMONTON AND WINNIPEG

This research will examine the housing situation of Aboriginal people in Winnipeg and Edmonton. It will look at the characteristics of the housing stock occupied by Aboriginal people; explore the types of housing options that Aboriginal people need and prefer; and examine how various forms of home ownership can become more widespread among Aboriginal people.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 26730200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FEASIBILITY OF COMMUNITY RISK MANAGEMENT AS A SUBJECT FOR CAPACITY BUILDING IN ABORIGINAL COMMUNITIES

The objective of this project is to ascertain what are the components of risk management that are relevant in an Aboriginal community context, and to assess these against pragmatic criteria (as to whether the components can be taught in a capacity development environment and carried out by an Aboriginal community). The following tasks are envisaged: to review text and existing course materials; to determine what materials are relevant; to carry out interviews with risk management professionals and institutes, practitioners, CMHC, INAC and other capacity development personnel and Aboriginal groups; to do analysis; and to make recommendations for course content and training methods.

CMHC Project Officer : *Ed Nera* ***CIDN*** : 24280200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FIRST NATION ECONOMIES: A COMPARATIVE PERSPECTIVE. A SOCIO-ECONOMIC BASELINE STUDY BETWEEN FIRST NATION COMMUNITIES AND NON-FIRST NATION COMMUNITIES

This report discusses regional and First Nation economic development, on-reserve housing programs and the connection between housing and economic development. Five factors are used to develop a framework for analysis of local economic development: connection to cities, economic base, local capacity, housing and recent growth. Conclusions focus on the different economic development experiences of First Nation and non- First Nation communities.

Prepared by Informetrica Limited. Authors: Bert Waslander and Tyler Minty. CMHC Project Officer: Tan M. Crombie. Ottawa: Canada Mortgage and Housing Corporation, 2004. 57 pages (396 KB)

No. 04-043 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/First_Nation_Economics%20(w).pdf

FIRST NATION HOME OWNERSHIP IMPLEMENTATION STRATEGY

This project will investigate and document the issues, impediments and opportunities of introducing home ownership options into First Nation communities. It will review existing models/mechanisms currently being employed in First Nations communities under the banner of 'home ownership', evaluate the effectiveness of the models and recommend 'best practices' in a final report. The report will identify the benefits of a home ownership component in a community based housing strategy, and recommend strategies to implement/integrate home ownership models into a community.

CMHC Project Officer : *Kathy Hague* ***CIDN*** : 31701500
Division : Assisted Housing Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FIRST NATION HOUSING MANAGERS - PROFILE AND ORGANIZATIONAL NEEDS

This research project will provide a representative profile of on-reserve housing managers; identify gaps in training, education and skills; make recommendations on improving their professional development, assess the feasibility of developing a national representative organization and develop an action plan for its development.

CMHC Project Officer : *Karen Bolt* ***CIDN*** : 31851500
Division : Assisted Housing Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

GEOGRAPHIC INFORMATION SYSTEMS: A USEFUL TOOL FOR FIRST NATIONS HOUSING MANAGEMENT, PLANNING, MAINTENANCE AND SAFETY

This 2004/05 External Research Program study will document as case studies the process used by five Cree Nation communities in Quebec to integrate community data and records into a Geographic Information System.

CMHC Project Officer : *Phil Deacon* ***CIDN*** : 28920216
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

HOUSING DISCRIMINATION AND ABORIGINAL PEOPLE IN WINNIPEG AND THOMPSON, MANITOBA

The objectives of this project were: 1) to obtain baseline data on the nature and extent of discrimination in housing that Aboriginal people experience - case studies focus on Winnipeg and Thompson, Manitoba; 2) to quantitatively and qualitatively examine the key variables associated with housing discrimination for Aboriginal people, including such factors as residential migration/mobility and social cohesion.

Prepared by Corrado Research and Evaluation Associates Inc. CMHC Project Officer: Phil Deacon. Ottawa: Canada Mortgage and Housing Corporation, 2005, c2003. 77 pages (716 KB)

STATUS : Completed Report
AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC_Housing_Discrimination(w).pdf

HOUSING INDUCED MIGRATION BETWEEN ON- AND OFF-RESERVES

This research uses econometric modelling techniques to detail how housing impacts the migration of Aboriginal people on- and off-reserve. Where previous migration studies have been based primarily on interviews, this report will test the relationships between housing and non-housing related variables as drivers in migratory decisions. It will also discuss the significance and implications of the findings as they relate to Aboriginal programs and policies.

CMHC Project Officer : *Bruno Duhamel* ***CIDN*** : 31670200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

KEEPING THE CIRCLE STRONG - BUILDING CAPACITY AMONG ABORIGINAL CONSULTANTS

The objective of this research is to develop a national Aboriginal consultants directory for use by CMHC and possibly other federal departments. It will focus on various aspects of housing research. Both individuals and companies across Canada will be included. Along with names and coordinates, the directory will outline consultants' background in housing, education, training, areas of specialization and expertise, professional experience and interests and their association with professional and trade organizations.

CMHC Project Officer : *Marcelle M Gareau* — ***CIDN*** : 30220200
Division : Policy and Research Division — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available — ***NEW***

PATTERNS AND TRENDS OF URBAN ABORIGINAL RESIDENTIAL SETTLEMENT

This project will investigate the housing patterns of urban Aboriginal people and the links between these and the socioeconomic outcomes for these people, either positive or negative, associated with living in Aboriginal neighbourhoods. Housing settlement patterns in the major urban areas of Canada with substantial Aboriginal populations will be described statistically, using established indices for spatial distributions of population (evenness, clustering, concentration, centrality and isolation) at different levels of geographic aggregation. The statistics will be discussed in terms of the pros and cons of the indices and geographies for each urban centre. The statistics will then be input into an analysis with a selection of socioeconomic census variables. These variables will be chosen for their potential relevance to social and economic outcomes that have been suggested in the research literature.

CMHC Project Officer : *Phil Deacon* — ***CIDN*** : 25570200
Division : Policy and Research Division — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

PROJECTING ABORIGINAL HOUSING DEFICIENCIES

The proposal is in three parts. One is to use 2001 census data, supplemented by program administration data, to calculate the housing deficiency for the Aboriginal population. The deficiency is based on CMHC's established housing need measures, but measures both the incidence and depth of need, for on- and off-reserve. Through integration of census with program data on-reserve, the deficiency can be translated into a dollar value, giving an estimate of the cost of "correcting" the Aboriginal housing problem. In the other parts, the Aboriginal population is divided into on-reserve and off-reserve respectively and projected over 20 years, using an up-to-date model that incorporates shifts of identity and geography within the overall class of 'Aboriginal'. On reserve where the main issue is inadequate rate of housing supply, current trends in housing stock construction and losses and rates of repair and disrepair will be calculated and superimposed on the household projections to indicate gains or losses in the size of the housing deficiency. Off reserve where the main issue is low incomes, projection is limited to population and household estimates by the four Aboriginal groups, no attempt being made to project the size of the housing deficiency, which would involve forecasting economic and housing market conditions. Instead, off reserve, two separate research ideas will be pursued - calculating income elasticity of demand for Aboriginal homeownership, and investigating the relationship of residential mobility to resolution of housing needs.

CMHC Project Officer : *Phil Deacon* — ***CIDN*** : 29890200
Division : Policy and Research Division — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available — ***NEW***

RESPONSIVE RESEARCH INTO ABORIGINAL HOUSING ISSUES: A PILOT PROJECT

The project will fund four research grants to university scholars for studies that combine an Aboriginal perspective, a housing & community focus and strong mentoring of new Aboriginal student researchers. Also included is an evaluation of the grant process. One research study has been completed, which looks at housing issues for Aboriginal post-secondary students. This report is available as "Role of Housing in Aboriginal Student Success - Post Secondary Institutions in Vancouver".

CMHC Project Officer : *Phil Deacon* ***CIDN*** : 25320200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

ROLE OF HOUSING IN ABORIGINAL STUDENT SUCCESS - POST SECONDARY INSTITUTIONS IN VANCOUVER

The research asked the question: What role does housing play in the recruitment and retention of post-secondary Aboriginal students? The research was conducted from July 2003 to March 2004 at six post-secondary institutions in the area of Vancouver, British Columbia.

A methodology, based on Indigenous values, incorporated both quantitative and qualitative methods and was conducted according to principles of respect, responsibility, relevance, and reciprocity. A survey with a mix of closed and open-ended questions was administered to students. Qualitative data was gathered through student sharing circles/discussion groups, and individual interviews with staff members from student services and Native housing organizations. The scope of the research questions and the analytic framework were based on a "wholistic" theoretical approach. The term "wholistic" was used to portray relationships among oneself, family, community, nation and environment; as they interact with the four human development realms of the spiritual, emotional, physical and intellectual.

Four factors of access, family matters, cultural relationships, and community relationships were found to be critical to Aboriginal student recruitment and retention. Regarding recruitment, students were not deterred from attending their post-secondary institution even if they had not confirmed housing prior to starting their studies. However, 60% of students indicated that they had problems accessing adequate housing. Affordability, location, condition and safety were the four most important characteristics of what students considered "adequate." Hindering factors were lack of finances, racist landlords, lack of preparedness and knowledge in knowing where and how to look for housing, and lack of family housing for students.

Regarding retention, housing was the second most important factor for influencing the completion of students' studies. Unlike the majority of non-Aboriginal Canadian students, just over one-half of the Aboriginal student respondents had a family. The students' extended family also impacted upon students' housing situations. Native Housing and on-campus family housing were very important helping factors for student retention. Post-secondary institutions and Native housing that provided culturally friendly and relevant physical/social space – where students could practice ceremony and develop a sense of cultural community contributed significantly to retention.

Prepared by Dr. Jo-ann Archibald ... et al. CMHC Project Officer: Phil Deacon. Ottawa: Canada Mortgage and Housing Corporation, 2004. 128 pages (2542 KB)

STATUS : New Completed Report

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Role%20of%20Housing(w).pdf

SEVEN GENERATIONS. WATER CONSERVATION AND SAFETY. A HOUSING MANAGER'S GUIDE

This research will consist of three components: examining and documenting the types of water problems that are encountered in 10 First Nation communities and their impacts on housing; proposing solutions to alleviate these problems and impacts; and production of a user-friendly plain language guide to water management and safety for housing managers in First Nations communities.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 30230200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

SUSTAINABLE ELDER CARE IN REMOTE BRITISH COLUMBIA: A COMMUNITY-LED ARCHITECTURAL NEEDS STUDY

This research explores the influences of housing on the health and well-being of First Nations Elders in remote British Columbian communities. The research was community-led and facilitated by architect Dr. Nancy Mackin, following principles of participatory research and protocols specified by the Wilp Wilxo'oskwhl Nisga'a, the Nisga'a University College under the direction of President and CEO Deanna Nyce.

Elders from the Nisga'a First Nation contributed their knowledge to this research on behalf of their home villages of New Aiyansh, Gitwinksihlkw, Laxgalts'ap, and Gingolx, all located in the Nass River Valley of Northern British Columbia adjacent to the Alaska Panhandle.

Working within a world view that recognizes that health is inseparable from the physical and social environment, this research asks what architectural components or attributes would optimize the health of Elders and, by implication, entire communities. The goal was to understand the changing context of Elder housing so that landscape, architectural, and planning decisions affecting Elders' lives can be based upon an understanding of processes that influence community health.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 28370210
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

TEMPORARY SUPPORTIVE HOUSING FOR ABORIGINAL PEOPLE AND THEIR FAMILIES

This study examined temporary supportive accommodations related to accessing medical care, education and other vital services for Aboriginal people in four northwestern Ontario centres: Fort Frances, Kenora, Sioux Lookout and Thunder Bay. The research also examined related needs, preferences and the challenges of providing temporary housing for Aboriginal people.

A primary objective of the research was determining the types of temporary accommodations Aboriginal people use and their experiences in using temporary housing. The research sought to answer the questions of why they need temporary housing, what challenges they face, whether they feel their needs are met and what they believe could be improved.

Prepared by Chignecto Consulting Group Inc. CMHC Project Officer: Marcelle Marie Gareau. Ottawa: Canada Mortgage and Housing Corporation, 2004. 39 pages (1928 KB)

Note: No. 05-026 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Temporary%20supportive%20housing%20for%20aboriginal%20people(w).pdf

ABORIGINAL HOUSING

USE OF DESIGNATED LAND ON-RESERVE FOR AFFORDABLE HOUSING

This research project will investigate and document the issues, impediments and opportunities in using designated land to facilitate affordable housing on-reserve and will communicate the results to First Nation communities and other stakeholders involved in housing on-reserve.

CMHC Project Officer : *Kathy Hague* ***CIDN*** : 31691500
Division : Assisted Housing Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

CITY PLANNING AND HUMAN SETTLEMENTS

COMPARING CANADIAN NEW-URBANIST AND CONVENTIONAL SUBURBAN NEIGHBOURHOODS

This study will gather and compare data from new-urbanist developments and conventional suburban developments to determine if key objectives of these developments have been realized. Variables to be examined include: car usage for weekday urban travel; access to daily destinations; pedestrian connectivity; housing choice; compactness; occupant satisfaction (e.g. pedestrian safety, aesthetic qualities); access to useful public open/green space; and interaction. The study will derive lessons learned about various neighbourhood design features and how well they achieve key objectives.

CMHC Project Officer : *Susan Fisher* ***CIDN*** : 30610200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

REQUALIFICATION OF SUBURBS AND REGULATORY FRAMEWORKS: CURRENT SITUATION AND EASING MEASURES

The objectives of this study are, first, to analyze the current regulatory frameworks that could support proposals for the requalification of Quebec suburbs and, second, to propose measures that could be introduced to make it easier for these districts to adapt to the social and physical changes that they are undergoing.

CMHC Project Officer : *Kevin Hughes* ***CIDN*** : 24370208
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

URBAN FORM AND SOCIAL INCLUSION

This project will investigate, through a literature review and discussions with key informants, the links between the physical form of a neighbourhood or community, and the creation and strength of social structures that contribute to a sense of inclusion and belonging for the inhabitants.

CMHC Project Officer : *Denis Losier* ***CIDN*** : 31810200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

BROWNFIELD REDEVELOPMENT FOR HOUSING IN CANADA - LITERATURE REVIEW AND CASE STUDIES

This project researched and documented issues and best practices for the redevelopment of brownfield sites for housing across Canada. A literature review was undertaken to update information on issues and barriers to redevelopment of brownfield sites for housing. Key informants, such as developers, municipal planners, other government agencies, financial institutions and legal experts were interviewed. The report was completed in December, 2004 and includes a summary and analysis of the major findings, including the current key issues as they relate to brownfield redevelopment for housing. Six best practice case studies were also completed in December, 2004 of successful built residential projects in Canada. Each case study documents land use planning and regulatory approvals, project financing, design and construction, environmental remediation and other special circumstances. The case studies are available for viewing and downloading from the CMHC website. Six additional case studies are currently under development and will be completed in the fall of 2005. The case studies are available on the CMHC website at http://www.cmhc-schl.gc.ca/en/imquaf/hehosu/sucopl/sucopl_008.cfm

Report prepared by RCI Consulting and Regional Analytics Inc. CMHC Project Officer: Cynthia Rattle. Ottawa: Canada Mortgage and Housing Corporation, 2004. 113 pages (1087 KB)

Note: No. 05-013 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC_Brownfield_EN(w).pdf

DEVELOPING A STANDARD SET OF FLEXHOUSING/HEALTHY HOUSING FLOOR PLANS FOR USE BY NON-PROFIT HOME BUILDERS

This project will result in standard housing plans, construction details and specifications useful in the factory production of affordable housing units by non-profit builders across Canada, such as Habitat for Humanity. The plans would consist of a series of interchangeable modules to be used in the production of multiple building types such as single-family homes, semi-detached, duplex, etc.

