



City of Vancouver *Planning By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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GREEN BUILDINGS POLICY FOR REZONING - PROCESS AND REQUIREMENTS

(Formerly: Green Rezoning Process)

Authority - Director of Planning

Effective [July 22, 2010](#)

Amended [June 25, 2014](#), [June 8, 2015](#), [January 14, 2016](#), [April 28, 2017](#), and June 14, 2019

(Applies to rezoning applications between June 14, 2019 and June 13, 2022)

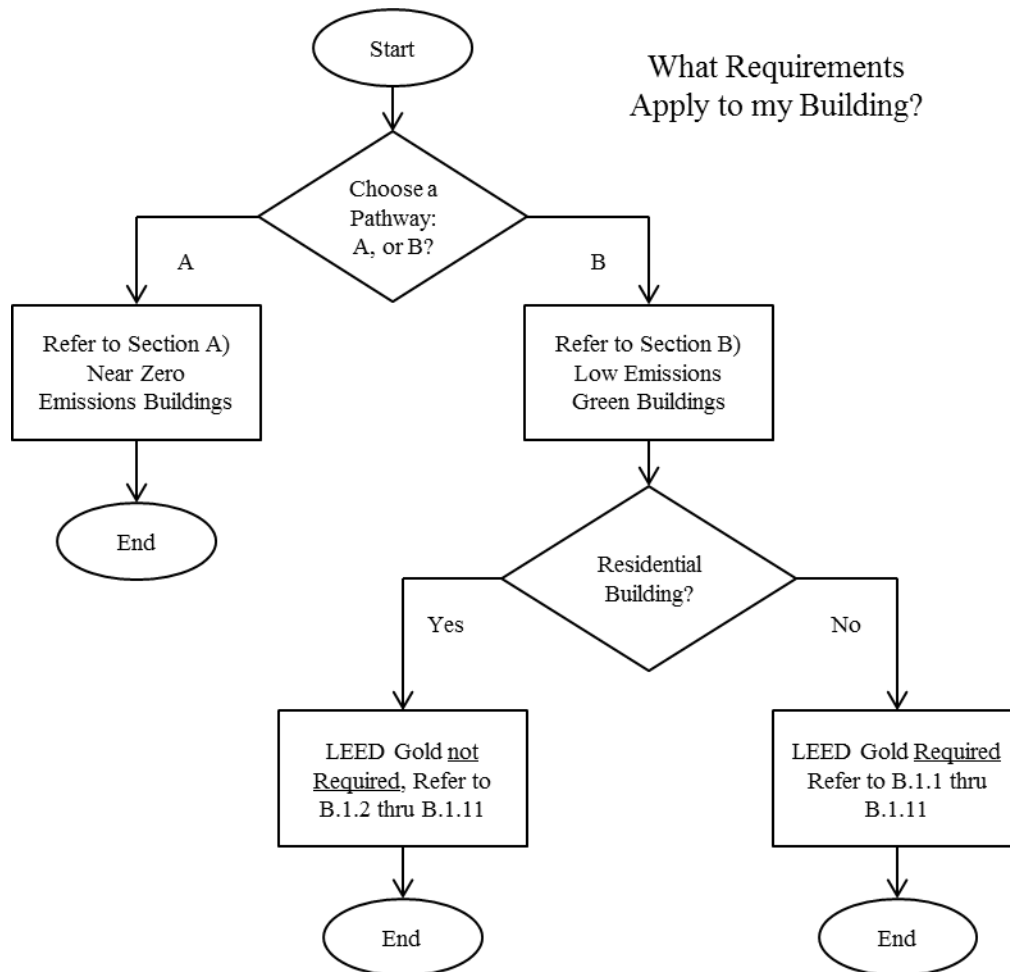
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INTRODUCTION

This Administration Bulletin was developed to provide applicants information on the required process and submissions related to the Green Buildings Policy for Rezoning ('the policy'), amended by Council on November 29, 2016, and amended to add energy reporting on February 7, 2017. For convenience the contents of the policy have been reproduced here, however in the case of any discrepancy between this bulletin and the policy, the policy text shall take precedence.

The policy offers two pathways to compliance, A) Near Zero Emissions Buildings, and B) Low Emissions Green Buildings. The flow chart below shows how requirements vary depending on the pathway chosen by the applicant and the building type. Applications with multiple buildings must separate buildings where possible, and identify the pathway and requirements appropriate to each building in the application. Refer to B.1.1 for more detail on the definition of 'residential' and 'building'.



