

From: "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>
To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>
Date: 4/18/2017 10:28:36 AM
Subject: Provincial Energy Code Updates

Greetings Mayor and Council

The Province has formally adopted the BC Energy Step Code, creating a voluntary compliance path within the BC Building Code for better than code energy efficiency performance in new buildings. It establishes progressive performance targets (or steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings by 2032.

The step-code focus on high performance building envelopes mirrors the direction and structure established in Vancouver's Zero Emissions Building Plan adopted by Council in July 2016 and is in fact grounded in, and builds upon, the research and industry consultation the City undertook in the development of that Plan. Vancouver's updated Green Buildings Policy for Rezoning (Nov 2016) requirements for energy modelling and whole building air tightness testing represent Step 1 of the Provincial Code and the heat loss and energy use limits for residential, office, and hotel buildings represent Step 2. The final Step corresponds to Passive House levels of performance in residential buildings. The only notable difference between our Zero Emissions Building Plan and the Step Code is that the former includes greenhouse gas emissions limits in addition to the limits on heat loss and energy use.

The Provincial Step Code is strategically significant to Vancouver achieving its zero emissions buildings targets as it aligns private sector innovation, professional practice, and local government policies across the Province so they focus on finding practical and cost effective solutions to the same challenges. At the same time, it creates a clear and strong signal to the building component manufacturers that there will be a rapidly increasing market demand for high performance windows, heat recovery ventilators, well insulated and air sealed wall panels, etc. This will, in turn, serve to reduce the costs and selection of these products and therefore make adoption of future steps more cost effective for our residents.

For more details please see the official announcement below.

I would like to acknowledge and thank our staff for their leadership in helping to develop an approach in Vancouver that the Province has now adopted. If you have any questions please follow up with Doug Smith at doug.smith@vancouver.ca

Regards,

Sadhu Johnson

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From: OHCS Building & Safety Standards Branch OHCS:EX [<mailto:Building.Safety@gov.bc.ca>]
Sent: Tuesday, April 11, 2017 9:23 AM
To: OHCS Building & Safety Standards Branch OHCS:EX
Subject: Building Act Update: BC Energy Step Code

Greetings:

I am pleased to announce the introduction of the BC Energy Step Code, as an amendment to the BC Building Code, effective immediately. The BC Energy Step Code is the result of a substantial consensus building process with a broad range of stakeholders over the past two years. Their contributions to this ongoing project have been invaluable.

As a technical regulation, the BC Energy Step Code is a voluntary compliance path within the BC Building Code (Subsections 9.36.6. and 10.2.3. of Division B). It establishes progressive performance targets (or steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings by 2032. The transition to net zero ready buildings by 2032 is a key commitment of the Province's Climate Leadership Plan.

The BC Energy Step Code only applies to new construction of the following building types:

- Residential (Part 9) – Province-wide.
- Multi-unit residential and commercial (business and personal services and mercantile) – only in climate zone 4 (i.e., Lower Mainland, southern Vancouver Island, southern Okanagan).

Building owners may voluntarily build to the requirements in the BC Energy Step Code. Incentives are available for achieving higher standards.

In addition to being a voluntary standard for builders, the BC Energy Step Code may also be referenced in local government bylaws and policies, enabling province-wide consistency of energy efficiency requirements across jurisdictions and replacing a patchwork of varying requirements. On December 15, 2017, section 5 of the *Building Act* will render local government bylaws with technical building requirements of no legal force, unless the bylaws concern what the *Building Act* calls 'unrestricted matters.' Local governments wishing to require higher energy-efficiency standards than those in the BC Building Code may now do so in a consistent and predictable way using the BC Energy Step Code.

Two matters have been added to the Building Act General Regulation's unrestricted matters list to support local government use of the BC Energy Step Code: the conservation of energy, and the reduction of greenhouse gas emissions. These two matters are unrestricted with two conditions:

- Local governments may not require buildings to be constructed except in conformance to a step in sections 9.36.6.3. or 10.2.3.3. of Division B of the British Columbia Building Code, and
- Local governments may not modify the requirements or impose requirements in addition to those in sections 9.36.6. or 10.2.3. of Division B of the British Columbia Building Code.

The Province has prepared [a guide to explain the provincial policy supporting the BC Energy Step Code](#) and its use and application by local governments and other local authorities. Additional educational materials and training opportunities will be available from the Energy Step Code Council in the coming months.

Please visit [our website](http://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/energy-efficiency/energy-step-code) for more information: <http://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/energy-efficiency/energy-step-code>.

Questions about the BC Energy Step Code can be directed to the Building and Safety Standards Branch at Building.Safety@gov.bc.ca.

Please share this information as appropriate with others in your organization.

Sincerely,

Andrew Pape-Salmon, P.Eng., MRM, FCAE
Executive Director
Building and Safety Standards Branch

8/28/2017