

# Innovation Building Group Best Practices for Modern Methods of Construction



## **Note from the Author**

Earlier this year, I had the opportunity to participate in and present at BC Housing's MBAR and BPiPS events focused on housing innovation and delivery. Following those discussions, BC Housing asked if I would contribute a series of articles and videos on improving housing outcomes in British Columbia.

Like many things, I intended to start earlier — but today I finally sat down and wrote it.

What became clear to me over the last decade is that there is no single breakthrough, technology, or policy that will solve housing affordability on its own. We have spent years looking for silver bullets, but housing delivery is ultimately a systems problem. To meaningfully improve affordability, durability, resilience, and speed of delivery, the entire process needs to work together in a far more coordinated way.

Over time, I also realized that what we have really been building at IBG Designs and Innovation Building is not just individual projects. We have been developing a housing delivery system — one shaped by real buildings, real operational data, real construction challenges, and, frankly, a lot of mistakes along the way.

Some lessons were expensive. Some took years to fully understand. But every project taught us something.

The buildings we designed ten years ago helped us improve the ones we are delivering today. Through projects like Orion, Radius, OSO, and the Alders, we have been able to continuously refine how design, building science, manufacturing, costing, constructability, and operations work together as one integrated process.

Today, I no longer see high-performance housing as a niche sustainability exercise. I see it as one of the most practical ways to improve long-term affordability and resilience for families.

One of my personal goals is to help bring the cost of new high-performance housing down to the point where it can compete directly with older resale housing — while also dramatically lowering long-term operating costs and improving climate resilience. If meaningful progress is possible in places like Pemberton, I believe it is possible across British Columbia.

These articles are not intended to present perfect answers. They are lessons learned from the field — lessons shaped by construction sites, post-occupancy monitoring, coordination problems, procurement frustrations, operational feedback, and years of trying to improve outcomes one project at a time.

The series has been organized into twelve short articles or stories. My hope is that others in the industry may find some of these lessons useful, adapt them, improve on them, and continue pushing housing delivery forward.

We still have a great deal to learn ourselves.

But if sharing our experience helps others avoid a few mistakes and accelerate a few good ideas, then it is worth putting these thoughts into writing.

Thank you for taking the time to read them.

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