Each pathway and the associated submission requirements are described in detail in the following sections, and for convenience they are summarized in a table in Appendix A.

For more information on how this policy applies to renovations, townhomes, and small residential buildings, refer to the Administration section at the end of this document.

A NEAR ZERO EMISSIONS BUILDINGS

A.1) Detailed Requirements for Near Zero Emissions Buildings

From the policy:

“(1) Projects shall be designed to meet Passive House requirements and apply for certification, or to an alternate near zero emissions building standard, such as the International Living Future Institute’s Zero Energy Building Certification, as deemed suitable by the Director of Sustainability.

AND

(2) Energy System Sub-Metering and Reporting Projects shall meet the requirements for Energy System Sub-Metering and Reporting, as described in B.5 of this policy.

AND

(3) Low-Emitting Materials Projects shall be designed to minimize emissions from interior materials containing volatile organic compounds (VOCs) or added urea formaldehyde, as described in B.8 of this policy.”

For the purposes of this policy, a Passive House building is one that meets the definition in the Vancouver Zoning & Development By-law.

Alternate Near Zero Emissions Building Standards

Acceptable alternate near zero emissions building standards include:

- CaGBC Zero Carbon Building Standard (Design)
 - Note: Applications using this standard must demonstrate a zero carbon balance without the use of offsite green power (including Renewable Energy Credits (RECs) and bundled power products);
- CHBA Net Zero Homes Standard
 - Note: Applications using this standard must demonstrate a net zero energy balance without the use of fossil fuel-burning equipment for space heating and domestic hot water.
- ILFI Living Building, Core Green Building, Zero Energy, or Zero Carbon Certification.

As noted in the policy, other standards may be accepted at the discretion of the Director of Sustainability.

Passive House

Passive House is a well-established ultra-low energy building performance standard and certification process. There are over 40,000 Passive House buildings built in a wide range of climates and typologies. Passive design is based on the principle that a high quality envelope can reduce most costs associated with heating and cooling. With thoughtful design, better energy efficiency can be achieved and costly heating and air conditioning systems are eliminated without sacrificing thermal comfort. Certifying a building built to the Passive House standard is a rigorous quality assurance process that determines whether a building meets all of the requirements of the Passive House standard, and confirms that the building has been designed to achieve high levels of occupant comfort with very low energy consumption.

Criteria for Passive House Certification (summarized)

- Space Heat Demand: Maximum 15 kWh/m²a OR Heating load max. 10 W/m²
 - The building must be designed to have an annual heating and cooling demand **as calculated with the Passive House Planning Package (PHPP)** of not more than 15

kWh/m² per year in heating and 15 kWh/m² per year cooling energy OR to be designed with a peak heat load of 10W/m².

- Pressurization Test Result: Maximum 0.6 ACH @ 50 Pa
 - The Passive House Standard demands a minimum tested airtightness level of 0.6 air changes per hour (ACH) @ 50 Pa (pascals), both for under pressure and overpressure during a blower door test. Must be conducted by a licensed technician.
- Total Primary Energy Renewable (PER): Maximum 60 kWh/m²a
 - The total energy to be used for all domestic applications (heating, hot water and domestic electricity) must not exceed 60 kWh per square meter of treated floor area per year.
 - Note: Primary Energy (PE) is an alternative metric under PHPP 9, with a maximum of 120 kWh/m²a.

All heating and cooling calculations are based on the treated floor area of the building. If cooling (air conditioning) is required, the annual cooling energy demand must also not exceed 15 kWh/m². For a description of the full criteria for certification or for more information, please see Passive House Canada's web site at: <http://www.passivehousecanada.com> and consult with a Certified Passive House Designer or Consultant.

Overheating Criteria: Same as ZEBP/Step Code Requirements

In addition to the overheating criteria contained within the Passive House standard, all buildings pursuing the Near Zero Emissions Buildings pathway that do not incorporate mechanical cooling must demonstrate compliance with Section 4, Passively Cooled Buildings, of the CoV Energy Modelling Guidelines. This must be demonstrated using an hourly energy simulation of the critical zones where the risk of overheating is greatest (the conditions of at least two zones must be modelled and reported), as determined by the energy modeller.

