



**Adopt Green building Policies such as “Flush Toilet Ready”.**

- Whereas** flush toilets account for 30% of indoor domestic water use and,
- Whereas** septic systems and septic fields result in significant loss of habitat and,
- Whereas** the embodied energy of materials used in waste treatment is a significant source of GHG’s and,
- Whereas** there is the potential for groundwater contamination from septic fields and,
- Whereas** there is the benefit of resource recovery within a composting toilet and,
- Whereas** there is a significant financial cost for homeowners associated with waste treatment,
- Therefore,** the STF recommends the adoption of such green building policies that can be demonstrated to meet the functions and safety objectives of the building code while protecting the interests of future owners.

**Implementation Guidance:**

Flush toilet ready for new home construction would allow new homes to be constructed without an installed flush toilet. The onsite waste treatment system would be engineered by a ROWP (but not installed); the septic field site would be set aside in a covenant; and all black water pipes would be installed into the new home. A site appropriate grey water system would then be installed and the home owners are then free to install a composting toilet. A waste disposal system would be replaced by a resource recovery system.

Request that Highlands Building Official prepare a draft bylaw for “Flush Toilet Ready” to submit to council for consideration.

- Significance: **medium**
- Difficulty to implement: **low**
- Time frame: **immediate**