



Sustainable | Resilient | Prefab



About Us

Keen Insight, Welcome Innovation

At Kiwi, we design and manufacture Structural Insulated Panels (SIPs) with one goal in mind: building a more sustainable and healthy future.

Our approach goes beyond energy efficiency, we consider the entire life cycle of our materials, from sourcing to end-of-life. By focusing on embodied carbon, energy performance, and material longevity, we create building solutions that are as kind to the planet as they are to the people who live and work within them.

At Kiwi, sustainability isn't just a feature, it's the foundation of everything we build.



Why This Project Matters

- BC sends millions of tonnes of usable lumber to landfill.
- Reclaimed lumber can perform at high levels.
- Emotional driver: responsibility and grief turned into action.



The Circular Construction Problem

- Large volumes of reusable lumber wasted.
- Systems are not built for deconstruction
- Kiwi saw opportunity with VEMA to prove viability.





**SUSTAINABLE
DEMOLITION**

About a year ago, we met Erick from VEMA Deconstruction, who approached Kiwi with the idea of using reclaimed lumber in our SIPs. We were immediately intrigued by the possibility and brought the challenge to our in-house engineer. After careful evaluation, we were thrilled to receive the green light to move forward with the concept.



Anatomy of a Kiwi Panel

Kiwi Standard Panel

Utility Channel

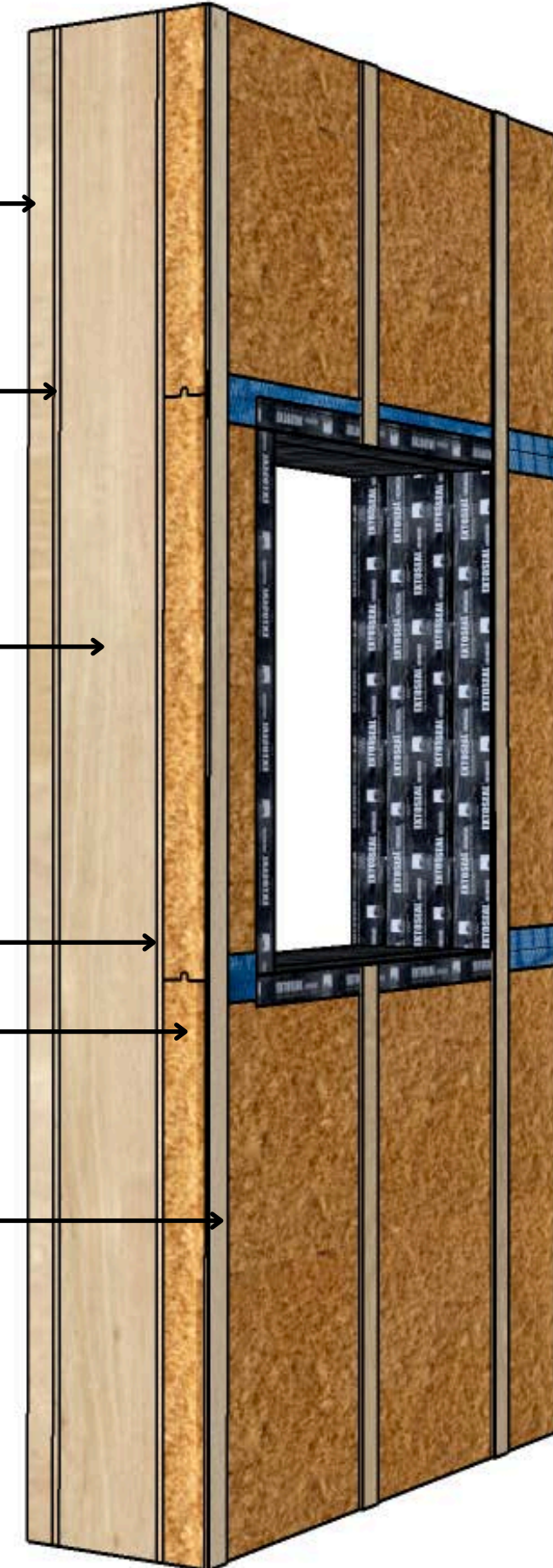
1/2" Interior Ply

2x8 Framing with
Blown In Cellulose

1/2" Exterior Ply

3-1/2" Wood Fibreboard

Rainscreen





Since reclaimed wood from deconstructed homes typically comes in 2x4 material, we needed to revisit our building methods to integrate this structure effectively. We built several samples and tested them during an Innotech Windows lunch-and-learn session. Through this process, we developed an envelope design that best met the needs of our first project incorporating reclaimed lumber.