A.2) Submissions Requirements for Near Zero Emissions Buildings

This section outlines submission requirements for Passive House projects to demonstrate compliance with the Green Buildings Policy for Rezoning. Projects seeking relaxations of other policies or guidelines related to Passive House should refer to the relevant guidelines and bulletins for guidance on their requirements. Please also note that all submission requirements noted in this bulletin are in addition to all other documentation typically required at each phase of development.

For projects pursuing alternate building standards under this pathway, such as the ILFI's Zero Energy Certification or the CaGBC's Zero Carbon Building Standard, applicants should seek to match the submission requirements described below as much as possible. For example, where a PHPP model is requested, an alternate standard may submit an energy/carbon balance and an energy modelling report. For questions about submittals for alternate standards, please contact green.buildings@vancouver.ca.

Please note the different roles and responsibilities of the:

1. Certified Passive House Designer (CPHD) or Certified Passive House Consultant (CPHC);
2. Passive House Building Certifier (Building Certifier).

The documentation required at each of the stages of a Passive House project may be found in the bulletin [*Guidelines for the Administration of Variance in Larger Zero Emission Buildings*](#).

Rezoning Enquiry and Application

As this policy applies to rezonings, when referring to the Passive House relaxations bulletin noted above, for Rezoning Enquiry please refer to the requirements in the section titled "Prior-to Pre-Application Meeting", and for Rezoning Application refer to the section titled "Pre-Application Meeting".

In addition, please note that the following is required to be submitted at Rezoning Enquiry and Application:

- 1) Rezoning Enquiry: As part of the rezoning enquiry package, proponents should note that the development will be pursuing Passive House certification, provide contact information for their Certified Passive House Designer/Consultant, and note the key design strategies anticipated to meet the PH standard.
- 2) Rezoning Application: Applicants must submit a letter from a Certified Passive House Designer/Consultant confirming they have been retained as a consultant on the project, summarizing the main PH criteria from the preliminary PHPP model, and describing the key design strategies to achieving certification.

B LOW EMISSIONS GREEN BUILDINGS

The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

B.1) Detailed Requirements for Low Emissions Green Buildings

1. Requirements for Leadership in Energy and Environmental Design (LEED)

From the policy:

“All projects - **except residential buildings** - shall register with the Canadian Green Building Council (CaGBC) and achieve LEED Gold certification for Building Design + Construction (BD+C), or an equivalent green building rating system. A residential building is defined as a building in which at least 50% of the Gross Floor Area is residential space. Where a project has multiple buildings, each building shall be evaluated separately.

The BD+C project type applies to buildings that are being newly constructed or going through a major renovation, and includes many rating systems designed for various building types. The applicant is responsible for choosing the rating system (within BD+C) that is most applicable to the project.”

LEED registration may also take place through the USGBC. For the purposes of LEED registration, a building means any independent structure or portion of a structure able to establish a reasonable LEED boundary, and thus is able to be registered with LEED as a building. For example, an application may have a residential and an office tower, connected by a common parking garage or retail. In this case LEED has procedures for how to establish a LEED boundary, and the office tower would be expected to register as a LEED project.

2. Requirements for the Performance Limits

From the policy:

“All buildings shall meet or exceed performance limits according to their building type summarized in the tables below, as modelled according to the City of Vancouver Energy Modelling Guidelines. The Energy Modelling Guidelines set standard assumptions and requirements for energy models when assessing compliance with the limits, including accounting for thermal bridging, consideration of summertime thermal comfort, and the treatment of mixed-use buildings.

Table B.1.2a: Performance Limits - Buildings Not Connected to a City-Recognized Low Carbon Energy System

Building Type	TEUI (kWh/m ²)	TEDI (kWh/m ²)	GHGI (kgCO ₂ /m ²)
Residential Low-Rise (< 7 storeys)	100	15	5
Residential High-Rise (7+ storeys)	120	32	6
Office	100	27	3
Retail	170	21	3
Hotel	170	25	8
All Other Buildings	EUI 35% below current VBBL		

Table B.1.2b: Performance Limits - Buildings Connected to a City-recognized Low Carbon Energy System			
Building Type	TEUI (kWh/m ²)	TEDI (kWh/m ²)	GHGI (kgCO ₂ /m ²)
Residential Low-Rise (< 7 storeys)	110	25	5
Residential High-Rise (7+ storeys)	130	40	6
Office	110	27	3
Retail	170	21	3
Hotel	210	25	8
All Other Buildings	EUI 35% below current VBBL		

TEUI: Total Energy Use Intensity

TEDI: Thermal Energy Demand Intensity

GHGI: Greenhouse Gas Intensity

Alternate Compliance Pathway for Energy and GHG Reductions: In lieu of compliance with the GHGI limits required by the table above, Residential High-Rises (7+ storeys) and Hotels may achieve a TEUI of 100 and 120 respectively, and a TEDI of 15. In addition, any building type seeking an alternative compliance path may use A.1, Near Zero Emissions Building Standard.