CMHC Project Officer : *Collinda Joseph*
CIDN : 31940200
Division : Policy and Research Division
STATUS : Ongoing
AVAILABILITY : Product is not yet available

END OF OPERATING AGREEMENTS: CHALLENGES AND OPPORTUNITIES FOR HOUSING COOPERATIVES

The objective of this External Research Program project is to encourage and support high quality innovative research by Canadian researchers in the private and non-profit sectors by exploring the challenges and opportunities of cooperative housing.

CMHC Project Officer : *Jean Gratton*
CIDN : 28370219
Division : External Research Program
STATUS : Ongoing
AVAILABILITY : Product is not yet available

COOPERATIVE AND NON-PROFIT HOUSING

GUIDE TO CO-OPERATIVE HOUSING

This research resulted in on-line information for co-operative housing agencies and members in each province and territory on their rights and responsibilities in regard to: admitting new members, obligations to the co-operative of members, obligations of the co-operative to members, eviction or expulsion of members, and collection of money owed.

Research by Biz-Sone Internet Group Inc. Ottawa: Canada Mortgage and Housing Corporation, 2005. 101 pages. (External Research Program Report)

Nota : Aussi disponible en français sous le titre : Guide de l'habitation coopérative

STATUS : Completed Report

AVAILABILITY : CMHC web site
http://www.cmhc-schl.gc.ca/en/bureho/buho/gucoho/upload/63926_EN.pdf

HOME OWNERSHIP

ESTIMATING PRIVATE AND SOCIETAL HOMEOWNERSHIP COSTS AND BENEFITS IN CANADA

Support for hom eownership is a public policy goal, but there are both private and societal costs and benefits associated with it. Private costs, in the absence of government intervention, are those accrued directly to the individual families, not society (e.g. payment of interest on mortgage). Societal costs, on the other hand, are those, in absence of government intervention, accrued to the individual families and society on an undivided basis (negative externality). Private benefits, in the absence of government intervention, are those accrued to individual families, not society (e.g. capital gain). Those accrued to the individual families and society on an undivided basis (positive externality) without government intervention are termed societal benefits. Since the distribution of home ownership costs and benefits varies by region, income and other socio-economic characteristics, the project estimates its private and societal impacts in selected Canadian cities including Vancouver, Calgary, Winnipeg, Toronto, Montreal and Halifax.

CMHC Project Officer : *Jessica Yen* ***CIDN*** : 26590200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOMELESSNESS

ABORIGINAL HOMELESSNESS: A SCAN OF URBAN CENTRES

The intent of this project is to gain a better understanding of Aboriginal homelessness in urban centres in Canada, including developing a better profile of Aboriginal homeless people in urban centres; determining trends in the causes and conditions of urban Aboriginal homelessness; examining current and emerging methods of addressing urban Aboriginal homelessness; and examining the appropriateness of services that are, or can be, available to the urban Aboriginal homeless population.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 25560200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

COST EFFECTIVENESS OF EVICTION PREVENTION PROGRAMS

Eviction disrupts the lives of tenants, and imposes costs on both tenants and landlords. In some cases, eviction can result in absolute homelessness, including reliance on emergency shelters and other social services. Successful eviction prevention initiatives can prevent these costly outcomes.

The objectives of this research study included documenting the costs to landlords, tenants and social services agencies resulting from eviction, as well as defining the costs and factors of success and failure in relation to programs and services that help prevent evictions.

The primary question addressed by the study is as follows: How do the different approaches to eviction prevention in Canada compare to each other in terms of costs and effectiveness, and how do the costs of these different approaches compare to the costs of eviction?

This overall research question is comprised of a series of sub-questions addressed by the study:
· What are the direct, quantifiable costs and non-quantifiable costs of eviction facing tenants, landlords, and social services agencies?
· What are the costs associated with preventing evictions?
· What are the factors of success and failure associated with effective or ineffective eviction prevention initiatives?
· Are the various eviction prevention initiatives accomplishing what they set out to do?
· Can eviction prevention initiatives be compared to each other?

In order to investigate these questions, researchers undertook a review of Canadian and international literature; telephone interviews with key informants; questionnaire-based interviews with 26 eviction prevention agencies and private and social housing landlords; interviews and focus group surveys of 32 individuals with a history of eviction; compilation of an inventory of 32 Canadian eviction prevention initiatives; an in-depth review of four eviction prevention agencies in the cities of Ottawa and Toronto; and a detailed comparison of six eviction prevention initiatives offered by the four agencies that were reviewed in-depth.

Prepared by Acacia Consulting & Research. CMHC Project Officer: Anna Lenk. Ottawa: Canada Mortgage and Housing Corporation, 2005. 208 pages (3364 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC-Cost%20EN(w).pdf

EXPLORATORY LONGITUDINAL STUDY ON EXITS AND RETURNS TO HOMELESSNESS IN WINDSOR

The research is based on a longitudinal survey of 120 homeless adults in Windsor. The study will examine: 1. what factors are associated with exits from homelessness into housing; 2. what dynamics are at play during periods of being housed; 3. what factors are associated with returns to homelessness for those that become homeless again; 4. the in-depth experiences of a subset of those who experience such exits and returns to homelessness; and 5. an appropriate longitudinal methodology that can track and follow people who are homeless.

The participants will be interviewed at three points in time: at baseline, 1 year after the baseline survey, and 2 years after the baseline survey. To be included in the baseline survey, an individual would need to have slept on the streets (including other unconventional sleeping places like a car, an abandoned building), in a shelter, in doubled-up housing where no rent is paid, or in a hotel or motel, within the last thirty days before the baseline interview.

CMHC Project Officer : *Anna Lenk*
CIDN : 28370202
Division : External Research Program
STATUS : Ongoing
AVAILABILITY : Product is not yet available

HOMELESS APPLICANTS' ACCESS TO SOCIAL HOUSING: FINAL REPORT

The purpose of this research was two-fold:

- Investigate how social housing providers presently accommodate homeless applicants, and
- Assess how access to housing could be improved for homeless people.

This study of waiting list and application processes for social housing and the issues facing homeless applicants took place between April 2004 and February 2005. The research included a literature review, interviews with key informants, and data collection using survey tools and focus groups. A total of 20 housing providers from four provinces (Alberta, British Columbia, New Brunswick and Ontario) were interviewed by phone or in person. The providers were chosen to include representation from both large and small housing providers, public housing providers, non-profit providers, co-ops, supportive and alternative housing providers, and those housing special needs groups. The sample included both providers with independent units and with shared housing. The providers had a variety of target populations, including singles, families, seniors, homeless and 'hard to house,' Aboriginal households, and special needs tenants including those living with mental illness, brain injuries, addictions, and physical disabilities.

Staff from ten agencies in the four provinces were also interviewed for the study, to provide perspectives from front-line organizations working with homeless or at-risk clientele. The sample of agencies was purposely diverse to seek input from a range of organizations, including shelters and transitional housing, multi-service agencies, health and mental health organizations, and housing help and access centres for social housing.

Two focus groups, involving a total of 14 participants, were held to obtain input from individuals and families who were homeless or had experienced homelessness. One focus group was held with residents of Ecuhome Corporation, a non-profit provider in Toronto housing homeless and 'hard to house' individuals. The second focus group was held with residents staying at the Peel Family Shelter in Mississauga, Ontario.

The results of the literature review, interviews and focus groups highlighted a wide range of barriers facing homeless people in accessing social housing. These barriers fall into three categories: systemic barriers, obstacles at the community or organizational level, and personal issues or limitations.

Prepared by Oriole Research and Design Inc. in partnership with Connelly Consulting Services. CMHC Project Officer: Anna Lenk. Ottawa: Canada Mortgage and Housing Corporation, 2005. 199 pages (2704 KB)

Note: No. 05-018 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and *ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/chic_may4_web.pdf*

HOMELESSNESS, HOUSING, AND HARM REDUCTION: STABLE HOUSING FOR HOMELESS PEOPLE WITH SUBSTANCE USE ISSUES

The purpose of this study was to investigate the effectiveness of innovative housing programs for persons who are homeless or at risk of homelessness and who use substances (e.g. drugs, alcohol or other substances). The research specifically examined which housing interventions and factors that incorporate a harm reduction approach best help this population access and maintain stable housing.

Three research questions were addressed:

1. How effective are innovative or alternative residential housing programs for homeless people with substance use issues, especially those that incorporate high-tolerance or harm reduction into a supported living environment?
2. To what degree is secure and stable housing crucial to successful substance use treatment models?
3. Do harm reduction strategies, as part of supportive housing, enhance the stability and longevity of housing tenure for homeless people with substance use issues?

Prepared by Deborah Kraus, Luba Serge and Michael Goldberg. CMHC Project Officer: Jim Zamprelli. Ottawa: Canada Mortgage and Housing Corporation, 2005. 256 pages

Note: No. 05-027 in the Research Highlights Socio-econimic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre

TRANSFERABILITY OF THE SAFE IN THE CITY APPROACH TO YOUTH HOMELESSNESS PREVENTION IN CANADA

This External Research Program project is an analysis of the implementation of a British youth homelessness prevention program, "Safe in the City", and identification of the means and obstacles to adapting the model for use in Canada. The study objectives include an examination of: the partnership arrangements undertaken by Safe in the City and the borough agencies, the reasons why partners have become involved in the initiative, the roles that each plays, and the structure of the partnerships; the transferability of the Safe in the City approach to the Canadian context; and what factors support and impede such an approach.

CMHC Project Officer : *Anna Lenk* ***CIDN*** : 28370214
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

REPORT ON SKILLED CONSTRUCTION LABOUR SEGMENTATION AND MOBILITY: FINAL REPORT

This report presents the findings of a study of labour mobility in the construction industry in Canada. From the Terms of Reference for this project, the objectives of this report were to:

- Document the similarities and differences in labour requirements between housing construction and non-housing construction;
- Determine the extent to which labour moves back and forth between housing construction and non-housing construction; and
- Identify the elements in the formulation of a human resource development strategy that are common to both housing construction and non-housing construction as well as the elements in the formulation of a human resource development strategy that are distinct between housing construction and non-housing construction.

This project documents the significant labour requirement similarities and differences amongst residential construction, commercial construction (e.g. retail establishments), institutional construction (e.g. hospitals, schools), industrial construction (e.g. factories) and public works (e.g. roads,

bridges). Residential construction is further divided into single-family, multi-family low rise and high-rise. This research was carried out using, for example, information from the National Occupational Classification data base.

The industry is composed of two fairly distinct sectors – residential and non-residential – with different skill requirements, regulations, wages, working conditions and training opportunities. Although there is some labour mobility across these two sectors, no comprehensive or definitive measurement has yet been compiled. The findings of this study suggests that a significant number of construction trades people work exclusively in one of the two sectors.

Prepared by Praxis Research & Consulting Inc. CMHC Project Officer: Bruno Duhamel Ottawa: Canada Mortgage and Housing Corporation, 2005. 137 pages (4761 KB)

Note: No. 05-009 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Erp_skilled_cons_w1.pdf

VARIABILITY IN CONSTRUCTION INSURANCE AND ALTERNATIVE INSURANCE SOLUTIONS

This comprehensive report provides an overview of construction risks and traditional construction insurance products, as well as non-traditional insurance options and their implementation. Intended for builders and renovators, this research report includes a wealth of practical information on construction risks and traditional construction insurance, together with alternative construction insurance options such as captives and group insurance, and the implementation of non-traditional insurance programs.

This project documents the variability in residential construction insurance and analyses alternative residential construction insurance. The project findings include the recognition that the insurance market in Canada is still "hard" for residential construction insurance. Although somewhat improved, builders still face higher premiums, extensive use of warranties and a reduced number of insurance providers. The project details the various insurance options available and the potential variability builders face within these options, case studies of where such insurance is effective and who requires what insurance. The findings also highlight the use of alternative insurance provision in several cases in Canada and the United States by the residential construction industry. The report provides the details of such alternative insurance options and considerations for their implementation.

Prepared by Marsh Canada Limited. CMHC Project Officer: Eric Tsang. Ottawa: Canada Mortgage and Housing Corporation; Public Works and Government Services Canada, c2004. (Housing Affordability and Finance Series) 228 pages (6417 KB)

Note: No. 05-007 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

Nota: Aussi disponible en français sous le titre : Variabilité de l'assurance dans le secteur de la construction et solutions d'assurance non traditionnelle

STATUS : Completed Report (Order number 63852) and Research Highlight

AVAILABILITY : CMHC Information Products and https://www.cmhc-schl.gc.ca:50104/b2c/b2c/mimes/pdf/63852.pdf

ALBERTA, AT HOME: COMMEMORATING ALBERTA'S 100TH ANNIVERSARY = ALBERTA CHEZ NOUS : UNE CÉLÉBRATION DU 100E ANNIVERSAIRE DE L'ALBERTA

Alberta at Home, is a bilingual picture book that highlights examples in the quality of life and housing over the past 10 years in Alberta. CMHC recently launched this book to commemorate the 100th anniversary of the founding of the province. The book is aimed at senior CMHC clients and stakeholders in the private and public sectors and is intended to foster a feeling of achievement and to reinforce the strong relationships that CMHC has built over the years.

The book is illustrated by photographs of a variety of people in rural and urban settings happily interacting in their home life. Young families are prominently featured and the home as a stabilizing factor in the lives of Albertans is underlined. The accompanying text also emphasizes Albertans' pride of home ownership, sense of community and desire for sustainable communities.

Conceived and directed by Rod Neander. Images created by Ric Kokotovich, with graphic design by Nelson Vigneault, image scanning by CleanPix Corp. and text by Trevor McConnell. Ottawa: Canada Mortgage and Housing Corporation, Prairies, Nunavut and Northwest Territories, 2004. 49 pages

STATUS : Completed Report

AVAILABILITY : Canada Mortgage and Housing Corporation, Prairies, Nunavut and Northwest Territories

DEVELOPMENT OF A HOUSING PROGRAM SIMULATION MODEL

The project is about assessing the feasibility of creating a housing policy simulation model for Canada based on the 2002 Ph.D. dissertation of Rainer vom Hofe entitled "A Regional Computable General Equilibrium (CGE) Model for Housing Policy Analysis: The Case of New York State". It will review vom Hofe's dissertation, with a view to better understanding the workings of the model. It will then assess the potential applications of the model, with and without modification, in simulating Canadian policy with housing implications. It will also discuss the options, including the pros, cons and implications for moving forward on the model development.

CMHC Project Officer : *Jessica Yen* ***CIDN*** : 31590200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

EFFICACY OF THE FILTERING PROCESS IN THE SUPPLY OF HOUSING TO LOWER-INCOME CANADIAN HOUSEHOLDS

There are at least three ways in which transitions and changes in the housing stock can affect the well-being of lower income Canadians:

1) The aging of the housing stock may reduce the relative rents and prices of the older dwellings as the previous higher income occupants leave for newer buildings and let the older units filter down to lower income groups.

2) The reverse may happen as inner-city neighbourhoods attract higher-income households that displace the lower-income people living in the older buildings and "gentrify" the neighbourhood. The older dwellings may be up-graded in the process through rehabilitation and renovation.

3) Housing stock improvements may also be made that do not involve filtering or gentrification with the help of government rehabilitation subsidies that are offered on condition that tenants not be displaced. Stock improvements may be made without either the filtering or gentrification process being invoked.