PRE FABRICATED WALL BUILT WITH 70% RECLAIMED LUMBER



V E M A



With a team of engineers, Kiwi crew and Shaun St. Amour we came up with a double studded wall system. Where the interior wall is all reclaimed lumber. This sample is pictured where it will eventually land on site, during the deconstruction process.



**SUSTAINABLE
DEMOLITION**

With our design finalized, it was time to start building. Erick, from VEMA Deconstruction delivered 10,000 pounds of reclaimed lumber to the Kiwi shop on Bowen Island, where we transformed the material and gave it a new life within our panels and the beginning of the first home in Canada being panelized out of reclaimed lumber had begun.



Over the next eight weeks, the Kiwi crew was hard at work building the panels. We faced challenges related to the varying dimensions, densities, and sizes of the reclaimed wood. Incorporating reclaimed material was not without its obstacles, but these are all issues that can be refined over time. Despite the learning curve, we completed the project in record time and with exceptional quality.



Challenges & Solutions

- Grading consistency
- Supply chain
- Engineering acceptance
- Public perception of prefab and deconstruction
- Policy gaps



Finally came assembly day and within 10 hours the first story of the first home in Canada to be built out of Reclaimed lumber was complete.



SUSTAINABLE
DEMOLITION

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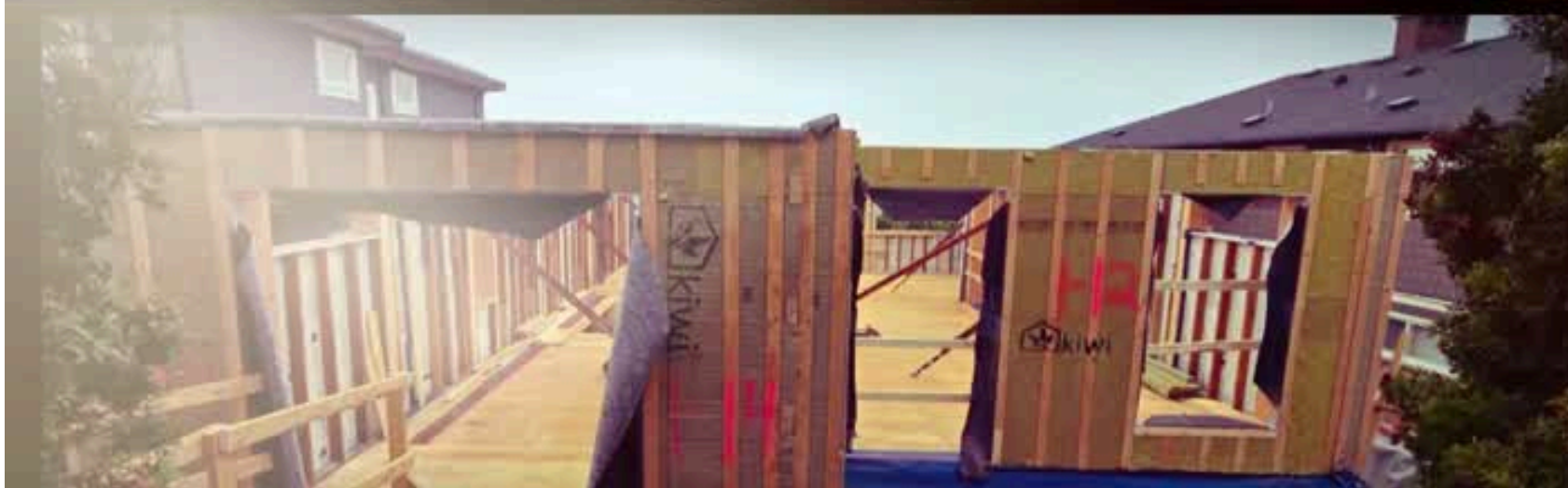
What We Achieved

- Proof of Concept - Lumber can be reused in prefab!
- Waste diversion
- Reduced embodied carbon
- Local sourcing reduces transport emissions
- A precedent-setting project
- Emotional impact: second life for materials

What This Means for Canada

- Proof-of-concept for reclaimed prefab
- Aligns with CleanBC & circular policy
- Scalable model





Thank You



www.vivakiwi.com