

CANADIAN JOURNAL OF

GreenBuilding & Design

Premier issue



DOCKSIDE GREEN

Windmill West reclaims a chunk of West Victoria and finds platinum

- ▶ **THE GREEN HOUSE EFFECT**
LEED Canada for Homes, a new rating system for residential construction.
- ▶ **NET-ZERO ENERGY HOME COALITION TURNS FIVE**
- ▶ **THE CASE FOR STEEL**
Sustainability driving the steel industry



Vancity – a modular, award winning bank which incorporated green techniques.

ModSpace Canada

Proving that modular is green, too

The popularity of sustainable building techniques doesn't just stop with traditional brick-and-mortar structures. Factory-built, modular construction has also become a green option for those in the market for a new building.

"As you go into bigger buildings, or custom buildings, we're seeing more requests for modular buildings that are LEED® certified," says Marc Boily, Senior Vice President of ModSpace Canada. ModSpace is one of the larger modular building companies in North America, with 80 offices across the United States and Canada, including the Canadian head office in Brampton, Ontario.

"Last year, we probably got five requests for LEED-certified modular buildings, and this year we've got 20 requests. We're now starting to see large corporations asking for LEED-certified buildings."

Often, says Boily, the difference is in the seemingly small details.

"What we're seeing now, with our standard rental fleet, is that the insulation package is more superior than it used to be," he says. "For example, we're using white roofing material, whereas we used black in the past. The HVAC components are of a much higher quality, too."

ModSpace Canada has also made a commitment to use more energy-efficient lighting, the latest in innovative window glazing, higher R-value insulation as well as room occupancy sensors.

"These are little things, but they add up. We're trying to differentiate ourselves from our competitors."

As well, in the construction of modular buildings, less waste is produced. There is also less site disturbance with modular buildings and the material used on the units is durable and easily recyclable.

ModSpace Canada is walking the walk, as well, when it comes to their own headquarters. Their recent \$1-million plant expansion at their Brampton facility took many green concepts into account, including incorporating more energy efficiency into their plant, and putting a greater emphasis on reducing waste onsite. Boily estimates that they now recycle up to 50% of their wood waste, for instance, though he'd like to increase that amount.

"We're changing the philosophy of our building," he says.



Marc Boily outside of Modspace Canada's modular, energy-efficient head office in Brampton, Ontario.

There have been some challenges for the company in becoming greener. Materials for more sustainable buildings can be more expensive, and there is a bit of a knowledge and labour gap of professionals well-versed in LEED concepts.

But there is a solution for that. For Boily, that professional development is an important aspect in ModSpace Canada's changing philosophy, as well.

"We are also getting most of our project managers and plant managers LEED accredited," he says. **CJGBD**



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