This study focuses on the first two processes to show the extent to which housing markets may or may not meet the needs of the Canadians who cannot pay the economic rents or prices that would justify the construction of new dwellings.

Prepared by Andrejs Skaburskis and John Meligrana. CMHC Project Officer: Jessica Yen. Ottawa: Canada Mortgage and Housing Corporation, 2004. 261 pages (8667 KB)

Note: No. 04-040 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/DC20093458(W).pdf

EXAMINATION OF THE BOUNDARIES BETWEEN HOUSING AND INCOME SECURITY POLICY

The result of this study will increase awareness of the importance of housing in respect to broader social policy and income support policy in particular. This will contribute to the work of the Federal-Provincial-Territorial working group on affordable market housing, and potentially to other exercises such as the development of a market basket for measuring poverty and the design of future income support policy (e.g. National Child Benefit). This study will compare the housing and income support systems in four countries (Canada, United States, United Kingdom and Australia). It will focus on the structure of housing.

CMHC Project Officer : *Brian Davidson* ***CIDN*** : 30140200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

INDIVIDUALIZATION OF BEHAVIOURS AND LIVING OPTIONS

The research project will achieve the following objectives:

- Enhance the knowledge of one-person households, by developing dominant socio-economic profiles of one-person households in the Montreal CMA.
- Determine, through a comparative analysis with Toronto and Vancouver, if the predominance of households of this type in Montreal results from a cultural phenomenon or a market structure specific to the Montreal area.
- Identify, by means of a telephone survey, the housing needs of one-person households.
- Indicate, on the basis of different dominant one-person household profiles, the major residential paths that could arise in the future.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 28370206

Division : External Research Program ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

DESIGNING A HOUSING ALLOWANCE PROGRAM

Many low-income Canadians have difficulty finding affordable housing. Housing allowances may offer a partial solution to this problem. Housing allowances exist in may different jurisdictions in various parts of the world. These programs share some commonalities but no two programs are exactly the same. This report examines a variety of issues regarding how new housing allowances programs might be designed and implemented in Canada. The report is designed as a potential aid for policy makers considering the use of housing allowances.

CMHC Project Officer : *Steven Ehrlich* ***CIDN*** : 29870200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

NOT IN MY BACK YARD (NIMBY) CASE STUDIES

This project will produce case studies on affordable housing from across Canada, but excluding Ontario, for use in a workshop initiative designed to provide municipalities, housing providers, social service agencies and related affordable housing service providers with tools, capacity and best practices to overcome the Not In My Back Yard (NIMBY) syndrome as it relates to affordable housing services. The case studies will provide examples of how community resistance related to affordable housing was, and can be, overcome.

CMHC Project Officer : *Denis Losier* ***CIDN*** : 29710200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

PROFILE OF ROOMING HOUSE RESIDENTS: IMPLICATIONS FOR HOUSING LOW INCOME SINGLE PEOPLE

Rooming houses have historically played an important role in urban housing markets by providing a form of affordable housing for individuals of low income. The research will look at the profile of individuals who reside in rooming houses in different Canadian cities, as well as test and update the assumptions about this sector and about the tenants of rooming houses.

CMHC Project Officer : *Anna Lenk* ***CIDN*** : 31900200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ****NEW****

RECYCLING CATHOLIC CONVENTS AND RELIGIOUS INSTITUTIONAL BUILDINGS INTO AFFORDABLE AND ALTERNATIVE HOUSING: THREE CASE STUDIES

This project under the External Research Program will examine the recycling of religious institutional buildings in Quebec City into housing. An inventory of buildings that have been converted will be prepared and three case studies will be analyzed. Interviews will be conducted with the architects, municipal planners, occupants of the buildings and members of the religious order to assess the success of the housing project. Recommendations will be provided for future conversions of similar buildings. A draft report has been received and reviewed and the final report is being prepared.

CMHC Project Officer : *Susan Fisher* ***CIDN*** : 26470205
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

ZONING AND AFFORDABLE HOUSING: A CRITICAL REVIEW OF GLAESER AND GYOURKO'S PAPER

One of the most pressing policy issues regarding housing markets is the concern that the high price of housing, especially in markets such as Vancouver and Toronto, shuts many households out of the financial benefits associated with homeownership. "The Impact of Zoning on Housing Affordability" by Professors Edward Glaeser and Joseph Gyourko examines the role of land use regulation in worsening housing affordability. This report is a critical review of Glaeser and Gyourko's paper, which shows how their paper fits in with the existing academic research on land use regulation, analyzes the general usefulness of their theoretical model in explaining the relationship between all facets of affordability and government regulations on new housing construction, tests the validity of their findings with different and more precise data, and finally draws lessons from their findings for Canadian housing and land use policy. The basic finding of the analysis presented here is that despite a large number of simplifications and oversights that weaken the specific findings of their paper, Glaeser and Gyourko's fundamental qualitative results stand: government land use regulations distort housing market outcomes. These distortions raise the price of housing above what it might otherwise be. An important caveat in understanding the implications of their paper is that their analysis ignores many of benefits that proponents assign to land use regulation.

Prepared by Tsur Somerville. CMHC Project Officer: Steven Ehrlich. Ottawa: Canada Mortgage and Housing Corporation, 2004. 88 pages (725 KB)

Note: No. 05-012 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Zoning%20and%20affordable%20housing%20-%20(WEB).pdf

ADDRESSING DISTINCT HOUSING NEEDS: AN EVALUATION OF SENIORS' HOUSING IN THE SOUTH ASIAN COMMUNITY: FINAL REPORT

Ethnic minority older adults, many of whom are foreign-born, bring with them a unique set of residential experiences shaped in large part by the intersection of ethnicity, immigrant status, age and gender. This research is an exploratory study examining the residential experiences of older adults of the second largest ethnic minority group in Canada -- the South Asians. This study explores the suitability and efficacy of South Asian older adults' current housing and support service options via a socio-spatial post-occupancy evaluation of a recently developed seniors' housing project in Surrey, British Columbia. Data are then compared with the residential and support service experiences of 30 community-dwelling South Asian older adults in the Greater Vancouver area. Research questions guiding this study include: (i) What are the current and future housing, related support services and transportation needs of South Asian older adults in the GVRD that would foster independent living and *aging in place* for this distinct population? and (ii) What are the distinct socio-cultural aspects of South Asian lifestyles and social networks that have implications for housing and community planning and design?

The study's findings highlight a strong reliance on family and neighbourhoods for social support in the seniors' housing community, the importance of easy access to public transportation and ethno-specific services, and a notable preference for ethno-specific assisted living and residential care facilities. The findings provide insights into the housing needs and barriers, current living arrangements

and support networks of South Asian Canadian older adults, allowing for the development of culturally-relevant seniors' housing policy for this large visible minority population.

Prepared by Habib Chaudhury, Atiya Mahmood, Maria Valente & Karen Kobayashi, Simon Fraser University. CMHC Project Officer: Jim Zamprelli. Ottawa: Canada Mortgage and Housing Corporation, 2005. (External Research Program Report) 274 pages (3257 kb)

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/AddressingDistinctHousingNeeds(w).pdf

LONGITUDINAL SURVEY OF IMMIGRANTS TO CANADA (LSIC) - DATA ANALYSIS OF HOUSING-RELATED INFORMATION

This project is a continuation of CMHC efforts to investigate the role of housing and communities as an integrative tool for newcomers, their effects on the housing market, and barriers to their accessing adequate shelter. Research and analysis of the 2001 Census and data from the Longitudinal Survey of Immigrants to Canada will focus on housing needs and preferences, housing conditions, living arrangements, household formation, and housing experiences and histories of newcomers as they evolve towards achieving the goal of integration. Barriers, obstacles and success in the housing market will be examined. This project is a co-venture between CMHC, three Metropolis Centres of Excellence and the National Secretariat on Homelessness.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 31920200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

METROPOLIS - CENTRES OF EXCELLENCE FOR RESEARCH ON IMMIGRATION ISSUES

CMHC and other federal departments provide ongoing financial support to stimulate and support policy-relevant research on immigration issues through a network of research centres in Canadian universities (Centres of Excellence). The results of the research will be used for the assessment of and development of policies and programs affecting immigrants and new Canadians. As an example, CMHC should benefit from research to be undertaken by the Centres in such areas as:

1. the effect of immigration on housing markets, demand and supply;
2. the effect of immigration on urban development, including issues of renewal of the urban core;
3. the impact of immigration on housing need, affordability, homelessness and the demand for social housing;
4. the social and spatial mobility of immigrants as compared with the profiles of the Canadian-born;
5. the relationship between immigration and the formation of ethnic, cultural or religious enclaves; the dynamics of enclaves - their role in integration (bridging or isolating), their economic role, their effect on city life, on urban renewal, on public safety, and so forth;
6. the relationship between metropolitan infrastructure (the quantity, quality and distribution of housing and public space) and immigrant integration.

Information on Metropolis and on some 200 funded research projects can be found at www.canada.metropolis.net

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 25640200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is available on the web

ASSESSMENT OF A LOW INCOME HOUSING TAX CREDIT PROGRAM FOR CANADA

The first objective of this study is to develop alternative design options for the Low Income Housing Tax Credit Program (LIHTC) in Canada. These include the US LIHTC as the base option. Canadians have the immense advantage of being able to learn from the US experience and to make changes to the LIHTC, in light of US evidence. More important, changes to the design of the US LIHTC would be needed to adapt it to the Canadian context, for the income tax treatment of rental real estate, the social housing environment and the structure of the real estate development industry. The second objective is to assess from a qualitative perspective, and when possible from an empirical perspective, the impacts and ultimate viability of each design and its implications, especially for government costs. This project report should be available in the second half of 2005.

CMHC Project Officer : *Bruno Duhamel* ***CIDN*** : 26470206
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

BEST PRACTICE GUIDE FOR HOUSING EXPORTERS TO THE UNITED KINGDOM

This research project will produce a document to assist Canadian exporters of houses to the United Kingdom. It will explain legal issues, project process and management practices, and service expectations. A glossary will be included of common UK and Canadian building terms.

CMHC Project Officer : *Louis Musto* ***CIDN*** : 33390900
Division : CMHC International ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

BUYING PATTERNS OF MEXICO'S DEVELOPERS IN MEXICO'S MAIN CITIES

Canada Mortgage and Housing Corporation (CMHC) commissioned Softec to conduct a survey to identify equipment buying patterns of Mexican developers in Mexico's three main cities: Mexico City, Guadalajara and Monterrey, with the goal of introducing Canadian building products.

Using Softec's database containing building projects in 30 cities of the Mexican Republic, a project list was extracted for Mexico City, Guadalajara and Monterrey for the residential sector, such as houses and apartments valued at over $150,000 dollars. Using this directory, data was obtained on the projects and the companies and directors for the purpose of this survey. A total of 450 building project records were obtained. Using the list of 450 residential projects as a base, 100 senior level contacts including General Managers, Project Managers, Purchasing Managers and Marketing Managers were surveyed.

Prepared by Gene Towle, Softec, Real Estate Project Consulting Firm. CMHC Project Officer: Paulina Barnes. Ottawa: CMHC International, 2005. 21 pages

Nota: Aussi disponible en français sous le titre : *Étude des habitudes d'achat des promoteurs mexicains dans les principales villes de Mexique* et en espagnol sous le titre : *Estudio sobre hábitos de compra de los desarrollandores mexicanos en sus principales ciudades*

STATUS : New Completed Report
AVAILABILITY : Product is available on the web at
http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/Mexico_EN.pdf

CANADIAN DESIGN: CELEBRATING CANADA'S EXPERTISE IN ARCHITECTURE, LANDSCAPE DESIGN, INTERIOR DESIGN, AND COMMUNITY PLANNING = LA CONCEPTION AU CANADA : CÉLÉBRONS LE SAVOIR-FAIRE CANADIEN DANS LES SECTEURS DE L'ARCHITECTURE, DE L'AMÉNAGEMENT PAYSAGER, DU DESIGN D'INTÉRIEUR ET DE L'URBANISME

This directory includes projects designed by some of the most exciting and inventive Canadian planners, architects, landscape architects and interior designers working in China today.

Ottawa: Canada Mortgage and Housing Corporation; International Trade Canada, Trade Commissioner Service, 2004. 66 pages

Note: Text in English and in French

Order number 63887

STATUS : Completed Report

AVAILABILITY : CMHC Information Products and

http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/CCDIC-ENGFNL.pdf

CASE STUDIES ON WOOD-FRAME CONSTRUCTION IN RUSSIA

This project's objective is to carry out case studies on existing Canadian wood frame houses in the cities of Omsk, Sakhalin, Rostov and Moscow in Russia to identify possible performance problems in their design and/or construction. The study will evaluate Russia's recently adopted Building Code for Single Family Houses and identify differences between this code and Part 9 of the Canadian code. In addition, the project will assess the extent to which the new Russian Building Code and regulations are available, understood, and enforced.

CMHC Project Officer : *Anand Mishra* ***CIDN*** : 30990900

Division : CMHC International ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

DEVELOPMENT OF CANADIAN LABELLING PROGRAM FOR CHILE

The Labelling program would provide foreign buyers with the assurance that the homes originated from Canada, were successfully certified, were adequately installed on-site to ensure expected system performance. The program will also offer training and after sales service support. On the other hand, Canadian participant members would benefit from a differentiation from the local and foreign competitors, an increased credibility based on the compliance to an independent quality control process which maximizes Canadian housing recognition and reputation abroad, and a protected trade mark, etc.

CMHC Project Officer : *Guy Lemieux* ***CIDN*** : 28860900

Division : CMHC International ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

EXPORTING TO RUSSIA: LESSONS LEARNED FROM THE CANADIAN HOUSING INDUSTRY PROJECT

The objectives of this project are:
-- to identify needs, challenges, and opportunities in the Russian housing market.;
-- to investigate the operational experience of Canadian housing exporters in Russia;
-- to identify export barriers, business opportunities and the challenges facing Canadian housing exporters in Russia;
-- to identify key success factors employed by Canadian housing exporters in Russia;
-- to assess the comparability between the requirements of the Russian housing market and the capabilities of the Canadian housing industry; and
-- to assess CMHC's past role in assisting the Canadian housing export industry to market effectively in Russia.

CMHC Project Officer : *Mietka Zieba* ***CIDN*** : 28030900
Division : CMHC International ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSING EXPORT MARKET: OPPORTUNITIES AND CONTACTS IN FRANCE

This comprehensive market study of the housing industry in France illustrates how Canadian wood-frame construction can carve out an important place for itself in the French market. Business opportunities for Canadian exporters of housing products and services are also outlined.

Prepared by Geomar International. Québec: Société d'habitation du Québec; Ottawa: Canada Mortgage and Housing Corporation, c2004. 160 pages

Nota: Aussi disponible en français sous le titre : Marché d'exportation dans le secteur de l'habitation : occasions et contacts en France

STATUS : Completed Report
AVAILABILITY : CMHC International and HYPERLINK
http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/Housing-Export-Market-Opportunities-and-Contacts-in-France-2.pdf"http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/Housing-Export-Market-Opportunities-and-Contacts-in-France-2.pdf

IDENTIFICATION AND DEVELOPMENT OF BUSINESS OPPORTUNITIES IN THE FRENCH MARKET: PREFABRICATED HOMES

The purpose of this project is to provide research on builders, developers and residential projects that could present business opportunities for Canadian manufacturers of prefabricated products. The results of the study will enable CMHC to better guide the industry toward the best business opportunities, in order to increase the Canadian presence on the French market. This document will be available on CMHC's Web site. The project involves a second part that will be funded exclusively by Canadian companies interested in obtaining matchmaking services with French contractors.

