

Nick Bray
Project Mint Developments Ltd.
200-75 West Broadway St.
Vancouver, BC
V5Y 1P1

22 June 2018

Dear Nick,

Passive House Certifier’s Design Stage Review for 465 East 18th Ave, Vancouver

Peel Passive House Consulting has been appointed by Project Mint Developments Ltd. to undertake a Passive House Design Stage Review Assessment of the Passive House Development at 465 East 18th Avenue, Vancouver, British Columbia (the Development). The Development must receive this Assurance as part of the City of Vancouver’s approvals process for Passive House projects seeking by-law allowances¹.

This letter serves to confirm that, based on our review of the project documentation submitted by Rodger Liu and Project Mint Developments Ltd. and not subject to any outstanding issues to be addressed, **the Development meets all Passive House design requirements.**

Assessment Results

Criterion	Performance Achieved	Performance Required	Unit
Space Heating Demand	14.9	≤ 15	kWh/m ² a
Space Cooling Demand	-	≤ 15	kWh/m ² a
Frequency of Overheating ²	4.4	≤ 10	% of year > 25°C
Frequency of Excessively High Humidity	0.1	≤ 10	% of year >12 g/kg
Smallest temperature factor	-	≥ 0.7	0.0-1.0
Primary Energy Renewable	55	≤ 60	kWh/m ² a
Comfort Criteria	No issues	No issues	Present? Y/N

¹ PH Relaxations - Guidelines for Residences in RS Districts (Jan 2018)

² Frequency of Overheating is only assessed in cases where no active cooling is installed

The review has been completed against the German Passive House Institute's Building Standard Criteria for Building Certification³. Where performance values were not confirmed, acceptable conservative estimates have been made. Peel Passive House Consulting assumes no liability for any errors or omissions in the documentation submitted.

This Design Stage Assurance does not guarantee that the Development will achieve Passive House certification. It only confirms that, based on the reviewed project documentation, the Development is capable of achieving Passive House Certification as designed. Passive House Certification can only be awarded upon successful Post-Construction Assessment, carried out after when construction is complete and fully commissioned.

Lastly, this Design Stage Assurance Review and the Post Construction Assessment for Final Certification, do not guarantee Development are in conformity with any and all applicable federal, provincial and municipal legislation or regulations, municipal by-laws and building codes.

Outstanding Issues

Door installation details have not yet been provided. Reasonable psi-install values have been assumed as a placeholder. This is not expected to jeopardize certification.

Sincerely

A handwritten signature in black ink, appearing to read "Andrew Peel".

Andrew Peel
Principal and PHI Accredited Building Certifier
Peel Passive House Consulting Ltd.



CC:

- Mr. Rodger Liu, CPHC
- Mr. Cameron Laidlaw, Peel Passive House Consulting

³ [Passive House building Standard Criteria for Certification](#)