
From: Web NoReply
Sent: Monday, May 5, 2025 3:57 PM
To: City Council
Subject: Comments - Adrian Werner - Energy Regulation Options for Building Standards
Attachments: Letter to Saskatoon City Council - building codes.pdf

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Submitted on Monday, May 5, 2025 - 15:54

Submitted by user: [REDACTED]

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, May 05, 2025

To: Her Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Adrian

Last Name: Werner

Phone Number : [431](tel:431-) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: Yes

Address: [REDACTED] Westminster Ave

City: Winnipeg

Province: Manitoba

Postal Code: R3G [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development, and Community Services May 7th Meeting

What agenda item do you wish to comment on ?: 6.1.1- Energy Regulation Options for Building Standards

Comments:

Dear Standing Policy Committee on Planning, Development, & Community Services,

I am writing in support of amendments to the city's building bylaws to support greater energy efficiency. It is exciting to see the City of Saskatoon take this action, considering widespread support for increased building efficiency and a need for regulatory clarity. This proposal is not only a necessary response to urgent environmental threats but an opportunity to achieve multiple benefits for our community, including affordability, climate resilience, emissions reductions, and public health.

One thing that is not often part of the discussion around building code tiers is that a higher tier is also a higher-quality home capable of resisting the shocks of extreme weather and sheltering residents from wildfire smoke.

I read in press coverage of the Government of Saskatchewan's adoption of lower building codes that a tier 3 home costs developers \$10,000 more to build than a Tier 1 building. This may sound like an impressive sum, but that is a cost and more that is borne by the homebuyer further down the road in higher energy bills and retrofits. Efficiency Canada suggests a homeowner will pay \$624 more per year for a Tier 1 rated home compared to Tier 3. This alone means the difference is paid for in 16 years, which is a paltry length of time on a 25-year mortgage. Considering the expected lifetime of a home (75-100 years) residents will have to pay \$46,000-\$62,000 to save developers \$10,000.

Of course, the lifetime of windows, furnaces, and water heaters are much shorter. Should building codes, carbon taxation structures, or other policies get implemented, homeowners will be responsible for even greater costs to retrofit their homes. For example, I paid nearly \$35,000 to replace my windows in line with modern energy efficiency standards. Heat pumps, insulation, and other efficiency measures have similar astronomical costs associated with them.

In short, in the effort to reduce the cost of building homes by a small sum, a huge cost is passed on to consumers over the lifetime of a home. As someone who worked for many years in mental health and homelessness research, and emergency food provision in Saskatoon and Manitoba, energy bills are often one of the greatest challenges facing our low-income community members. While climate change is expected to lower heating costs for homeowners and tenants, cooling becomes an even greater affordability concern as the number of days above 30°C increases. Efficient homes are affordable ones, and today's new housing stock becomes tomorrow's affordable housing as it ages.

To me, the natural conclusion is the city should adopt Tier 2 building codes with a plan to go to Tier 3 as quickly as possible. Anything less is deepening an affordability crisis and passing on unnecessary costs to the citizens of Saskatoon.

Thank you for your time and consideration,
Adrian Werner

Attachments:

Will you be submitting a video to be vetted prior to council meeting?: No

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