CMHC Project Officer : *Guy Lemieux* ***CIDN*** : 33430900
Division : CMHC International ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

IDENTIFICATION OF BUSINESS OPPORTUNITIES IN THE IRISH MARKET - 2005

The project will research opportunities in the Irish market for Canadian building product and system manufacturers by identifying builders, housing projects, and buyers of building products. Based on market research and interviews, profiles will be developed for these potential opportunities. A report on these opportunities will be produced for distribution by CMHC.

CMHC Project Officer : *Roger Leger* — ***CIDN*** : 33410900
Division : CMHC International — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available — ***NEW***

IDENTIFICATION OF BUSINESS OPPORTUNITIES IN THE U.K. MARKET - 2005

The project will research opportunities in the U.K. market for Canadian building product and system manufacturers by identifying builders, housing projects and buyers of building products. Based on market research and interviews, profiles will be developed for these potential opportunities. A report on these opportunities will be produced for distribution by CMHC.

CMHC Project Officer : *Eliska Jerzabek* — ***CIDN*** : 33400900
Division : CMHC International — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available — ***NEW***

INVESTIGATION OF THE DISTRIBUTION CHANNELS IN THE U.S. FOR FIVE PRODUCTS

A study will be conducted to provide market intelligence on distribution channels for Canadian housing exporters. The study will investigate the best distribution channels and contacts for five products in five different States or areas. The US Team members selected the following products and states according to key clients needs. The States and regions are: Colorado, Michigan, New England States, New York State and Florida. The products are:

1) Doors & Windows;
2) Pre-Engineered and Panelized Products;
3) Cladding;
4) Heat & Ventilation Systems (HVAC and HRV); and
5) Architectural Millwork.

CMHC Project Officer : *Marie-Hélène Pastor* — ***CIDN*** : 31150900
Division : CMHC International — ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

IRISH MARKET FOR PREFABRICATED HOUSING SYSTEMS AND COMPONENTS

The objective of this market study is to provide Canadian exporters of housing systems and product components with intelligence on the Irish market for prefabricated housing systems and components which will assist them in developing their market entry strategies and maximize their chances of achieving positive results in the market as soon as possible.

Chapters in the report cover the following topics:

- The market demand for timber frame housing;
- Product requirements;
- The purchasing process;
- The regulatory environment;
- Competition and market entry; and
- Potential customers.

The appendices include:

- Code of practice for the design, manufacture and installation of timber frame housing;
- Statistics related to overseas suppliers; and
- Builders merchants and distributors interviewed.

Prepared by Carol Cousins and Kevin Kidney. Ottawa: CMHC International, 2005. 45 pages

Nota: Aussi disponible en français sous le titre : Le marché irlandais des systèmes et composants d'habitation préfabriqués

STATUS : New Completed Report

AVAILABILITY : CMHC International and
http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/Irish%20Market%20Report_July%202005_EN.pdf

MARKET ACCESS GUIDE FOR CANADIAN EXPORTERS OF BUILDING PRODUCTS TO CHINA

China, the fourth largest market in the world for building and construction products, offers a number of opportunities for Canadian exporters. The market for building products in China is the fastest growing market among the 10 largest markets.

The market for building products in China— a challenging, complex, and rapidly changing market—offers excellent prospects for Canadian exporters who have developed well-prepared market strategies. Accessing this market remains a challenge for most exporters of building products, particularly for medium and small sized companies. This Guide addresses the challenges that Canadian exporters of building products face in China. It provides practical information that addresses issues such as how to conduct due diligence on importers, the essential components of a contract, import duties, import licenses, customs documentation, labeling and packaging requirements, intellectual property protection, the product certification process, China's standards and codes, the distribution system in China, and the challenges of being paid.

Along with providing summaries of these issues, the Guide directs companies to the relevant government ministries, organizations, institutions, and agencies for further information. The market for building products is evolving rapidly because the demand for these products is increasing and because China is introducing institutional changes to meet its commitments for WTO membership. Recognizing that the regulatory environment is altering rapidly in China, the Guide provides exporters with websites and electronic information sources so that they can monitor the changes in policies and regulations. The Guide, by providing useful information to Canadian exporters of building products, will contribute towards the development of successful market strategies in China.

Prepared by John Ciaccia & Associates and Sinoteck Business Consulting (Shanghai) Ltd. Ottawa: CMHC International, 2005. 152 pages

Nota: Aussi disponible en français sous le titre : Guide d'accès au marché de la Chine à l'intention des exportateurs canadiens de produits de construction

STATUS : New Completed Report

AVAILABILITY : CMHC International and http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/marketaccess_china_eng.pdf

MEXICO RESEARCH ON MARKET INTELLIGENCE AND OPPORTUNITIES FOR BUILDING PRODUCTS

The project will describe and assess the distribution channels in Mexico for selected building products and identify potential Mexican buyers. For each selected building product, a summary report on market opportunities and distribution channels, key contacts in the distribution channels and other contacts will be produced. The report is intended for Canadian building product manufacturers interested in the Mexican market.

CMHC Project Officer : *Paulina Barnes* ***CIDN*** : 33460900

Division : CMHC International ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available ***NEW***

PORTLAND/SOUTHERN MAINE MARKET FOR BUILDING MATERIALS

This analysis of the Portland, Maine area market for building materials draws upon a variety of data sources and market impressions. Much data was obtained from the United States Census Bureau. Other data sources included the National Association of Home Builders (NAHB), market studies previously compiled by the Canadian government, numerous private market research resources (e.g., Fredonia Group) and the Maine Real Estate Information System. Still other sources of information include nationally and locally published articles and interviews with industry professionals, supplemented with live interviews with New England and Maine reps, distributors and builders. The result is an overview of the relevant regional and local markets, trends within those markets and on-the-ground observations made by those in the business.

The report provides helpful and accurate insights into the market for key building materials in the southern Maine area, both for 2005 and for the near term thereafter.

Prepared by Atlantica Group LLC. Ottawa: CMHC International, 2005. 44 pages

Nota: Aussi disponible en français sous le titre : Le marché des matériaux de construction de Portland et du sud du Maine

STATUS : New Completed Report

AVAILABILITY : CMHC International and http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/IReport_en.pdf

ROADMAP TO PRODUCT APPROVALS IN RUSSIA

The study will address the following issues and information needs: the degree to which certification is mandatory, relationships between product certification and building products, alternate routes for local and national approvals, the respective roles of competing Russian agencies and jurisdictions, identification of key contacts within these agencies, the acceptability of Canadian standards and test data. For the specific product categories to be studied in detail, additional information will be collected on technical requirements, relevant Russian or international standards, etc.

CMHC Project Officer : *Mietka Zieba* ***CIDN*** : 28880900
Division : CMHC International ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SENIORS HOUSING RESEARCH PROJECT IN TOKAI REGION

It is estimated that within 50 years Japan will become a super-aged society where the elderly account for approximately one third of the population. This report centres on the housing issues faced by the Tokai region which accounts for about one-tenth of the total Japanese population. The purpose of the study is to identify how Canada's expertise on housing the elderly can be applied to Japan in the best way possible.

Prepared by Research Institute for Regional Planning and Developments. Ottawa: CMHC International, c2003. 65 pages

Nota: Aussi disponible en français sous le titre : Étude sur le logement des aînés dans la région de Tokai

STATUS : Completed Report
AVAILABILITY : CMHC International and HYPERLINK http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/seniors%20tokai%20report.pdf"http://www.cmhc-schl.gc.ca/en/homadoin/excaprex/suexin/upload/seniors%20tokai%20report.pdf

STUDY TO IDENTIFY THE CHANGES HAPPENING TO THE JAPANESE BUILDING REGULATIONS AND THEIR IMPACT ON CANADIAN INDUSTRY ACTIVE IN JAPAN

A document will be produced in English to be distributed to Canadian housing suppliers of products and systems. The document will outline a path by which Canadian housing industry can follow to meet current changes happening in the regulatory environment which will assist sustaining and expanding market share. The document will provide an overview of legislation and regulations that guide the building industry in Japan; describe type approvals and product specific approvals and what they mean and in which cases they can be used; describe the various testing and approval facilities etc.

CMHC Project Officer : *Laura Diakiw* ***CIDN*** : 27380906
Division : CMHC International ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSING EXPORT OPPORTUNITIES

SUPPORT TO PREFAB AND ENGINEERED WOOD INDUSTRY

CMHC wishes to offer business opportunities to Canadian exporters of prefab houses, multi-family projects and value-added components, including advice on distribution networks. To attain its objectives, CMHC must conduct research with the assistance of an American consultant specializing in this area. The main goal of this study is to contribute to increasing Canadian exports of residential construction products by identifying the best business opportunities, while emphasizing the competitive benefits of the products.

CMHC Project Officer : *Guy Lemieux*
CIDN : 31240900
Division : CMHC International
STATUS : Ongoing
AVAILABILITY : Product is not yet available

HOUSING FINANCE

CRITICAL SUCCESS FACTORS FOR COMMUNITY LAND TRUSTS IN CANADA: FINAL REPORT

A Community Land Trust (CLT) is an innovative approach to providing perpetually affordable housing to low- and moderate-income households. CLTs exist all over the world, taking on a variety of different forms. They have a long-standing tradition in Europe, and in the United States, they have been promoted since the 1960s. Today there are over 115 active CLTs in the U.S. spanning 31 States. In Canada, the tradition is less established, with only a handful of CLTs operating across the country.

Community Land Trusts in both countries have met with varying degrees of success. Some have continued to flourish over two decades while others have dissolved within a few years of incorporating. This study examines those key factors that are instrumental in the success of a CLT. The study includes profiles of twelve CLTs across Canada and the United States, demonstrates the range of models available for providing perpetually affordable housing through a CLT, identifies the key challenges and successes CLTs are likely to experience in their efforts to provide perpetually affordable housing; and shares those key learnings (best practices) that each of the profiled CLTs has gained over time.

Prepared by Housing Strategies Inc. CMHC Project Manager: Kamal Gupta. Ottawa: Canada Mortgage and Housing Corporation, 2005 (External Research Program Research Report) 155 pages (472 KB)

Note: No. 05-010 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Critical%20Success%20Factors%20-%20w%20(JUNE17_2005).pdf

GREEN MORTGAGE OVERVIEW: TOWARDS AN IMPLEMENTATION PLAN: FINAL REPORT

The objective of this project was to justify to the Alberta mortgage industry, through a stakeholder committee, the creation of Green Mortgage products. This was supported by presenting data that demonstrates market need and developing a tool to facilitate the validation and recognition of energy efficiency improvements and the corresponding reduction in monthly utility costs.

Prepared for Calgary Region Home Builders Association, Canada Mortgage and Housing Corporation, Climate Change Central. Proposal and report submitted by: SAIT Polytechnic, Construction Department, Environmental Solutions Team. CMHC Project Officer: Anand Mishra. Ottawa: SAIT Polytechnic, 2005. 28 pages

STATUS : New Completed Report

AVAILABILITY : On a loan basis only from Canadian Housing Information Centre

PRE-ARRANGED FINANCING FOR NEW HOME BUYERS

This project will document and discuss the policies and practices associated with pre-arranged mortgage financing arrangements made available to new homebuyers through their homebuilder. This will lead to a better understanding of the role of pre-arranged financing in the business model of Canadian homebuilders and how it may contribute to access to homeownership. Specifically, this research will explore and document the terms and conditions of pre-arranged financing and explain how they have evolved over the last decade. It will document who are the providers of pre-arranged financing including both institutional and non-institutional mortgage players and explain their respective roles and any changes over time. As well, it will investigate the impact of pre-arranged financing on access to homeownership and provide a prognosis for the future of this type of product. This study will raise awareness about pre-arranged financing options available for Canadian homebuilders.

CMHC Project Officer : *Steven Ehrlich* ***CIDN*** : 31580200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

UNDERSTANDING THE RELATIVE UNDERDEVELOPMENT OF REITS IN CANADA

A Real Estate Investment Trust (REIT) is a security consisting of a managed pool of capital, units of which are traded on stock exchanges. Investors, also called "unit holders", have an undivided beneficial interest in the properties owned by the REIT. Investors purchase "units" and receive a right to a proportional income stream resulting from the properties owned by the REIT. At regular intervals, usually monthly, investors receive "distributions". These distributions are the rents collected by the REIT, passed along to the investor. At the time when the investor sells his or her units, if the value of the units has increased in the market, the investor also receives a capital gain equal to the value between the sale price and the original purchase price of the units. REITs should not be confused with debt instruments.

The benefit of these vehicles to Canadian investors is that any income earned on the properties that is distributed to unit holders is deducted from the REIT-level tax bill. Instead of receiving its tax revenue on the rental income from the REIT directly, the government receives tax on the distribution from the unit holder who is taxed on the taxable portion of the distributions at his or her personal marginal rate. In addition, the unit holder is able to shield portions of the distribution from tax because the capital cost allowance claimed at the REIT level reduces taxable income, but not cash flow for the unit holder.

HOUSING FINANCE

This report assesses apartment and non-apartment REITs in the Canadian and in the American context. The main objective of this examination is to identify barriers and opportunities impacting apartment REIT growth in Canada.

This report develops a framework for understanding the relative underdevelopment of REITs in Canada when compared to the American REIT industry. The framework identifies the factors in the Canadian environment that have contributed to the Canadian industry currently being less developed than its U.S. counterpart. Further, a summary of the drivers of success for both apartment and non-apartment REITs in both Canada and the U.S. is presented, based on the study of the participants in both environments. The overall intent of these examinations is to suggest a list of suggestions that could enable the Canadian REIT industry in general, and the Canadian apartment REIT industry specifically, to eventually mirror the success seen in the U.S.

Prepared by David W. Conklin, Darroch A. Robertson, and Darcy J.L. Jones. Ottawa: Canada Mortgage and Housing Corporation, 2002. 74 pages (1366 KB)

Note: No. 107 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/undersrtanding_web_feb23.pdf

HOUSING FORECASTING AND DEMAND

COHORT ANALYSIS OF CANADIAN HOUSING TRENDS

This External Research Project will use cohort data to explore the housing careers of Canadians living in all regions of the country and born between 1905 and 1974. The objectives of the work are to examine how the housing careers of birth cohorts differ from that which might be deduced from cross-sectional data, to identify differences among cohorts, and to relate the housing careers of cohorts to the socio-economic conditions they have experienced. The analysis should provide insights into the viability of forecasting future behaviour of households using different types of data; for example, it could be that cohort data will suggest different implications for housing choices in the future than cross-sectional data.

CMHC Project Officer : *Roger D Lewis*

Division : External Research Program

AVAILABILITY : Product is not yet available

CIDN : N/A

STATUS : Ongoing

CHAÎNES COGNITIVES ET LE RÔLE DES VALEURS DANS LE MARKETING DES PRODUITS D'HABITATION

The means-end chains theory stipulates that a consumer chooses a product on the basis of the attributes it presents, and that these attributes provide the desired consequences. According to this theory, these consequences in turn satisfy the individual's values. The means-end chains theory makes it possible to identify personal values that direct consumer choices. This theory permits, among other things, the development of customized marketing campaigns. In some cases, it also enables products to be developed or existing products to be modified in relation to consumer personality.

In this context, this methodology was applied to homebuyers. On the one hand, the purpose was to verify whether the model was applicable to housing. If so, it was then necessary to validate the model's relevance for supporting marketing efforts by the Canadian factory-built housing industry.

