



# LEVEL UP STRATEGIES

## A Whitepaper on Black Mold, In Consideration of the BC Energy Step Code

[www.LevelUpStrategies.com](http://www.LevelUpStrategies.com)

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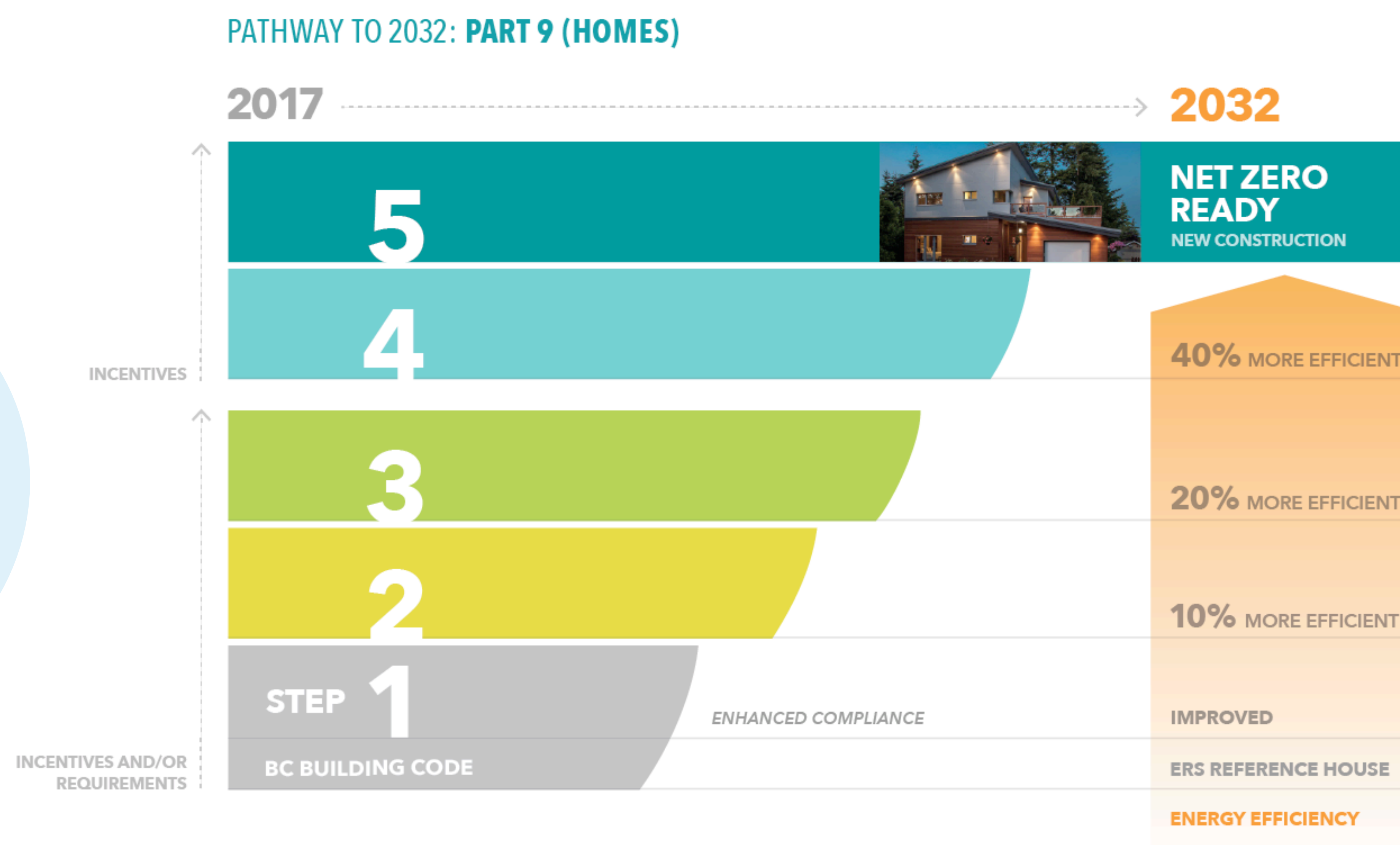
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# A Whitepaper on Black Mold, In Consideration of the BC Energy Step Code



The goal of BC's new [BC Energy Step Code](#) is that every new home will become progressively more energy efficient in the future – ultimately becoming net-zero ready by 2032.

At the time of writing this article (February, 2022) the Province of BC is at Step 3 of 5, which means new homes are required to be 20% more efficient than they would have been in 2018. ([Click here for more details](#))

People planning to build a new home – or who are currently building – need to be aware of some key changes to avoid major challenges the industry is encountering. Even hard-working experienced builders who are not current on building science are going to be facing challenges. We have seen first-hand the heartbreak and frustration of new owners building their dream homes only to have them break in ways they didn't expect.

[Level Up Strategies Inc.](#) is a licensed new home builder in BC and specializes in fixing new homes that break and have been abandoned by the builder under the [2-5-10 year New Home](#) warranty coverage.

Part of Level Up Strategies caring for clients (and the construction industry in general) is that we want to help solve the problems before owners end up getting stuck with a problematic home. Often the design and construction of a home means that issues are literally built into the structure permanently – and unfortunately, we expect the problems to keep getting worse.



## The Big Problem We Foresee

Brand new – expensive homes – with great views – that are full of mold.


Our short-term concern is that people will face significant health challenges just by living in these homes, and in the medium-term, the structure of the home will become significantly compromised with rotten wood that results from moisture being trapped in the wall cavity.

Long-term the house could require significant retrofit or demolition.

## It Doesn't Have To Be This Way!

**Homes can be super energy efficient + resilient to heat, cold, fire, smoke, noise, and mold** + have a great view with lots of windows & last a very long time!

Some clues that a home is heading for trouble right from the start:

1. Budget is driving the bulk of the owner's decision-making.
2. The designer or builder emphasizes building "to code" which, for the record is the lowest standard you can build a house without getting sued. Emphasis on code often indicates that people are not current with modern design and construction paradigms and believe "code" to be the highwater mark of building science when it is in fact the minimum.
3. The specifications sheet for the construction of the home has generic specifications with no reference to the context of your home such as orientation, azimuth, occupancy, ventilation rates, solar heat gains, thermal bridging calculations, and airtightness targets.
4.  The construction plan is to put **polyethylene (clear plastic) vapour retarder behind the drywall** with acoustical sealant at the joints and building wrap on the outside of the sheeting.



## Our Experience is Your Reassurance

If you are unsure what to do, we are here to help. Our business is guiding people who want to build new homes or renovate existing homes in a conscious manner.

### We are:

- Licensed Home Builders
- Certified Energy Advisors
- Certified Passive House Designers
- Certified Project Managers
- Licensed Trade Professionals

**Level Up Strategies Inc. is a trusted guide for people building consciously designed homes for their families.**

We follow our QDMI (*Quality, Durable, Maintainable, Integrated*) principles to ensure our guidance delivers lasting results.

### Questions?

Schedule a free 20 minute call with a high-performance builder.

[SCHEDULE NOW!](#)

