

ADAPTIVE
H O M E S
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A Modular Revolution In Revelstoke





A Modular Revolution in Revelstoke An Interview with Logan Ashley from Adaptive Homes

History & Philosophy

Adaptive Homes is all about building high performance, manufactured, custom homes of all sizes. They are designed to lower carbon footprints, improve quality of life for their inhabitants, and to be accessible and affordable for everyone. One of the men behind Adaptive Homes, Logan Ashley, describes the company's beginnings as a collaboration based on similar core values and a vision for a more sustainable future.

It all began six years ago when Logan's now business partner, Jocoah, had the idea of building preconstructed, or prefab, homes. At the time, Logan had already been involved in his own business for a year and a half, building homes using rammed earth, a process of building homes with less of an environmental impact. Having built homes together in the past, Logan and Jocoah realized they had similar values: both had a knowledge of rammed earth builds, and both wanted to build more sustainable and efficient homes. So, after discussing their business plans, they joined forces and began constructing pre-manufactured homes in Revelstoke, British Columbia. Thus, Adaptive Homes was born.

Having built homes together in the past, Logan and Jocoah realized they had similar values.



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Process and Standards

Though not a process used by Adaptive Homes, the rammed earth concept remains an influence on Logan's environmentally conscious approach to construction. Rammed earth is a process whereby clay soil and lime are mixed to create layers that are reinforced with rebar and packed down. The effect is like a concrete wall, but it uses soil with a high clay content instead of concrete. Rammed earth is durable and retains heat well.

Passive Housing Standards are another key area for Adaptive Homes. Passive Housing certification began in Germany and made its way to North America, where it has become a required standard by the province of British Columbia. Logan describes the housing standards as: "based around levels of measurements that you want to reach for stuff like solar gain, air tightness, and the use of certain building materials, with the aim of reducing heating and cooling costs." In achieving high passive building standards, Adaptive Homes works closely with VETTA Windows for their high-performance glazed windows, 475 Performance for materials and insulation, SIGA for air barriers and weather barriers, the Canadian Homebuilders Association for their classes on passive building, and Passive House Canada for their training and support.

The journey to making homes more accessible will involve changes to the way mortgages are handled by the banks. Traditionally, mortgages are not approved if a customer decides to go with a prefab home. As Logan says, "I've talked to a lot of my clients where their mortgage specialists are not aware of other ways or knowledgeable in how to finance a build that is (pre)manufactured. Because it is 90% completed, the foundation is the only thing done on site. Once it is delivered, the build is only ready for appraisal at that moment, and the appraiser can only then provide the lump sum of 90%. Meanwhile other ways of private lending have to be arranged up until that point." It is clear the lending system has not kept pace with the homebuilding industry: a major roadblock to making homes more affordable and accessible in today's marketplace.

"Adaptive Homes works closely with VETTA Windows for their high-performance glazed windows."

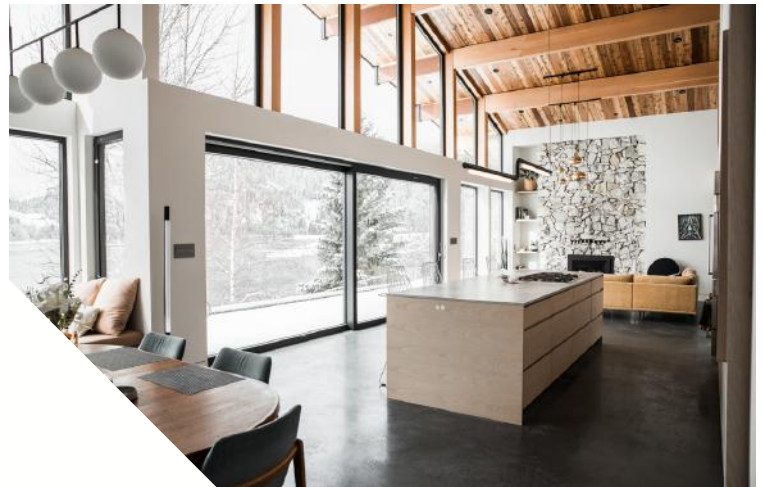


The Future

In a labour market that is currently experiencing a lack of skilled workers, it is not so much the shortage of workers that Adaptive Homes is concerned with, but staying abreast of the housing shortage. As with any successful builder, Adaptive Homes is growing and as Logan says about his company, "if you want to make an impact through the construction industry, learn how to build houses to the highest standard out there in the construction industry, and also mix your lifestyle into your work, then by all means Adaptive Homes is a great place to work."

The future for Adaptive Homes involves innovating new building materials, making materials more affordable and accessible, and growing the business into new regions and territories. They are currently working on strategic partnerships with communities and municipalities as well as the lending sector to create a one-stop-shop for housing. Though challenges undoubtedly lie ahead, Adaptive Homes is poised to meet them head on in an innovative and environmentally responsible manner.

For more information on Adaptive Homes, visit their website at <https://adaptivehomes.org/>





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