The objectives of this project were to:
• Verify the applicability of the means-end chains model in the Canadian housing sector;
• Improve knowledge of the deep-seated reasons guiding homebuyers' decisions; and
• Suggest courses of action for developing marketing strategies adapted to the homebuyer market.

Prepared by Patrick Lavoie and François Robichaud. CMHC Project Officer: Bruno Duhamel. Ottawa: Canada Mortgage and Housing Corporation, 2004 (External Research Program Research Report) 74 pages (3785 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/fr_unilingue/chainreport_web.pdf

EVOLVING HOUSING CONDITIONS IN CANADA'S CENSUS METROPOLITAN AREAS, 1991-2001 = ÉVOLUTION DES CONDITIONS DE LOGEMENT DANS LES RÉGIONS MÉTROPOLITAINES DE RECENSEMENT DU CANADA, 1991-2001

As part of the federal government's dialogue on the opportunities and challenges facing urban areas, Statistics Canada has been asked to undertake a project that would provide key background information on the trends and conditions in Canadian Census Metropolitan Areas (CMAs) across a number of dimensions. As part of this initiative, CMHC's authoritative CMA report examines and analyses:

- demographic and housing market trends;
- the evolution of housing conditions;
- housing need;
- households at high risk of housing need;
- the distribution of housing need on evolving housing trends and conditions in census metropolitan areas.

Included in the report is an extensive roster of detailed statistical tables supporting the analysis and conclusions.

Prepared by John Engeland, Roger Lewis, Steven Ehrlich, and Janet Che. Ottawa: Statistics Canada, 2005. (Trends and Conditions in Census Metropolitan Areas; no. 005) (190 pages) Bilingual

Note: No. 04-039 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : On the Statistics Canada web site for free as Catalogue no. 89-613 MWE. To obtain single issues, visit the web site at www.statcan.ca. and select Products and Services.

STRUCTURAL CHANGES IN MONTREAL AND OTHER MARKETS IN QUEBEC

The objective of this project is to investigate whether or not Montreal has undergone some structural changes over time by identifying the indicators of these changes. This research will also provide a comparative analysis with markets (CMAs) in as well as outside Quebec that have gone through structural changes, based upon indicators, the extent, the reasons, whether these changes are temporary or permanent, future direction and implications of the changes.

CMHC Project Officer : *Bruno Duhamel* ***CIDN*** : 28770200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

VARIATION DES PRIX DES LOGEMENTS AU CANADA : RAPPORT FINAL

This project is mainly aimed at explaining housing price variations in major Canadian cities for the period from 1972 to 2002, using both supply-side and demand-side factors. With the dynamic responses, it is possible to make certain matches between metropolitan areas. The similarities are primarily the result of geographical logic. In fact, the Calgary and Edmonton areas often exhibit similar dynamic responses, as do Montréal and Québec. Halifax and Ottawa-Gatineau have behaviours that tend to resemble the behaviours of Montréal and Québec. In certain respects, Toronto and Hamilton exhibit similar dynamics. Finally, Vancouver exhibits dynamic responses that differ the most from the behaviours of the other urban centres. Still, the different urban centres display dynamic housing price behaviours that are, in several respects, specific to them.

Prepared by Yvon Fauvel. CMHC Project Officer: Bruno Duhamel. Ottawa: Canada Mortgage and Housing Corporation, 2005. 99 pages (1086 KB)

Note: No. 05-014 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight
AVAILABILITY : Canadian Housing Information Centre and
Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/fr_unilingue/CHIC_La_variation%28w%29.pdf

USES OF DEVELOPMENT COST CHARGES: FINAL REPORT

IBI Group was retained by Canada Mortgage and Housing (CMHC) in June 2004 to carry out an analysis of the uses of development charges.

A key objective of the study was to ascertain the overall infrastructure costs related to new residential subdivision development and the relative role that development charges play in meeting these infrastructure needs. Ten (10) subdivisions were selected that were completed around the year 2000 as case study subdivisions. A further objective of the study was to assess the sources of financing of the infrastructure required to service new growth and the proportion of funds created through development cost charges.

Prepared by IBI Group. CMHC Project Officer: Jessica Yen. Ottawa: Canada Mortgage and Housing Corporation, 2005. 2 volumes
Volume 1: Main Report (87 pages) Volume 2: Exhibit Document (51 pages)

Note: No. 05-021 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and for Volume 1 (656 KB): ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Uses%20of%20Development%20Cost%20Charges%20Report%201(w).pdf

Volume 2 (5897 KB): ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Uses%20of%20Development%20Cost%20Charges%20WEB%20-Exhibit%20Document.pdf

ÉVALUATION DE L'EXIGENCE PHYSIQUE À MONTER DES RAMPES D'ACCÈS EN FAUTEUIL ROULANT MANUEL CHEZ LES ADULTES ÂGÉS DE 18 À 64 ANS

This research studied the physical effort needed for a manual wheelchair user to climb three access ramps: one with a slope of 1 in 10, that is, a ramp that rises one unit every 10 units in length; a second with a slope of 1 in 12 and a third with a slope of 1 in 20.

There were two research hypotheses:
1. physical requirements vary according to the slope of the ramp, and
2. the ability to propel a wheelchair differs with age.

The study was unique. The few previous studies about the physical effort needed to propel a manual wheelchair used men in excellent physical condition who were long-time users of wheelchairs. For this study, the researchers tested 39 men and women who do not normally use wheelchairs. Two age groups were studied: those 18 to 39 years and those 40 to 64 years old.

The results showed that a slope of 1 in 20 is significantly easier to climb in a wheelchair than slopes of 1 in 10 and 1 in 12. There was, however, little difference between the effort needed to climb a slope of 1 in 10 and a slope of 1 in 12. The results did not show any age-related differences.

The research provided a unique opportunity to reflect on currently recommended standards for the slope of wheelchair ramps. However, before reaching any conclusions, there should be further research that includes people older than 64 years of age, and people who use wheelchairs. Research should also be undertaken on the risks of tipping over when using a wheelchair on access ramps.

Prepared by Jacqueline Rousseau, Rachid Aissaoui, and Daniel Bourbonnais. CMHC Project Officer: Luis Rodriguez. Ottawa: Canada Mortgage and Housing Corporation, 2003. (External Research Program Research Report) 56 pages (1231 KB)

Note: No. 05-011 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/fr_unilingue/CHIC_report_evaluation_web_march11.pdf

HOUSING NEEDS AND OPTIONS FOR ADULTS WITH INTELLECTUAL DISABILITIES

This research identifies housing needs and explores housing options (primarily supportive housing) for adults with intellectual disabilities. It includes an examination of: the availability of housing and support services, best practices, the role of parents of adults, risks such as homelessness, housing requirements of people with multiple disabilities, and gaps in the availability of housing.

CMHC Project Officer : *Anna Lenk* ***CIDN*** : 31930200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RENOVATION OF HOMES TO INCLUDE CEILING TRACK SYSTEM FOR PEOPLE WITH DISABILITIES

This project will determine best solutions to renovating homes to include a ceiling track system that allows a parent of a child or caretaker of an adult with a severe physical disability to move him/her from one room to another easily. The project will also determine how to reinforce ceilings in a home to support the installation of this type of system. Research will be conducted by visiting homes with this system in place, determine where difficulties exist and determining best solutions. This project will improve the renovations of homes using a ceiling track system used for the transfer from one room to another of children and adults with severe physical disabilities.

CMHC Project Officer : *Collinda Joseph* ***CIDN*** : 31950200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

UPDATING AND ENHANCING CMHC PUBLICATIONS REGARDING CONSTRUCTION AND RENOVATION OF HOMES FOR PEOPLE WITH DISABILITIES

The objective of this project is to produce a number of publications in the CMHC About Your House (AYH) series for use by persons with disabilities, architects, occupational therapists, renovators, builders and the general public. Each will be based on information, to be updated, in the publication "Housing for Persons with Disabilities" and will take into account information contained in other FlexHousing™ and Health Housing™ publications. The titles for the AYH series include Exterior Areas, Interior Public Areas, Interior and Exterior Ramps, Kitchens, Bathrooms and Living Spaces, among others.

CMHC Project Officer : *Collinda Joseph* ***CIDN*** : 31960200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

FACILITATING OF STUDYING THE HEALTH EFFECTS OF CORE HOUSING NEED

This project is a feasibility study that would put together: 1) the ideas from the Housing and Population Health - Research Framework Report, commissioned by the National Housing Research Committee 2) the recommendations for improved research, and 3) the latest developments in population health research techniques and analysis; and combine them into potential research designs that could be adopted by housing/health researchers for detailed development. The report on feasibility would be written up in a format easily transferable to the typical formats for an application for funding.

CMHC Project Officer : *Phil Deacon* ***CIDN*** : 31300200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available ***NEW***

BEST PRACTICE GUIDE FOR RESIDENTIAL RENTAL PROPERTY INVESTORS

The objective of this project is to produce a best practice guide for individual residential rental property investors in the Toronto Census Metropolitan Area. The guide content and accompanying tools will provide detailed information on property acquisition and property management. It will include a profile of the Toronto rental environment and information specific to various property types. This guide will help raise awareness of the rental investment process and serve as an alternative to outsourcing the management of the properties.

CMHC Project Officer : *Tan M Crombie* ***CIDN*** : 30740200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSING STABILITY INDICATORS AND IMPACTS: FINAL REPORT

Housing plays a central role in the economic and social well-being of Canadians and provides an important foundation from which to build healthy and sustainable communities. While there is evidence to suggest that the majority of Canadians are well-housed, there is growing concern that increasingly some households may be falling further behind in terms of their ability to access decent, stable and affordable housing. This study looked at the experiences and circumstances of more than 700 renter households across Greater Vancouver to gain a better understanding of the housing choices available to them and the level of stability associated with these choices. This study also looked at some of the compromises, trade-offs and coping strategies adopted by families and individuals finding themselves in vulnerable situations.

Prepared by Jason and Lorraine Copas, Community Focus. CMHC Project Officer: John Engeland. Ottawa: Canada Mortgage and Housing Corporation, 2005. (External Research Program Research Report) 146 pages (7674 KB)

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Housing_Instability_web.pdf

ISSUES AND STRATEGIES FOR SHARED ACCOMMODATION: FINAL REPORT

The main purpose of this study was to answer the question: "Considering that sharing accommodation is a good economic strategy for single people, what strategies could facilitate this housing arrangement?" To address the overall research question, the study had a number of specific objectives. These were to identify:

- Barriers to shared housing;
- Strategies to successfully facilitate sharing in the private rental market in order to increase housing affordability;
- Practices used outside the supportive housing sector which could be adopted by supportive housing providers; and
- Factors that are difficult to replicate in supportive housing.

The research activities focused on single adults under the age of 65, (including students), who either share voluntarily as an affordability strategy in the private rental market, or who, because of their special needs dependencies, are living in supportive housing. Emergency or transitional accommodation, homeowners with rooms or secondary suites to rent, generic rooming houses, intentional communities, or seniors' match and share programs were considered outside the scope of the research.

Prepared by Social Data Research. CMHC Project Officer: Anna Lenk. Ottawa: Canada Mortgage and Housing Corporation, 2005. 30 pages (2431 KB)

Note: No. 05-029 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and
ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/IssuesandStrategiesforSharedAccomodation(w).pdf

ASSISTING THE CITY OF STRATFORD TO IMPLEMENT THE FUSED GRID CONCEPT

The purpose of this project was to assist the City of Stratford in assessing the benefits of using the Fused Grid planning concept. This assessment was done in the following steps: 1. Alternative plans were drawn for the area of the newly annexed lands. 2. The plans were analyzed for the following quantitative attributes: a) Length of streets; b) Total land area allocated to streets; c) Developable land area; d) Total open space; e) Traffic impact. 3. The plans were also analyzed for qualitative attributes such as connectivity, walkability, safety, tranquility, and delight. For these qualitative attributes measurable indicators were applied to evaluate performance. 4. The plans were evaluated for their impact on municipal capital expenditures and operation and maintenance expenditures with regard to infrastructure elements that are installed and maintained by the city. Following the presentation of the results of these analyses to the City, the planning committee and council selected the Fused Grid alternative, as adapted to the specific site constraints, as the official secondary plan for the annexed lands.

CMHC Project Officer : *Fanis Grammenos* ***CIDN*** : 28210200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Research highlight is available

RESIDENTIAL DEVELOPMENT

CASE STUDIES OF SUSTAINABLE GREENFIELD RESIDENTIAL DEVELOPMENTS

The current approach to residential development that consumes open space on the urban fringe for single-detached dwellings on large lots is recognized as neither economically nor environmentally sustainable. This project is to document sustainable ("green") residential development case studies from across Canada so that developers, municipalities, housing professionals, and community groups can learn about success stories and replicate these "green" solutions, where applicable.

CMHC Project Officer : *Mark Holzman* ***CIDN*** : 29490200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SENIORS

ADAPTING BUNGALOWS FOR SENIORS' HOME CARE: A POST-OCCUPANCY EVALUATION

This research project consists of a post-occupancy evaluation of suburban bungalows that were redesigned for seniors receiving health care services at home. This study aims for the production of an illustrated report compiling typical life stories, combining the day-to-day experiences of the seniors, the comments of the caregivers and the characteristics of the homes.

CMHC Project Officer : *Luis Rodriguez* ***CIDN*** : 26470210
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DETERMINING THE IMPLICATIONS OF THE AGING OF THE CANADIAN POPULATION FOR HOUSING AND COMMUNITIES

The objective of this project is to examine the specific implications of the aging of the Canadian population for housing and communities. The research will be based on existing data and literature, new practical information from experts and key informants in communities, and case studies of communities that have already reached the proportions of seniors that Canada is expected to have over the next 30 years. The emphasis will be on identifying the challenges and opportunities for planning, designing and managing communities (i.e. cities, small towns and suburbs) with increasing older populations. While the project will deal with a range of issues, the main focus will be on urban form and housing. Other related issues, such as transportation, will have a secondary focus.

CMHC Project Officer : *Luis Rodriguez* ***CIDN*** : 27420200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF CURRICULA AND SEMINAR MODULES FOR NEW AND EXPANDED CONSTITUENCIES

The objective of this project is to examine the information needs of new audiences for the Seniors Seminars, e.g.: municipalities, at staff and political levels; Aboriginal communities; provincial and territorial governments whose growing population of seniors merit attention to design and living arrangements for this segment, and; seniors themselves. It will develop a plan to produce curricula and training materials for new seminars. The project will include a feasibility study on delivery to the new audiences and identify strategies on marketing the seminars and securing delivery venues in partnership with these groups. This work will be coordinated with work in the project "Re-evaluation and Enhancement of Existing Senior Seminar Modules".

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 30370200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

DEVELOPMENT OF TRAINING MODULES AND CURRICULUM ON HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES FOR THE ARCHITECTURAL PROFESSION AND EDUCATION INSTITUTIONS WITH CONSTRUCTION-RELATED PROGRAMS

The objective of this project is to identify the most effective techniques for the development and delivery of seminars on seniors' housing for architects, architectural technologists, and other building and design professionals.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 26780200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

HOUSING OPTIONS STUDY FOR OLDER ADULTS IN THE REGION OF PEEL

The purpose of the research project is to gather data on housing preferences and needs of older adults in the Region of Peel aged 55 years and older. There are three main goals of the research project:

1) To develop, distribute and analyze responses to a survey that captures the key areas of information required;
2) To facilitate focus groups to obtain required housing needs and preference information;
3) To develop an appropriate approach to obtain required housing needs and preference information from older adults who are identified as being isolated.