Small Buildings: for Part 9 buildings, in lieu of the TEUI and TEDI limits required by this policy, projects may meet an alternate set of performance or prescriptive requirements, such as an equivalent step of the Part 9 BC Energy Step Code, as deemed acceptable by the Director of Sustainability.”

The CoV Energy Modelling Guidelines have been published as a separate bulletin, accessible on the City’s website. The project shall use the latest version available.

To demonstrate energy savings for All Other Buildings, applicants may use the National Energy Code for Buildings (NECB) 2011 as an alternative to ASHRAE 90.1-2010.

Residential 1-3 Storeys - Performance alternative: For residential buildings of 1-3 storeys that can be modelled using the EnerGuide Rating system, in lieu of the low-rise residential TEUI and TEDI limits listed in Tables B.1.2a/b, they may meet or exceed the metrics of the Part 9, Step 4 Energy Step Code (excluding the airtightness requirement of 1.5 ACH), using the EnerGuide Rating System.

Note 1: The EnerGuide Rating System allows stacked multi-family to demonstrate compliance using one energy model for a whole building. Where units are not stacked, compliance must be demonstrated using one energy model for each unit in the building.

Note 2: the GHGI limit listed in Tables B.1.2a/b still applies.

Residential 1-3 Storeys - Prescriptive alternative: For residential buildings of 1-3 storeys, in lieu of the low-rise residential TEUI and TEDI limits listed in Tables B.1.2a/b, they may meet or exceed all of the following prescriptive requirements.

Component	Value
Airtightness (ACH ₅₀)	≤ 1.5
Windows	Maximum thermal transmittance USI-0.85 W/m ² -K certified by the International Passive House Institute, CSA A440.2-09, or NFRC 100-2010
Heat Recovery Ventilators	Minimum heat recovery rate 80% certified by the International Passive House Institute
Domestic Hot Water	Heat Pump Water Heater – Tier 2 (EF=2.3)

Note: The GHGI limit listed in Tables B1.2a/b still applies, however buildings designed and built with only electrical energy service will be considered to automatically achieve the GHGI limit.

3. Requirements for Whole Building Airtightness Testing

From the policy:

“Whole-building airtightness for each building is to be tested and reported, and all buildings are to be designed and constructed with the intention of meeting an air leakage target of 2.0 L/s*m² @75 Pa (0.40 cfm/ft² @ 0.3”w.c.), or sealed according to good engineering practice.

Airtightness of suites is to be tested and reported for residential buildings and must demonstrate compliance with a suite-level air-leakage target of 1.2 L/s*m² @50 Pa (0.23 cfm/ft² @ 0.2”w.c.), as tested to ASTM E779 or an equivalent standard.”

For the purposes of this policy, residential buildings 3 storeys and under, in lieu of the whole-building and suite-level airtightness limits above, may use the applicable airtightness limits of the Building By-law.

Note: The airtightness requirements of this policy are in addition to those of the Building By-law, and they should be considered together when determining an airtightness target appropriate for the project.

Projects shall conduct suite airtightness testing on 10% of the first 100 units, and 5% of all units above that.

As noted in the policy all testing shall be conducted according to ASTM E779 with the following modifications, or to an equivalent standard acceptable to the Chief Building Official:

1. Tests shall be accomplished using both pressurization and depressurization.
2. The test pressure range shall be from 25 Pa to 80 Pa, but the upper limit shall not be less than 75 Pa, and the difference between the upper limit and the lower limit shall not be less than 25 Pa.
3. If the pressure exponent n is less than 0.45 or greater than 0.85, the test shall be re-run with additional reading over a longer time interval.

All airtightness testing and reporting must be performed in accordance with the applicable requirements of the Building By-law.

