

Annual GHG and Energy Limits By-law

Webinar 4: How-To Demo &
Resolving Report Errors



Land Acknowledgement



Policy Overview



Three Parts of the Annual Greenhouse Gas (GHG) and Energy Limits By-Law

1. Energy & Carbon Reporting (ECR)
2. Greenhouse Gas Intensity Limits (GHGI)
3. Heat Energy Intensity Limits (HEI)

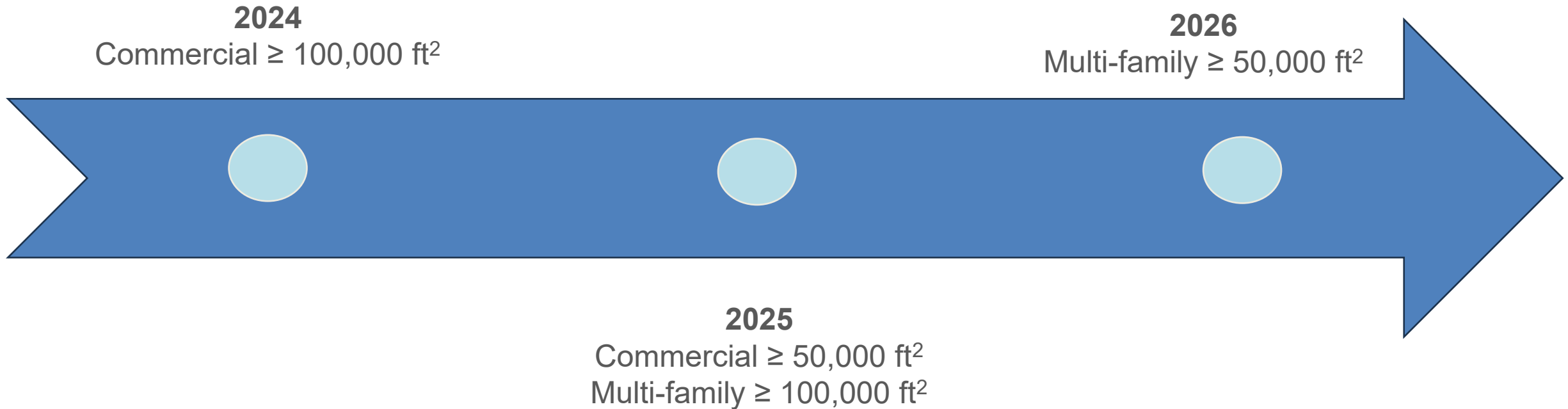


GHG By-Law

- Establishes energy and carbon reporting rules for large commercial and multi-family buildings
 - Energy & Carbon Reporting (ECR)
 - Commercial and multi-family buildings $\geq 50,000$ ft²
 - Greenhouse Gas Intensity (GHGI) and Heat Energy Intensity (HEI) Limits
 - Office & Retail Buildings $\geq 100,000$ ft²
- Goal to cut emissions from all buildings 50% by 2030 and 100% by 2050



Energy & Carbon Reporting (ECR) Timeline



ECR Compliance

To comply, commercial & multi-family buildings 50,000 ft² and larger must **submit an annual error free energy and carbon report** containing building energy use from the previous year (365+ days) **by June 1**

- First reporting year is based on the **ECR timeline**
- All reports will be reviewed and owners will be notified of the report status by email
 - **Pending Revisions:** Report contains errors. To reach compliance, the owner must resubmit an updated report or provide an explanation for the errors identified.
 - **In Compliance:** No errors are found and report is approved.

Greenhouse Gas Intensity Limits Compliance

Starting in 2026, Office and Retail buildings greater than or equal to 100,000 ft² will need to keep GHG emissions **from natural gas and district energy** below a set limit. Emissions from electricity do not count toward your limit.

GHGI Limit (Reporting Year)	Office	Retail
2027	25 kg CO ₂ e/m ² /year	14 kg CO ₂ e/m ² /year
2041	Zero Emissions	Zero Emissions

Heat Energy Intensity Limits

- HEI limits are for office and retail buildings 100,000 ft² or larger beginning with the 2041 ECR submission (2040 energy data)
- Heat Energy: the total gas used in a building operation + district heat (excluding electricity)
- Owners must meet a limit of 0.09 GJ/m² of gross floor area per year



Third-Party Data Verification

- Starting in 2026, owners of buildings subject to the GHGI and HEI limits must have their reports verified by a third-party professional for their 2027 ECR submission
- Professional verification will then be required **every 4 years** or any year where the building's energy and carbon report shows a change of at least **15% in the GHGI** or a change in floor area

Carbon Emissions Operating Permit

Starting in 2027, to comply with GHGI Limit requirements, owners of Office and Retail buildings 100,000 ft² (9,290 m²) and larger must obtain an **annual** Carbon Emissions Operating Permit (CEOP) by August 1



GHGI & Heat Energy Intensity Limits - Timeline

2026
 GHGI Limits
 Office + Retail \geq 100,000 ft²

Office = 25kg CO₂e/m²/year
 Retail = 14kg CO₂e/m²/year

2040
 GHGI + Heat Energy Intensity Limits
 Office + Retail \geq 100,000 ft²

Office and Retail
 GHGI = 0 kg CO₂e/m²/year
 HEI = 0.09 GJ/m²/year

Requirement	Timeline
ECR Report	Starting with 2024 submission; Annually (June 1)
Carbon Emissions Operating Permit	Starting in 2027; Annually (Aug 1)
Third-Party Certification	Starting in 2027; Every 4 years (June 1)

Enforcement

- By-law ticketing (\$500) for non-compliance including:
 - Primary and other occupancy
 - Gross floor area
 - Monthly energy use and GHG emissions
- Owners can apply for adjudication and non-compliance appeals

How-To Demo: ENERGY STAR® Portfolio Manager®



How-To Demo: Resolving Report Errors



Questions?



How-To Overview: Building Performance Reporting System (BPRS)



Questions?



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Thank you!

Stay up-to-date with Energize Vancouver mailing list at <http://vancouver.ca/energize-vancouver>

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