CMHC Project Officer : *Brett C Barnes* ***CIDN*** : 30390200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

LEGAL FRAMEWORK FOR SUPPORTIVE HOUSING FOR SENIORS: OPTIONS FOR CANADIAN POLICY MAKERS: FINAL REPORT

This report considers a range of approaches to the regulation of supportive housing for seniors. These approaches take into account the special hybrid quality of supportive housing as housing with services and the particular needs of seniors, especially at the high "assisted living" end of the supportive housing range. The methodology for the research included a review of literature and legislation in Canada, the United Kingdom, United States, and Australia; consultation with seniors and with professional stakeholders; an evaluation of potential approaches to regulation and possible options to supplement or support regulation (including a National Working Group on Supportive Housing to create best practices guidelines, a Supportive Housing Centre of Excellence, elder ombudsmen, and an information database and seniors' hotline). The Report is intended to serve as an information resource for Canadian policy makers and others concerned with supportive housing for seniors.

Prepared by: Canadian Centre for Elder Law Studies. Principal Investigator: Margaret Isabel Hall. CMHC Project Manager: Luis Rodriguez. Ottawa: Canada Mortgage and Housing Corporation, 2005 (External Research Program Research Report) 155 pages (2296 KB)

Note: No. 05-020 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC%20Legal%20Framework(w).pdf

LIFE LEASE SUPPORTIVE HOUSING: COMBINING THE BEST ASPECTS OF HOUSING AND COMPLEX CARE

The Laurier House model of care is an innovative approach that delivers, in a condominium-like setting, the level and type of healthcare and social services that are traditionally available only in long-term care institutions. The model offers a life lease arrangement, which provides:

- Seniors the advantage of "home ownership" and enables them to occupy a more spacious suite than long-term care institutions provide;
- The developing agency, through the sale of life leases, the ability to quickly recapture its investment in the building;
- The Alberta government a new publicly-owned facility equivalent to a long-term care institution, which was built without any government investment;
- A new way of meeting the needs of frail elderly persons who do not want to move into an institutional setting.

This study examined the attitudes toward life lease housing of Laurier House clients, their families, and the professionals whom seniors consult when they require long-term care. The results provided insights into the concerns and values that both seniors and their families hold regarding life-lease agreements and condominium-style living. The model appealed equally well to both the client group who were married and did not wish to be separated from a spouse, and the client group seeking more space and privacy.

Principal investigator: Dr. Doris L. Milke, Research Coordinator, The CAPITAL CARE Group. Team members: Dr. Charles H.M. Beck, Connie F. Wark, and Corinne Schalm. CMHC Project Officer: Luis Rodriguez. Ottawa: Canada Mortgage and Housing Corporation, 2005 (External Research Program Research Report) 2 volumes
Volume 1 (85 pages) Volume 2 (188 pages)

Note: No. 05-033 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report

AVAILABILITY : Canadian Housing Information Centre and for Volume 1 (4060 KB): Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Doris%20Milke%20-%20Final(WEB).pdf

Volume 2 (7039 KB)
Ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/(web2).pdf

PILOT IMPLEMENTATION AND DELIVERY OF REVISED SENIORS SEMINARS TO NEW AND EXPANDED AUDIENCES

This project flows from the key main objectives originally established for the Seniors Seminars project, i.e. :
a) To increase awareness of CMHC as the Federal government's housing agency and as a major source in Canada of research and knowledge on seniors' housing issues;
b) To increase awareness in the community of the range and type of seniors' housing options that can be made available;
c) To heighten knowledge and take up of CMHC Assisted Housing Programs targeted to seniors and persons with disability (RRAP-D, HASI, Canadian Centre for Public-Private Partnerships in Housing).

The methodologies for meeting project objectives will be:
a- arranging pilot seminar venues and partnership agreements with host organizations;
b- promoting the pilot seminars, marketing to key client groups;
c- locating and engaging seminar presenters and animators, who will be both external contractors and CMHC personnel.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 30380200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

PROJECTING THE HOUSING NEEDS OF AGING ATLANTIC CANADIANS

This research will examine the current housing and support service needs of Atlantic seniors at both the provincial and regional levels and, based on these, will generate new and valuable insights. The research team is being led by Mount Saint Vincent University with the collective efforts of a research alliance of 37 members encompassing all four Atlantic Provinces, and representing universities, seniors organizations, housing developers, service providers, and government departments. Funding has been provided by the Social Sciences and Humanities Research Council through the Community-University Research Alliance Program. Funding contributions have also been made by Canada Mortgage and Housing Corporation, the Nova Scotia Department of Community Services, Mount Saint Vincent University, Dalhousie University, University of New Brunswick and the University of Prince Edward Island.

CMHC Project Officer : *Luis Rodriguez* ***CIDN*** : 29520200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RE-EVALUATION AND ENHANCEMENT OF EXISTING SENIOR SEMINAR MODULES

This project is intended to :
a- follow-up and action the evaluative comments and suggestions for enhancement to modules provided by seminar participants, by the team of presenters during the post-pilot phase debriefings and the retrospective observations made by the project consultant who provided feedback through the workshop evaluations done at most sessions;
b- integrate CMHC research results into the modules to make them more useful to expanded client groups, especially those with more technical educational needs;
c- undertake objectives (a) and (b) in light of the findings, conclusions and recommendations expected to result from the project on consulting new and expanded constituencies.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 30360200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RENOVATION AND REPAIR ADVISORY SERVICES FOR HOMEOWNERS/SENIORS

The final report resulting from this research will discuss renovation/repair advisory services for homeowners/seniors. Drawing from consultations with housing industry members from across Canada, and information gathered from other countries, particularly the U.S and the UK, the report will identify benefits and drawbacks of developing a renovation/repair advisory service that could be modelled across Canada.

CMHC Project Officer : *Luis Rodriguez* ***CIDN*** : 26470203
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SEMINARS ON SENIORS' HOUSING FOR THE RESIDENTIAL CONSTRUCTION AND HEALTH CARE SECTORS

This project's objective is to develop and undertake delivery of seminars on seniors housing for professionals in the Canadian residential and home care sectors. The project was developed to disseminate the results of CMHC's research, programs and other relevant information concerning seniors housing.

This project entails eight separate modules on different aspects of seniors housing. By year-end 2004 some 45 seminars/presentations were delivered at over 30 events. Evaluation results indicate a very high degree of satisfaction with the seminars and participants indicated they have used or plan to use the information gained at these events. The seminars project is ongoing, with a focus on the health and home care industry, architects and home builders. New audiences will also be sought, e.g. seniors organizations.

CMHC Project Officer : *Jim Zamprelli* ***CIDN*** : 23820200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Seminar/training is available

SENIORS' HOUSING FOR SENIORS - A FEASIBILITY STUDY

The objective is to undertake a pilot study in the City of Ottawa to determine the interest of seniors (55+) who are owner occupiers in subdividing their housing units into multiple units and the feasibility (financially and architecturally) of doing so. The project is in line with the City's official plan to match housing developments with demographic requirements as well as to intensify and diversify residential development (Ottawa, 2003). The study also addresses the goal of Aging in Place (i.e., enabling seniors to remain independent in their homes for as long as possible). There are three basic research questions:

1) are senior owner occupiers interested in converting their single family homes into multiple units for their own use and the use of others including seniors?

2) among owner occupiers who are interested in conversion, what are the financial and architectural implications of conversion? and

3) what regulatory and zoning changes are required to accommodate the conversion of senior single family units into multiple units?

CMHC Project Officer : *Luis Rodriguez* ***CIDN*** : 28370204

Division : External Research Program ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

SOCIAL HOUSING IN THE CONTEXT OF RURAL DEPOPULATION: FINAL REPORT

This study examined the issue of chronic vacancies in social housing properties in rural areas of Canada where there has been significant depopulation. The four specific objectives were:

- to describe the context of social, economic, and demographic change in rural Canada;
- to summarize what is known about the extent or size of the social housing chronic vacancy problem in rural Canada, including an assessment of the financial impact of these vacancies;
- to describe the underlying causes of and issues associated with chronic vacancies in this stock; and
- to examine strategies that have been employed or considered to address the problem.

This issue is important for several reasons. First, there has been significant capital investment in the construction and maintenance of social housing in rural Canada. Chronic vacancies reduce the revenue stream and impact on the ability to cover costs and properly manage and maintain the properties. Second, there are chronic vacancies in some rural areas while there are waiting lists for social housing in most urban centres of the country. This is a signal that social housing built in some communities may no longer be needed in those locations. Third, private non-profit housing operating agreements will be coming to an end in the coming years and the long term financial viability of some of these projects with chronic vacancies may be in question. Fourth, social housing is an important contributor to the local tax base in many small towns and rural areas. Social housing provides options that might not be available through the private sector and is a visible presence of government investment in the community. When these properties are vacant, there can be a
spillover effect into the broader community.

The report begins with a summary of the methodology employed to investigate this issue. This is followed by a very brief discussion of the key social, economic, and demographic changes in rural Canada which are directly related to changes in demand for social housing. Estimates of the size of the social housing chronic vacancy problem in rural Canada follow. This includes a discussion of differences uncovered based on client type, structural type, and program type. The next section provides a brief summary of the limited information uncovered about financial impacts of the chronic vacancy problem. The causes of and issues associated with chronic vacancies in this stock

are then discussed. This section is organized around three major themes or categories: those which are macro causes and issues, largely beyond the control of individual properties and owners; those which are community or regional in nature (which are also largely beyond the control of individual properties and owners); and those which are property and project specific. Property owners have some ability to deal with these latter causes and issues. The final substantive section explores the range of solutions and strategies that have been employed or considered to address the problem. Explicit linkages are made to link these to the nature and type of causes identified in the previous section. The report finishes by offering some conclusions about the chronic vacancy issue and the potential strategies which might be employed. The appendices contain contact information of those interviewed and the interview guides that were used.

Prepared by David Bruce, Director, Rural and Small Town Programme, Mount Allison University with Tom Carter, University of Winnipeg, and Ed Starr, Social Housing Strategists, Inc. CMHC Project Officer: Anna Lenk. Ottawa: Canada Mortgage and Housing Corporation, 2005. 104 pages (1754 KB)

Note: No. 05-019 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Social%20housing%20in%20the%20contextDC20094890(W).pdf

SUSTAINING THE NON-PROFIT HOUSING SECTOR IN BRITISH COLUMBIA

Affordable, secure and safe housing contributes to the well being of Canadian households and promotes the growth of stable communities. The non-profit housing sector in British Columbia is making a key contribution in that regard by managing a variety of significant housing portfolios across the province. The sector currently faces a range of operational issues including uncertainty about its future sustainability. In light of those conditions, the sector is aware that it must develop long-term management strategies that maximize the utility of its available resources, now and for the future, and thereby help to ensure that it is able to continue to operate over the long term.

This study describes the size and complexity of the sector and uses that overview as part of the context within which to consider:

- the current management performance of the sector;
- the problems/successes it is experiencing;
- its attitudes towards those problems/successes; and
- the options for improvement available to it.

Areas of particular interest include:

- consolidation and rationalization of common services or functions using shared service delivery models;
- increased cooperation among societies ranging from information exchange to joint business ventures to collaborative initiatives; and
- expansion of the scope and effectiveness of volunteerism.

Prepared by Marason Management Limited in partnership with the BC Non-Profit Housing Association. CMHC Project Officer: Stephen G. Hall. Ottawa: Canada Mortgage and Housing Corporation, 2004. 64 pages (480 KB)

Note: No. 05-032 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC-Non-Profit(w).pdf

CITY OF YORKTON DOWNTOWN REDEVELOPMENT PLANNING CHARRETTE

The Downtown Redevelopment Charrette was hosted by the City of Yorkton from October 28th – 30th of 2004, to generate buildable and sustainable plans for a 12.1 hectare (30 acre) brownfield site located in the heart of the City. The aim was to discover what types of development would revitalize the Downtown Core and be supported by the community?

The multi-day, multi-disciplinary working session explored various design options related to sustainable development, urban design, land use scenarios, site planning principles and architectural details. Free from most planning constraints, teams designed the Study Area how they saw fit. Dense mixed-use developments, sustainable housing options, area amenities and community-sensitive elements were incorporated into the Study Area. With the aid of various professionals, participants created development solutions that addressed the future of Downtown Yorkton.

Sustainability was a focal point on the agenda. The Charrette helped foster community ownership and commitment towards sustainable strategies that integrated economic, social and environmental development objectives. By linking the short term goals of viable transportation planning with the long term goals of responsible development ideas, for example, energy-efficient housing, the City of Yorkton can plan for existing generations without impeding the growth of future generations.

Designs generated throughout the integrated design process will contribute to achievable plans for the future redevelopment of the Study Area, and ultimately the reinvestment for the City of Yorkton. The degree of commonality in plan designs reflected the community consensus for land use planning in Yorkton and the benefits of having a well thought-out, well-supported community vision.

Prepared by City of Yorkton. CMHC Project Officer: Cynthia Rattle. Ottawa: Canada Mortgage and Housing Corporation, 2005. 31 pages (4733 KB)

Note: No. 05-016 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/web_report.pdf

COMMUNITY PLANNING AND DESIGN CHARRETTES

This project will contribute to design charrettes in several possible ways including participation in charrettes, financial support towards costs to retain a consultant or to cover logistical expenses. A community planning and design charrette was held for the West Hills residential subdivision in the City of Fredericton, New Brunswick in July, 2004. The purpose of the charrette was to develop sustainable visions for the subdivision. CMHC provided financial support, engaged a consultant to plan, deliver and document the charrette, and participated in the charrette. Documentation of the results of the charrette is underway.

CMHC Project Officer : *Cynthia Rattle* ***CIDN*** : 31740200

Division : Policy and Research Division ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available

COSTING MECHANISM TO FACILITATE SUSTAINABLE COMMUNITY PLANNING. PHASE 1 - BACKGROUND RESEARCH AND COSTING FRAMEWORK

There has been much debate in recent years about the costs of development, both in terms of the true costs of different development forms as well how the costs of development are shared between the various public and private sectors. There is mounting evidence that more compact, mixed use development is a more cost-efficient and environmentally sustainable form of development than low density suburban development. However, there are very few readily available tools to demonstrate the degree to which this is true, or to effectively compare different types of development.

As documented in this report, there is also a lack of data to develop a full picture of neighbourhood development costs and revenues, specifically costs related to green infrastructure items, which are now gaining prominence in the development industry.

The ultimate intent of this project is to develop a tool that is available to anyone wanting to explore the costs of sustainable community development. This project is being undertaken in two Phases. The purpose of Phase 1, which is the subject of this report, was to conduct background research on the key costs for development, in particular those that can be influenced by sustainable community planning. The Phase 1 component of this project also conducted a review of available tools for sustainable community planning, and based on this research, it outlined a framework for the development of a costing tool.

Phase 2 of the project will involve the development of the costing tool itself. Phase 2 will also involve extensive testing and validation of the costing tool and underlying costing assumptions.

The purpose of this Phase 1 report is to provide interim findings on the project, specifically the results of the background research and recommendations for development of a costing tool.

Prepared by Dillon Consulting Limited, IBI Group, Allen Kani Associates, and Metropole Consultants. CMHC Project Officer: Doug Pollard. Ottawa: Canada Mortgage and Housing Corporation, 2005. 78 pages (2692 KB)

Note: No. 05-023 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : New Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/Costing%20Mechanism(w).pdf

IMPACT OF HOUSING CHOICES: CONSUMER INFORMATION ON SUSTAINABLE COMMUNITY PLANNING

The purpose of this project is to analyze demographic, housing, transportation and energy data and to develop a consumer-oriented information product comparing the impact of various housing choice scenarios, each with different community planning patterns. Users of this web based product will be able to select among five Canadian cities. In each city, five typical neighbourhood development patterns and locations within the urban context will be described, highlighting issues such as private vehicle use, access to daily destinations and availability of private space. The research has been completed and a web-based information product is currently in production.