Buildings that fail to achieve the airtightness target must find and seal the sources of air leakage (using techniques such as visual inspection, smoke testing, and/or thermal imaging), and then re-test the

building. If the building is still unable to meet the target, a lessons learned report must be provided for public use that includes the findings of a visual air barrier inspection, any air leaks found and sealed, likely remaining sources of air leakage and why they could not be readily sealed, and recommendations for future buildings to achieve the target.

For more information on how to design, construct, and test to achieve an airtight building, refer to the *Illustrated Guide to Achieving Airtight Buildings (2017)*.

4. Requirements for Enhanced Commissioning

From the policy:

“An enhanced commissioning process for all building energy systems is to be completed in accordance with ASHRAE Guideline 0-2005 and 1.1-2007, or an alternate commissioning standard.”

A third-party Commissioning Authority must be designated to oversee the enhanced commissioning process. Where the proposed Commissioning Authority is from the same company as a member of the design or project team, a disclosure letter signed by the Commissioning Authority and the owner must be provided that describes how the Commissioning Authority will remain independent and objective in fulfilling their duties to the owner. The Commissioning Authority must be able to demonstrate experience commissioning projects of similar size and complexity, and be a member in good standing of the Association of Professional Engineers and Geoscientists of British Columbia or the Architectural Institute of BC, or otherwise holds a professional designation in building commissioning, energy management, efficiency or sustainability (for example, a credential issued by a post-secondary institution or a third-party certification body such as ASHRAE or LEED),

The owner and Commissioning Authority are responsible for developing and documenting the Owner’s Project Requirements (OPR), and the design team and Commissioning Authority are responsible for developing and documenting the Basis of Design (BOD). Both documents should contain the project and design requirements of this Policy and other applicable green building and sustainability policies and standards.

The Commissioning Authority is responsible for ensuring the Commissioning Plan and Commissioning Report contain, at a minimum, the following:

- 1) Commissioning Plan:
 - a. Review the Owner’s Project Requirements (OPR), Basis of Design (BOD), and project design, summarize and provide commentary where required;
 - b. Outline roles and responsibilities of the design and construction team in the commissioning process;
 - c. Confirm incorporation of commissioning requirements into the construction documents;
 - d. Approximate timelines of commissioning activities;
 - e. Details of the planned commissioning activities, such as a list of equipment and systems to be commissioned, functions to be tested, test conditions, and/or performance criteria;
 - f. Commissioning documentation to be provided, and final acceptance criteria (aligned with the OPR); and,
 - g. If a project chooses to pursue Ongoing or Monitoring Based Commissioning, a Monitoring and Verification (M&V) Plan should be included in the Commissioning Plan.
- 2) Commissioning Report:
 - a. Summarize how design and installation has met with OPR and BOD requirements;
 - b. Summarize the results of commissioning activities described in the Commissioning Plan, including:
 - i. final test procedures and criteria;

- ii. functional performance test results;
- iii. deficiencies noted and corrections made;
- iv. a list of unresolved deficiencies or deferred tests, along with climatic conditions required to perform them;
- v. a record of training given to the owner or operator(s), including a summary of any remaining training to be completed;
- vi. a summary or status report of the Operating and Maintenance (O&M) Manuals, as-built drawings and final building energy model; and,
- c. Note any further actions that the owner needs to take in the warranty period of the equipment to ensure efficient operation, or that the system is balanced and optimized.

As part of the commissioning process, the following items must be provided to the owner:

- 1) The final Commissioning Report;
- 2) Operating and maintenance manuals;
- 3) Training for operators or building managers;
- 4) A digital copy of the full O&M manuals, a full PDF set of building as-built drawings, a copy of the BIM files if applicable, and the final building energy model file.

Alternate commissioning standards may be proposed for acceptance by the City, such as ASHRAE Standard 202-2013 The Commissioning Process for Buildings and Systems, CSA Z320-11 Building Commissioning Standard, CSA Z8001-13 Commissioning Standard of Health Care Facilities, or the upcoming CSA Z5000, Building Commissioning For Energy Using Systems.

For residential buildings of 1-3 storeys, in-lieu of the Enhanced Commissioning requirements noted above, projects may focus on the start-up, testing, balancing, and verification of proper operation of the mechanical systems, including the heat recovery ventilator, ventilation system, and the heating and cooling systems.

