

# Annual GHG and Energy Limits By-law

Webinar 3: Policy Overview  
& How-To Demo + BC Hydro



# 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)

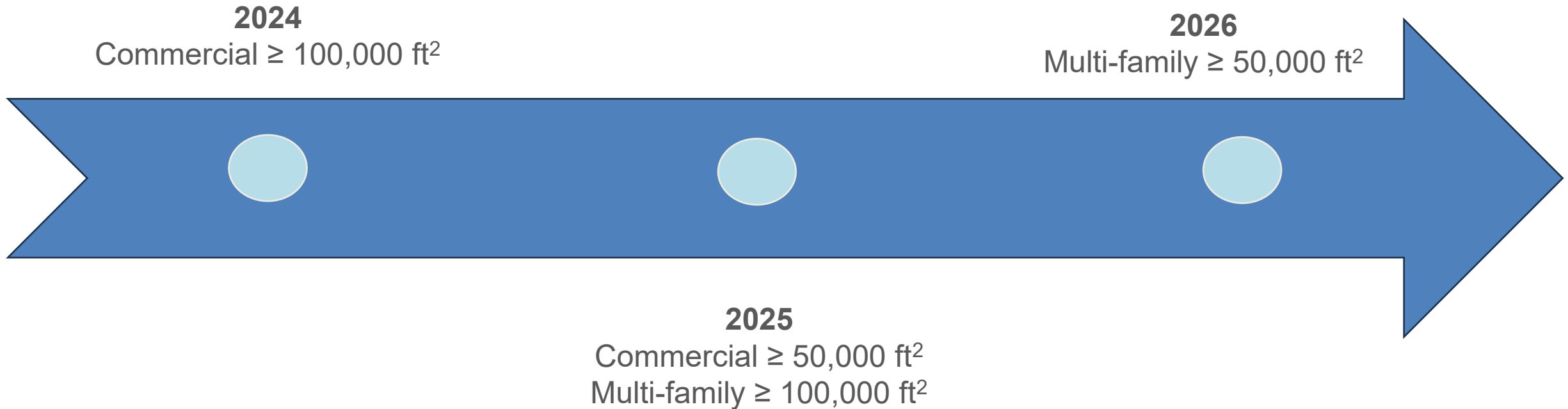


# GHG By-Law

- Establishes energy and carbon reporting rules for large commercial and multi-family buildings
  - Energy & Carbon Reporting (ECR)
    - Commercial and multi-family buildings  $\geq 50,000$  ft<sup>2</sup>
  - Greenhouse Gas Intensity (GHGI) and Heat Energy Intensity (HEI) Limits
    - Office & Retail Buildings  $\geq 100,000$  ft<sup>2</sup>
- 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 ft<sup>2</sup> 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 ft<sup>2</sup> 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 <sub>2</sub> e/m <sup>2</sup> /year	14 kg CO <sub>2</sub> e/m <sup>2</sup> /year
2041	Zero Emissions	Zero Emissions



# Heat Energy Intensity Limits

- HEI limits are for office and retail buildings 100,000 ft<sup>2</sup> 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/m<sup>2</sup> 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 ft<sup>2</sup> (9,290 m<sup>2</sup>) 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 ft<sup>2</sup>

Office = 25kg CO<sub>2</sub>e/m<sup>2</sup>/year  
 Retail = 14kg CO<sub>2</sub>e/m<sup>2</sup>/year

**2040**  
 GHGI + Heat Energy Intensity Limits  
 Office + Retail  $\geq$  100,000 ft<sup>2</sup>

Office and Retail  
 GHGI = 0 kg CO<sub>2</sub>e/m<sup>2</sup>/year  
 HEI = 0.09 GJ/m<sup>2</sup>/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)

# How-To Demo: ENERGY STAR® Portfolio Manager®



# Quick Guide for Energy & Carbon Reporting in ESPM

1. Find your Vancouver Building ID
2. Create an ESPM account
3. Add Property and Use Details
4. Upload Energy Data
5. Connect & Share Property with the City of Vancouver



# Questions?





# How-To Demo: BC Hydro



# Questions?



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



# Quick Guide for the BPRS

1. Create a BPRS account
2. Claim your property
3. Confirm connect & share with the City of Vancouver
4. Complete data verification sections
5. Submit Energy & Carbon report



# Questions?



Energy & Carbon Reporting Help Center  
[Energycarbonreport@vancouver.ca](mailto:Energycarbonreport@vancouver.ca)  
604.330.3797



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# Thank you!

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

ECR Help Centre: [energycarbonreport@vancouver.ca](mailto:energycarbonreport@vancouver.ca) (604) 330-3797