CMHC Project Officer : *Susan Fisher*

CIDN : 22800200

Division : Policy and Research Division

STATUS : Ongoing

AVAILABILITY : Product is not yet available

MARKET TRANSFORMATION OF GREEN COMMUNITY DESIGN AND RESIDENTIAL HOUSING IN THE CITY OF VAUGHAN

This research will develop a local action plan for increasing the adoption of best practices in green community design and green residential housing construction in the City of Vaughan, Ontario. The project will create a framework of best practices in green community design and green residential housing construction and benchmark the current state of best practices in the City. Barriers to and levers for promoting more extensive market penetration of best practices will be defined and a plan will be created for accelerating and monitoring the use of best practices within the City.

The project is being carried out as part of the Toronto and Region Conservation Authority's Living City Centre program.

CMHC Project Officer : *Cynthia Rattle* ***CIDN*** : 28370220
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

RETROFIT OPPORTUNITIES FOR GREYFIELD REDEVELOPMENT IN SMALL AND MEDIUM SIZE ONTARIO CITIES

The research project explored the issue of the redevelopment of greyfields - failed or failing retail sites and their associated parking lots. These sites have now come full circle as their owners look for alternate uses such as housing. The project included a literature review and case studies which provide tangible examples of how this approach to planning and development can feasibly be put into practice. The ten case studies, 3 municipal initiatives and 7 built projects, are completed and have been posted to the CMHC website at
http://www.cmhc-schl.gc.ca/en/imquaf/hehosu/sucopl/sucopl_011.cfm

CMHC Project Officer : *Mark Holzman* ***CIDN*** : 30620200
Division : Policy and Research Division ***STATUS*** : Ongoing
AVAILABILITY : Product is available on the web

SITE CONTROL FOR SUSTAINABLE COMMUNITY DEVELOPMENT

This External Research Program project will:

- review relevant literature pertaining to market mechanisms for sustainable community development, with particular attention to site control and land assembly and provide case study examples of where they have been used;
- develop two detailed case studies of examples in BC where market mechanisms have been attempted (e.g., Community Development Corporations, Community Land Trusts) successfully, as well as cases where no mechanisms were in place;
- articulate the elements of existing market mechanisms that could be used for site control for sustainable community development in the Canadian context;
- identify barriers and obstacles within the Canadian policy context for these mechanisms; and
- identify and recommend strategies and processes for overcoming these obstacles.

CMHC Project Officer : *Fanis Grammenos* ***CIDN*** : 28370213
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SMART GROWTH IN CANADA: IMPLEMENTATION OF A PLANNING CONCEPT

This project did a critical assessment of the smart growth movement by attempting to find answers to the following questions: Which cities in Canada have made genuine efforts to adopt the new approach and alter their development patterns in a fundamental way? What successes have these cities experienced and where have they failed? What are the reasons behind both successes and failures? And what are the lessons we can draw for the viability of the new approach in the Canadian context? To address these questions, six Canadian municipalities of varying sizes were selected from six provinces, that have a reputation of being leaders in smart growth. The project looked at what they have proclaimed as their goals and policies, and evaluated, through an in-depth case study approach (reviewing planning documents, collecting statistics, interviewing relevant officials), what they have actually done to implement the stated goals and what they have achieved "on the ground". In general, this study has shown that there is a large gap between the stated growth management policies found in the planning documents of the six study regions and accomplishments on the ground. While major progress has been made in terms of language and policy goals, performance is lagging behind considerably.

CMHC Project Officer : *Fanis Grammenos* ***CIDN*** : 26470208
Division : External Research Program ***STATUS*** : Ongoing
AVAILABILITY : Product is not yet available

SUSTAINABILITY, PLANNING PRACTICE, HOUSING FORM AND ENVIRONMENTAL PROTECTION IN THE TORONTO REGION'S OAK RIDGES MORAINE: PROJECT REPORT

Over the last decade the Toronto region has seen some of the most significant urban growth in North America. In particular, housing development has emerged as an enduring symbol of the urbanization of the region's landscape. But growth has not occurred without controversy. In the Oak Ridges Moraine area, along Toronto's northern edge, housing developments became catalysts for activism, changes in local government, and a rethinking of urban and housing form.

The Oak Ridges Moraine (ORM) is an environmentally important area stretching east/west about 160 km. The Moraine extends through some of the most urbanized portions of the Great Lakes region. The ORM area has experienced extensive growth pressure. Recent applications for large housing developments were subject to opposition from local governments, conservation groups and the public at large. Growth along the Moraine has emerged as a significant regional and provincial political issue – it has also subjected Ontario's planning system to new levels of scrutiny and critique. While the Province of Ontario's recently implemented Oak Ridges Moraine Conservation Plan may
slow the pace of sprawl in the Moraine area, several large developments will continue, and the Plan does not address planning and growth challenges in adjacent areas.

This research provides an analysis of the Moraine's housing legacy, and examines the planning options available to support both sustainable community growth and housing development. Two broad central questions are considered. How have the prevalent housing trends in the ORM area contributed to recent planning challenges and conflicts? And within a growth context, how can sustainability objectives and healthy housing form be achieved in the ORM region, and potentially other urban settings?

The research is based on document analyses, interviews with participants in the planning and policy processes, and a geospatial analysis of change in three Moraine communities. This study emphasizes the importance of linking growth management, housing, and planning practice. The research results provide knowledge about trends and options for advancing environmentally healthy and sustainable housing.

SUSTAINABLE DEVELOPMENT & HEALTHY HOUSING

Prepared by Kevin Hanna and Steven Webber. CMHC Project Manager: Mark Holzman. Ottawa: Canada Mortgage and Housing Corporation, 2005. (External Research Program Research Report) 137 pages (6273 KB)

Note: No. 05-022 in the Research Highlights Socio-economic Series summarizes the results of this research and is available on the CMHC web site.

STATUS : Completed Report and Research Highlight

AVAILABILITY : Canadian Housing Information Centre and ftp://ftp.cmhc-schl.gc.ca/chic-ccdh/Research_Reports-Rapports_de_recherche/eng_unilingual/CHIC%20Sustainability(p).pdf

WOMEN AND HOUSING

HOUSING DISCRIMINATION AGAINST VICTIMS OF DOMESTIC VIOLENCE

This study will examine whether or not landlords are more likely to discriminate against battered women than against other women who call to inquire about the vacancy of an apartment, and whether or not they are likely to admit discrimination to a researcher.

CMHC Project Officer : *Marcelle M Gareau* ***CIDN*** : 28370216

Division : External Research Program ***STATUS*** : Ongoing

AVAILABILITY : Product is not yet available ***NEW***

CMHC RESEARCH REPORT LISTINGS

To provide quick and comprehensive access to CMHC research published on a given topic, the Canadian Housing Information Centre compiles comprehensive listings of housing research produced over a number of years on certain topics. Topics chosen are those for which there is ongoing client interest and/or for which CMHC has published considerable research. To obtain an electronic, faxed or mailed copy of any of the lists below, contact the Canadian Housing Information Centre at: 1-800-668-2642 or e-mail us at: chic@cmhc.gc.ca

Listings available at this time include:

♦ Aboriginal Housing	♦ Acoustics
♦ Affordable Housing	♦ Airtightness
♦ Basements, Foundations and Crawl Spaces	♦ Concrete
♦ Condominiums	♦ Cooperative Housing
♦ Environmental Site Assement and Contaminated Lands	♦ Healthy Housing
♦ Heating and Ventilation	♦ Homelessness
♦ Housing and Women	♦ Housing Export Opportunities
♦ Housing for Older Canadians	♦ Housing for Persons with Disabilities
♦ Indoor Air Pollution	♦ Infrastructure
♦ Lead	♦ Log Home Construction
♦ Manufactured Housing	♦ Moisture Problems
♦ Mortgages and Housing Finance	♦ Newcomers, Immigration & Settlement
♦ Northern Housing	♦ Rental Housing
♦ Residential Construction Waste	♦ Residential Renovation
♦ Self Help Housing	♦ Social Housing
♦ Straw Bale Housing	♦ Sustainable Development
♦ Water Conservation, Reuse and Management	

ABOUT YOUR HOUSE SERIES

Fact sheets on common housing questions, issues and problems.

These documents are available in HTML and Adobe Acrobat format (pdf) on the CMHC web site at: http://www.cmhc-schl.gc.ca/en/burema/gesein/abhose/abhose_060.cfm

Print copies can be obained by calling 1-800-668-2642

Order no.	Series no.	Title
62027	CE 1	**Measuring Humidity in Your Home** Is there condensation on the windows? Are there wet stains on the walls or ceilings? Is there static or sparks whenever you touch something? Diagnose humidity problems in your home. Aussi disponible en français sous le titre : Mesurer l'humidité dans votre maison
62028	CE 2	**Combustion Gases in Your Home** Do you have a gas or oil fired furnace, boiler or water heater? What about a woodstove or fireplace? Take the necessary steps to keep combustion gases out of your home. Aussi disponible en français sous le titre : Les gaz de combustion dans votre maison
62029	CE 3	**Asbestos** What is asbestos? Why is it so useful? What problems can asbestos cause and what options does the homeowner have in dealing with them? Aussi disponible en français sous le titre : Amiante
62030	CE 4	**Hydronic Radiant Floor Heating** Heating option for homes. Tubes are placed in concrete floor with water running through. Popular in bathrooms and kitchen, and can be done for entire house - new or existing. Aussi disponible en français sous le titre : Système de chauffage à eau chaude par rayonnement à partir du sol
62031	CE 5A	**Understanding Window Terminology** This factsheet offers helpful guidance on buying the right type of window for your home. Terminology commonly used in the window industry is also presented. Aussi disponible en français sous le titre : Comprendre la terminologie des fenêtres
62032	CE 6	**Urea-Formaldehyde Foam Insulation (UFFI)** What is UFFI? Why was it banned? Should you be concerned about UFFI? How do you know if your home has UFFI? Aussi disponible en français sous le titre : Mousse isolante d'urée-formaldéhyde (MIUF)

Order no.	Series no.	Title
60515	CE 7	**After the Flood** Protect your health and prevent further damage to your home by following this step-by-step guide to restoring your home after a flood. Aussi disponible en français sous le titre : Après une inondation
60516	CE 8	**Fighting Mold: The Homeowner's Guide** Mold can cause allergies or respiratory disease. Learn how to identify and eliminate mold from your home. Aussi disponible en français sous le titre : Combattre la moisissure -- Guide pour les propriétaires-occupants
62043	CE 9	**Maintaining Your HRV** For a clean and healthy living environment, review the seven steps to maintaining the Heat Recovery Ventilator (HRV). Aussi disponible en français sous le titre : L'entretien du VRC
60339	CE 10	**Wood Heat Safety in an Emergency** Whether you often use a wood stove or a fireplace, or are coping with an emergency loss of electricity, learn how to safely use wood to heat your home. Aussi disponible en français sous le titre : Le chauffage au bois en toute sécurité lors d'une situation d'urgence
60356	CE 11	**When You Reoccupy Your House After a Prolonged Winter Power Outage** A series of practical tips to protect your home in case you are required to evacuate for more than 24 hours because of power failure. Aussi disponible en français sous le titre : À votre retour à la maison après une longue interruption de courant en hiver
60360	CE 12	**Tips for Post-storm Tree Care** Practical pruning advice to restore the health and shape of trees damaged by ice or wind storms. Aussi disponible en français sous le titre : Le soin des arbres après la tempête
62034	CE 13	**Attic Venting, Attic Moisture, and Ice Dams** How do you deal with a leak in the ceiling? How should an attic be properly vented? How do you eliminate ice dams? This fact sheet will answer these and other attic related questions. Aussi disponible en français sous le titre : Ventilation du vide sous toit, humidité dans le vide sous toit et formation de barrières de glace

Order no.	Series no.	Title
62035	CE 14	**Carpet Streaking** Does your carpet have permanent dark stains near baseboards, air registers or under doorways? Find out what causes carpet streaking and what you can do about it. Aussi disponible en français sous le titre : Taches en traînée sur les moquettes
62036	CE 15	**Removing Ice on Roofs** Whether you have a sloped or flat roof, learn techniques that will help you deal with extensive roof icing or ice dam problems. Aussi disponible en français sous le titre : L'enlèvement de la glace sur les toitures
62037	CE 17	**The Importance of Bathroom and Kitchen Fans** Choosing the proper kitchen and bathroom fans is important for improving indoor air quality and maintaining ideal humidity levels. Aussi disponible en français sous le titre : Importance des ventilateurs de cuisine et de salle de bains
62038	CE 18	**How to Read a Material Safety Data Sheet (MSDS)** Reading and understanding the Material Safety Data Sheet (MSDS) provides product information about product hazards and the necessary safety precautions to follow when using it. Aussi disponible en français sous le titre : Comment déchiffrer une fiche technique sur la sécurité des substances (FTSS)
62039	CE 19	**Insulating Your House** Choose the right insulation to reduce the amount of energy you use and to make your home more comfortable. Aussi disponible en français sous le titre : L'isolation de votre maison
62040	CE 21	**Log Homes: Frequently Asked Questions** A list of questions and answers concerning the unique design and building considerations for log homes. Aussi disponible en français sous le titre : Foire aux questions - maisons en rondins
62041	CE 22	**Your Furnace Filter** To reduce exposure to airborne particles, choose the furnace filter that best suits your needs. Aussi disponible en français sous le titre : Le filtre de votre générateur d'air chaud

Order no.	Series no.	Title
62042	CE 23	**Water-Saving Tips for Your Lawn and Garden** Often water is applied inefficiently, resulting in significant waste due to over watering, evaporation or run-off. Here are some general watering tips to avoid such waste. Aussi disponible en français sous le titre : Comment entretenir vos pelouses et jardins en économisant l'eau
60417	CE 24	**Backup Power for Your Home** The top ten tips in choosing the appropriate backup system to provide electricity to your home in the event of a prolonged power failure. Aussi disponible en français sous le titre : Alimentation de secours pour votre maison
62046	CE 25	**Carbon Monoxyde** A list of questions and answers dealing with keeping Carbon Monoxide out of your home and to help you choose the right CO detector. Aussi disponible en français sous le titre : Le monoxyde de carbone
62277	CE 26a	**Hiring a Contractor** How do you find the "right" contractor for you? What should go in a contract? What are liens, holdbacks and completion certificates? Make sure you get what you want and pay for when hiring a contractor. Aussi disponible en français sous le titre : Le Choix d'un entrepreneur
62351	CE 26b	**Sample Renovation Contract** A detailed written contract between you and the contractor you hire is essential to any renovation or home repair project, no matter its size. Aussi disponible en français sous le titre : Modèle de contrat de rénovation
62045	CE 27	**Choosing a Dehumidifier** Air that is too damp can cause condensation on windows, water damage to materials, mold and even wood rot. Choose the right dehumidifier to regulate the humidity in your home. Aussi disponible en français sous le titre : Le Choix d'un déshumidificateur
	CE 28	**The Renovation Project (12 parts)**
		This series will assist you in making informed decisions before you renovate. Each easy-to-read fact sheet helps you ask the key questions, reviews the available options and discusses the consequences if certain aspects of the renovation are overlooked. Advance planning is the key to successful renovations. These fact sheets help you plan, assess, and avoid surprises. Achieve the results you want by doing your renovation right the first time.