For projects pursuing LEED v4 or v4.1, achievement of the Enhanced Commissioning credit, Option 1, Path 1, is acceptable to meet the intent of this requirement.

5. Requirements for Energy System Sub-Metering and Reporting

5.1. Energy System Sub-Metering

From the policy:

“Separate master metering for each energy utility (eg: Electricity, Gas, etc.) and each building is to be provided as well as sub-metering of all major energy end-uses and major space uses within each building.”

Master metering for each energy utility and each building must be installed to provide the basic tools for energy auditing and benchmarking. To provide the tools for building owners to better understand where and how energy is used in buildings, the Policy also requires sub-metering of major energy end-uses and/or space uses within each building.

Major energy end-uses for sub-metering may include, but are not limited to, domestic hot water, space heating, make-up air heating, cooling, fans, lighting, plugs, EV charging, and others.

Major space uses for sub-metering may include, but are not limited to parkades, common and amenity areas, retail, and other spaces that differ from the primary space type of the building.

While other applicable standards or by-laws may contain additional requirements, this policy does not require sub-meters for: each individual residential suite, where meters are not otherwise required by a

utility; energy end-uses contained entirely within a residential suite; or, energy end-uses estimated to use approximately 10% of total building energy use or less. If the project includes metering of individual suites, meter data from suites must be aggregated to include 20 suites or more, or otherwise be made anonymous.

The energy sub-metering strategy used should be appropriate for the size and complexity of the building. Smaller or simpler buildings with less systems and space uses may require relatively few meters compared to a large mixed-use building with complex energy systems. To maximize cost-effectiveness and the quality of metered data, the strategy may choose to: use a combination physical and virtual meters; interface with the Building Automation System (BAS), which can collect and aggregate energy use data from mechanical equipment and other systems; or connect digitally with meters already provided or required by utilities. The strategy should be created with direct input from the mechanical and electrical designers as well as the Commissioning Authority, and must be designed to provide building owners with the level of sub-meters and data necessary to conduct a high-quality energy assessment or retro-commissioning activities.

Meters should typically be capable of reporting hourly, daily, monthly, and annual energy use, and the sub-meter data collection system used must be capable of storing meter data for at least 36 months, providing remote data access for the building owner or energy advisor, and secure back-up of data.

For projects pursuing LEED v4 or v4.1, achievement of the Advanced Energy Metering credit is acceptable to meet the intent of this requirement.

5.2. Energy Reporting

From the policy:

“An Energy Star Portfolio Manager account is to be setup for each building and must include all basic property information for each building as designed, including setup of meters for all energy utilities servicing the building.

A rezoning applicant will enter into an agreement with the City, on terms and conditions acceptable to the City, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of an approved professional service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.”

The energy reporting requirements of this section are not applicable to residential buildings that contain less than 20 units.

As noted in the Policy, the project team is responsible for setup of an EnergyStar Portfolio Manager account for each building, including all relevant property information (ie: types of use, gross floor areas, etc.) and setup of meters. Where possible, meters shall be setup at the level of major space uses and/or building systems, and these meters clearly named to represent space use or system they represent, so that sub-metered data may be directly shared with the City. Where the service is available, the ongoing collection and entry of meter data shall be automated through the setup of electronic data exchange with utilities.

A qualified service provider must be retained to assist building owners with annual energy benchmarking reports to the City, and review the reporting for accuracy, for a period of at least three years after occupancy. A qualified service provider must be a member in good standing of the Association of Professional Engineers and Geoscientists of British Columbia or the Architectural Institute of BC, or otherwise holds a professional designation in building energy management,

efficiency or sustainability (for example, a credential issued by a post-secondary institution or a third-party certification body such as ASHRAE or LEED).

6. Requirements for Calculating Refrigerant and Embodied Emissions

6.1. Refrigerant Emissions

From the policy:

“All projects shall calculate and report the life-cycle equivalent annual carbon dioxide emissions of each building, in kgCO₂e/m², from the emission of refrigerants. This requirement does not apply to projects where the total installed heating and cooling capacity of equipment containing refrigerants is less than 35kW.”

Annual emissions from refrigerants shall be calculated using the following formula:

$$\text{kgCO}_2\text{e/m}^2\text{a} = [\text{GWP}_r * R_c * (0.02 * L + 0.1)] / (L * A)$$

Where:

- a: SI symbol for year
- GWP_r: Global Warming Potential of the refrigerant, in kgCO₂e per kg_r
- R_c: Total Refrigerant Charge in the system, in kg_r
- L: Life of the system, in years
- A: Modelled Floor Area of the building, in m²
- 0.02, 0.1: Assumes an annual leakage rate of 2%, with 10% end-of-life leakage

If the total heating and cooling capacity of all installed heating and cooling equipment containing refrigerants, including all mini-splits and distributed heating and cooling equipment but excluding plug-in appliances, is less than 35kW, then it is considered small and this requirement does not apply.

Table B.1.6.1a: Global Warming Potential of Refrigerants	
Refrigerant	Global Warming Potential
CFCs	
CFC-11	4,680
CFC-12	10,720
CFC-114	9,800
CFC-500	7,900
CFC-502	4,600
HCFCs	
HCFC-22	1,780
HCFC-123	76
HFCs	
HFC-23	12,240
HFC-134a	1,320
HFC-245fa	1,020
HFC-404a	3,900
HFC-407c	1,700
HFC-410a	1,890

HFC-507a	3,900
Natural Refrigerants	
Carbon dioxide (CO ₂)	1
Ammonia (NH ₃)	0
Propane	3

Note: Reproduced from the LEED Canada 2009 and v4 Reference Guides, with permission from the CaGBC.

Service life should be based on the system in question using the table below. A different service life may be used if supported by documentation.

Table B.1.6.1b: Default Equipment Lifetime	
Equipment	Default Equipment Life
Window air-conditioner, heat pump	10 years
Unitary, split, packaged air-conditioner, package heat pump	15 years
Reciprocating and scroll compressor, reciprocating chiller	20 years
Absorption chiller	23 years
Water-cooled packaged air-conditioner	24 years
Centrifugal chiller	25 years

Note: Reproduced from the LEED Canada 2009 and v4 Reference Guides, with permission from the CaGBC.

For projects pursuing LEED v4 or v4.1, calculations created to demonstrate achievement of the Enhanced Refrigerant Management credit, Option 2, and reporting of the results, are acceptable to meet the intent of this requirement.

6.2. Requirements for Calculating Embodied Emissions

From the policy:

“All projects shall report the life-cycle equivalent carbon dioxide emissions (ie: global warming potential impact, or ‘embodied carbon’) of each building, in kgCO₂e/m², as calculated by a whole-building life-cycle assessment (LCA).”

There are design team LCA software tools currently available that can greatly streamline the workflow of LCA and that meet the technical requirements below, such as the free Canadian-based Athena Impact Estimator. For consistency in LCA calculations, projects shall use the following standard requirements:

- 1) The LCA must include all envelope and structural elements (including parking structure), including footings and foundations, and complete structural wall assemblies (from cladding to interior finishes, including basement), structural floors and ceilings (not including finishes), roof assemblies, and stairs construction, but exclude excavation and other site development, partitions, building services (electrical, mechanical, fire detection, alarm systems, elevators, etc.), and parking lots;
- 2) The LCA must assume a building lifetime of 60 years;
- 3) The life-cycle boundary must account for cradle-to-grave impacts, including resource extraction, product manufacturing and transportation, building construction, product maintenance and

replacement, and building demolition/deconstruction/disposal (EN 15804/15978 modules A1-A5, B2-B4, and C1-C4). Operating energy and water consumption are excluded.

- 4) The Life-Cycle Inventory (LCI) database used must be ISO 14040, 14044, and 21930 compliant, and regionally-specific, if possible;
- 5) The Life-Cycle Impact Assessment (LCIA) method used must be the US EPA's Tool for the Reduction and Assessment of Chemical and Other Environmental Impacts (TRACI);
- 6) If the service life of a product used in initial construction is greater than the building's assumed service life, the impacts associated with the product may not be discounted to reflect its remaining service life.

All life-cycle impacts are to be reported via the whole building Life-Cycle Assessment (LCA) Checklist, which will be available at the web address below, and must be submitted in both pdf and excel format.