Order no.	Series no.	Title
62246	CE 28a	**Assessing the Renovation Project** Before renovating, it's important to assess your home's current condition to determine if there are significant problems that you must deal with before or during the renovation project. Aussi disponible en français sous le titre : Évaluation du projet de rénovation
62248	CE 28b	**Renovating your Basement - Structural Issues and Soil Conditions** Renovating a basement can add value and extra living space to a home. Fixing foundation problems before renovating is essential to preserve the durability and structure of the house. Aussi disponible en français sous le titre : Rénovation du sous-sol - Aspects structuraux et conditions du sol
62250	CE 28c	**Renovating Your Basement - Moisture Problems** Is there condensation on the basement windows? Are there white chalky stains on the foundation? Do the carpets smell musty? Creating a clean, dry and healthy living space is a critical first step. Aussi disponible en français sous le titre **:** Rénovation du sous-sol - Problèmes d'humidité
62252	CE 28d	**Renovating Your Kitchen** The kitchen is often the most used room in the house and kitchen renovations typically have the highest financial payback. Conduct a pre-renovation inspection and prioritize the most desirable features for your new kitchen. Aussi disponible en français sous le titre **:** Rénovation de la cuisine
62254	CE 28e	**Renovating Your Bathroom** Bathroom renovations offer the second highest financial payback rate and are one of the most common home improvement projects. Use this fact sheet to check for problems before you renovate. Aussi disponible en français sous le titre **:** Rénovation de la salle de bains
62256	CE 28f	**Window and Door Renovations** Do you want more natural light in your living area? Are you concerned about security? Before repairing or replacing windows and doors, consider all of the factors outlined in this fact sheet. Aussi disponible en français sous le titre : Nouvelles portes et fenêtres

Order no.	Series no.	Title
62258	CE 28g	**Repairing or Replacing Roof Finishes** Regular maintenance and periodic roof inspections will identify problems before they cause costly damage to your home. Learn about the key factors that will determine whether you should repair or replace your roof. Aussi disponible en français sous le titre **:** Réparation ou remplacement de la couverture
62260	CE 28h	**Repairing or Replacing Exterior Wall Materials** Exterior finish materials must prevent rain and snow from penetrating the building and causing moisture damage. Repairing or replacing exterior wall finishes will protect and preserve the durability and structure of the home. Aussi disponible en français sous le titre : Réparation ou remplacement du revêtement des murs extérieurs
62262	CE 28i	**Energy Efficient Upgrade - Mechanical Systems** Upgrading the heating, cooling and ventilation (HVAC) equipment is the best way to create a healthy, comfortable and less expensive home to operate. Before altering these, it is important to understand how the overall performance of the house will be affected. Aussi disponible en français sous le titre **:** Améliorations éconergétiques - installations mécaniques
62264	CE 28j	**Energy Efficient Upgrade - The Building Envelope** The envelope, or outer layer, of your house separates living space from the outdoor elements. Improving it can result in a better insulated, more airtight home that is easier to heat. Aussi disponible en français sous le titre : Améliorer l'efficacité énergétique - L'enveloppe du bâtiment
62266	CE 28k	**Assessing the Comfort and Safety of Mechanical Systems** The heating, ventilating and air conditioning (HVAC) systems are a vital part of your home. Ensure that your mechanical systems are operating safely and efficiently. Aussi disponible en français sous le titre : Évaluation de vos installations mécaniques - confort et sécurité
62268	CE 28L	**A New Addition** Before building an addition, clearly identify the features you need and inspect the current structure and mechanical systems to be sure they can support the new addition**.** Aussi disponible en français sous le titre : Une nouvelle annexe

ABOUT YOUR HOUSE SERIES

Order no.	Series no.	Title

62044	CE 29	**Should you get your Heating Ducts Cleaned?** Should you get your heating ducts cleaned? Will clean ducts result in improved air quality? When is duct cleaning most appropriate? This fact sheet separates fact from fiction. Aussi disponible en français sous le titre : Doit-on faire nettoyer les conduits de chauffage?
63322	CE 30	**Water Damage, Mold and House Insurance** You've had water damage in your house due to a burst pipe, a roof leak, or a heavy summer storm. You hope that your insurance will cover the damage. What to do? Aussi disponible en français sous le titre : Moisissure, dommages causés par l'eau et assurance habitation
62226	CE 31	**Understanding and Dealing with Interactions Between Trees, Sensitive Clay Soils and Foundations** Is the size, type or siting of a tree affecting your foundation? Understanding the interactions between trees, soils and the foundation can help you avoid foundation shifting, cracks and other damage. Aussi disponible en français sous le titre : Comprendre l'interaction des arbres, du sol d'argile sensible et des fondations et agir en conséquence
62288	CE 33	**CMHC Garbage Bag Airflow Test** This simple test uses an ordinary garbage bag to help you estimate airflow from your furnace registers, bathroom exhaust fan or clothes dryer exhaust. Aussi disponible en français sous le titre : Essai de mesure du débit d'air à l'aide d'un sac à ordures
62795	CE 34	**Your Septic System** A primer on the components, operation and proper maintenance of an in-ground septic tank and system. Aussi disponible en français sous le titre : Votre installation d'assainissement
62839	CE 35	**Hiring a Home Inspector** One of the best ways to understand about a home's condition, habitability and safety is to hire a professional home inspector. Aussi disponible en français sous le titre : Le Choix d'un inspecteur en bâtiment
62341	CE 36	**The Condominium Owners' Guide to Mold** Special advice for identifying and removing mold in a condo, and solving the problems that cause it. Aussi disponible en français sous le titre : Guide sur la moisissure à l'intention des copropriétaires

ABOUT YOUR HOUSE SERIES

Order no.	Series no.	Title

63902	CE 37	**The Tenant's Guide to Mold** This guide provides tenants of apartment buildings or rental houses with information to understand why mold grows and what they can do if they find mold growing in their unit. Aussi disponible en français sous le titre : Guide sur la moisissure à l'intention des locataires
64066	CE 38	**How to Reduce Chemical Contaminants in Your Home** This guide focuses on reducing exposure to chemical contaminants in the home, and will help you identify and avoid household products and materials which are sources of chemical contaminants. Aussi disponible en français sous le titre : Réduire les contaminants chimiques dans votre maison
62935	CE 39	**Buying a Toilet** Advice and tips on what to look for when buying a toilet. Aussi disponible en français sous le titre : L'achat de toilettes
63319	CE 40	**Buying a House with a Well and Septic System** Information on what to inspect and test if a property has a well and/or septic system. Includes checklists for potential buyers. Aussi disponible en français sous le titre : L'achat d'une maison avec un puits et une installation septique
62953	CE 41A	**UV Water Treatment** Describes the ultra-violet light water treatment process, and the pros and cons of using such a system. Aussi disponible en français sous le titre : Traitement de l'eau aux rayons ultraviolets (UV)
62898	CE 41B	**Water Distillers** Everything you ever wanted to know about water distillers from how they work to how to install and maintain them. Aussi disponible en français sous le titre : La distillation de l'eau
62896	CE41C	**Water Filters** Consumer series of household water treatment options. Water filters are an inexpensive method of additional water treatment. Some filters can remove certain contaminants such as lead. Aussi disponible en français sous le titre : Filtres à eau
62946	CE 41D	**Water Softeners** Find out how a water softener works and obtain information on whether you should consider installing one. Aussi disponible en français sous le titre : Les adoucisseurs d'eau

ABOUT YOUR HOUSE SERIES

Order no.	Series no.	Title
62962	CE 41E	**Reverse Osmosis Water Treatment**

		Describes the reverse osmosis water treatment process, and provides the pros and cons of using such a system. Aussi disponible en français sous le titre : Filtration de l'eau par osmose inverse
62966	CE 42	**Canada's Construction System** The purpose of this document is to foster understanding of the elements of the system of construction and operation of buildings and houses in Canada. Aussi disponible en français sous le titre : Système de construction canadien
63890	CE 43	**Photovoltaics (Pvs)** Consumer information piece presenting information on solar electric (photovoltaic) systems for housing Aussi disponible en français sous le titre : Les systèmes photovoltaïques
63134	CE 44	**Painting: Walls, Ceilings and Floors** This fact sheet provides general information on: selecting paints, e.g. latex (water based) or alkyd (oil based); types of paint and paint finishes, e.g. low or high sheen, sealer, primer, melamine; estimating quantity of paint required; preparing for painting; and painting tips. Aussi disponible en français sous le titre : La peinture : murs, plafonds et planchers.
63144	CE 45	**Flooring Choices** A quick summary of the advantages, considerations, installation, maintenance, and costs to think about when choosing resilient, laminate, and wood flooring, as well as carpet and ceramic tile. Aussi disponible en français sous le titre : Les revêtements de sol
63349	CE 46	**Fighting Asthma in Your Home** Practical tips to help people with asthma improve the indoor air quality of their home. Aussi disponible en français sous le titre : Combattre l'asthme à la maison
63218	CE47	**Home Maintenance Schedule** This fact sheet provides a listing of the regular home maintenance tasks which should be done at various times throughout the year to protect the condition of your house. Aussi disponible en français sous le titre : Calendrier d'entretien de votre maison

ABOUT YOUR HOUSE SERIES

Order no.	Series no.	Title
63227	CE48	**Replacing Your Furnace**

		This fact sheet provides information for consumers who are replacing their existing furnace with a new one. It deals with fuel choice, furnace selection, and furnace sizing. Aussi disponible en français sous le titre : Le remplacement d'un générateur de chaleur
63235	CE 49	**Getting Your House Ready to Sell** Tips for homeowners who wish to get their house ready to sell. Aussi disponible en français sous le titre : Ce qu'il faut faire avant de mettre votre maison en vente
63436	CE50	**Avoiding Basement Flooding** Basement flooding leads to damage of the finishing material and possible growth of mold. This document reviews why basements flood and how to prevent floods from occurring. Aussi disponible en français sous le titre : Comment prévenir les inondations de sous-sol
63486	CE51	**Get to Know Your Soil** This fact sheet provides practical tips on how to analyse soil so that you can select the plants that are suited to the soil you have on your property. Once you have determined the soil conditions, it provides tips on how to amend it, if needed. Aussi disponible en français sous le titre : Apprenez à connaître votre sol
63488	CE52	**Low-Maintenance Lawns** Low-maintenance lawns help to reduce the time, costs, water, pesticides, fertilizer and energy used to maintain lawns. This fact sheet describes the benefits and provides practical tips on how to install and maintain low maintenance lawns, including species selection. Aussi disponible en français sous le titre : Les pelouses à faible entretien
63490	CE53	**Rain Gardens: Improve Stormwater Management in Your Yard** Rain gardens are landscaped areas designed to receive stormwater and allow it to infiltrate into the soil. This fact sheet describes the benefits and provides practical tips on how to install and maintain gardens. Aussi disponible en français sous le titre : Un jardin pluvial pour mieux gérer les eaux de ruissellement dans votre cour
63492	CE54	**Understanding Your New Home Sales Contract** This fact sheet provides information on some of the terms and provisions that you may find in a new home sales agreement to illustrate what a contract can cover and an explanation why. Aussi disponible en français sous le titre : Comprendre le contrat de vente de votre maison neuve

ABOUT YOUR HOUSE SERIES

Order no.	Series no.	Title
63495	CE55	**Selecting A New Home Builder**

		This fact sheet provides information on how to find and what to look for and consider when searching for the right builder to build your new home. Aussi disponible en français sous le titre : Le choix d'un constructeur d'habitations
63637	CE56	**Preventing Falls on Stairs** This fact sheet tells you about some of the ways you can reduce the risk of falling on or from residential stairs. Aussi disponible en français sous le titre : Comment prévenir les chutes dans les escaliers
63730	CE57	**Efficient, Convenient Wood Heating** This is a short guide to the proper use of woodburning appliances in homes: what appliances to choose, how to operate them efficiently, what wood to burn, how to cut and store it, etc. Aussi disponible en français sous le titre : Le chauffage au bois pratique et efficace
63683	CE58	**The ABC's of Windows** This document will help consumers understand and select window performance levels with respect to airtightness, rain penetration and wind resistance appropriate for their climatic (and geographical) location and exposure conditions. Aussi disponible en français sous le titre : L'ABC des fenêtres
63911	CE59	**Should You Test the Air in Your Home for Mold?** Testing the air in their home or apartment for mold is usually the first thing many people ask for when they suspect the presence of mold or have discovered mold growth. This fact sheet explains why air testing is not recommended, why an investigation by a trained professional is more useful and what to do if testing is deemed necessary. Aussi disponible en français sous le titre : Faut-il faire analyser l'air de la maison pour déceler la présence de moisissures?
63822	CE60	**What to Do After a Fire** Protect your health and prevent further damage to your home by following this detailed guide on the steps to restore your home after a fire. Aussi disponible en français sous le titre : Que faire après un incendie

ABOUT YOUR HOUSE SERIES

64092	CE61	**Renovating Your Basement for Livability**

		This About Your House describes how renovating a full-height basement can be a relatively easy and cost-effective way to add new living space to your house. Aussi disponible en français sous le titre : Rénovation du sous-sol - objectif d'habitabilité
64064	CE62	**Lead in Older Homes** This About Your House describes where lead is found in older homes and who is at risk to lead exposure. It also describes procedures for testing lead in soil, water, paint, and dust. Aussi disponible en français sous le titre : Le plomb dans les vieilles maisons

ABOUT YOUR APARTMENT SERIES

63419	AE1	**Solving Odour Transfer Problems in Your Apartment** One of the most common problems experienced by the occupants of apartment buildings is the transfer of objectionable odours from one apartment to another. Tobacco smoke and cooking odours top the list of complaints. This fact sheet explains how odours are transferred, and offers a number of potential solutions. Some are very easy to implement and others should be done with the agreement of the building management. Some are trial and error. Solving the problem can take perseverance. Aussi disponible en français sous le titre : Enrayez la transmission d'odeurs dans votre appartement
63904	AE2	**Reducing Noise in Your Apartment** This article provides basic information about the behaviour of sound and noise and suggests ways to improve the peace and tranquility in your apartment or condominium. Aussi disponible en français sous le titre : Atténuation du bruit dans votre appartement

ABOUT YOUR HOUSE **- NORTH SERIES**

VOTRE MAISON **- DOSSIER DU NORD**

The North About Your House series is a series specifically designed around day to day northern solutions as well as innovative northern models of building practices which work under cold climate conditions. In this series you will find examples of how to use structural panels in the high arctic, means to cleanse waste-water in the North as well as demonstrated ways of constructing a roof which can withstand northern conditions and how to choose a foundation system which will work in any of the northern communities.

Order no.	Series no.	Title
62303	North Series 1	Building with Structural Panels -- Repulse Bay
62304	Dossier du Nord	Maison à panneaux isolants de construction à Repulse Bay
62295	North Series 2	On-site Wastewater Reclamation Systems for the North
62297	Dossier du Nord 2	Installations de recyclage sur place des eaux usées dans le nord
62329	North Series 3	Snowshoe Inn, Fort Providence Co-generation Model
62330	Dossier du Nord 3	Modèle de cogénération du Snowshoe Inn, Fort Providence
62298	North Series 4	Residential Foundation Systems for Permafrost Regions
62299	Dossier du Nord 4	Fondations pour les bâtiments résidentiels construits sur le pergélisol
62154	North Series 5	Eagle Lake Healthy House
62155	Dossier du Nord 5	La maison saine d'Eagle Lake
62313	North Series 6	Arctic Hot Roof Design
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