<https://guidelines.vancouver.ca/L011.xlsx>

As part of the LCA Checklist projects shall report, wherever possible:

- 1) Other calculated life-cycle indicators and impacts, such as ozone depletion potential (CFC-11eq), acidification potential (SO₂eq), eutrophication potential (Neq), smog potential (O₃eq), and human health particulate (PM_{2.5}eq);
- 2) A breakdown of impacts by activity (materials/products, transportation, on-site activities, wastage, etc), life-cycle stages (extraction, manufacturing, construction, use/maintenance, end of life), product category (structure, foundation, wall, glazing, etc.), and material type (steel, wood, concrete, plastic, etc);
- 3) The lifecycle impacts associated with other building elements that are excluded from the mandatory calculation and reporting (e.g: mechanical systems);
- 4) The impacts and benefits beyond the system boundary (EN 15804/15978 module D). This is a quantification of environmental benefits or loads associated with reuse, recycling and energy recovery from flows exiting the system boundary. Note that these impacts are reported for information only, and are not counted towards the embodied carbon of the building.

For projects pursuing LEED v4 or v4.1, calculations created to demonstrate achievement of the Life-cycle Impact Reduction credit, Option 4, and reporting of the proposed building results, are acceptable to meet the intent of this requirement.

7. Requirements for Verified Direct Ventilation

From the policy:

“All buildings shall be designed and constructed with a ventilation system that provides outdoor air directly to all occupiable spaces, in the quantities defined by code. This includes bedrooms, living rooms, and dens in residential units. The ventilation system shall allow for the designed flow rates to be tested and verified at the occupiable space level as part of the enhanced commissioning process.”

This requirement applies to all building types, and is consistent with LEED interpretations of ASHRAE 62.1 for residential buildings. For example, where air is assumed to flow into suites via door undercuts from pressurized corridors, with or without in-suite exhaust fans, is not considered sufficient to provide ventilation directly to all occupiable spaces such as bedrooms and living rooms.

8. Requirements for Low Emitting Materials

From the policy:

“Emissions from interior materials containing volatile organic compounds (VOCs) or added urea formaldehyde are to be minimized by meeting the content requirements of Green Seal, Green Label, Green Label Plus, FloorScore, South Coast Air Quality Management District (SCAQMD) Rules, or alternate low VOC criteria as applicable to each material or product, and shall contain no added urea formaldehyde resins.”

The following table lists the requirements for low emitting material by product category.

Table B.1.8: Detailed Requirements for Low Emitting Materials	
Product Category	Requirement
Interior Paints and Coatings	100% of newly installed products meet California Air Resources Board (CARB) 2007, Suggested Control Measure (SCM) for Architectural Coatings, or South Coast Air Quality Management District (SCAQMD) Rule 1113, effective June 3, 2011 for VOC content.
Interior Adhesives and Sealants	100% of newly installed products meet South Coast Air Quality Management District (SCAQMD) Rule 1168, July 1 2005 for VOC content.
Flooring	At least 95% of newly installed flooring products, by area, meet the requirements of Green Label, Green Label Plus, or FloorScore certifications, as applicable.
Interior Composite Wood	100% of newly installed composite wood products contain no added urea-formaldehyde resins.

For projects pursuing LEED v4 or v4.1, achievement of at least two points through the Low Emitting Materials credit is acceptable to meet the intent of this requirement.

For projects pursuing WELL v1.1, achievement of the VOC Reduction precondition is acceptable to meet the intent this requirement.

9. Requirements for Indoor Air Quality Testing

From the policy:

“Indoor air quality testing is to be conducted for formaldehyde, particulates, ozone, total volatile organic compounds, and carbon monoxide prior to occupancy, and report results to the City as compared to acceptable target concentration levels and standards.”

The following table lists the target maximum concentrations for low emitting material by product category and measurement method. While it is not required that all tests meet the target concentrations, results that are significantly above the targets (2x or more) must be accompanied by a narrative describing likely contaminant sources contributing to the above-target results.

Table B.1.9: Target Maximum Concentrations by Contaminant Type				
Contaminant	Target Concentration (less than)	ASTM and US EPA Methods	ISO Method	Use of Direct Reading Instruments

				Permitted
Formaldehyde	27 ppb	ASTM D5197; EPA TO-11 or EPA Compendium Method IP-6	ISO 16000-3	No
Particulates	PM _{2.5} < 15 µg/m ³ PM ₁₀ < 50 µg/m ³	EPA Compendium Method IP-10	ISO 7708	Yes
Ozone	75 ppb	ASTM D5149-02	ISO 12964	Yes
Total volatile organic compounds	500 µg/m ³	EPA TO-1, TO-15, TO-17, or EPA Compendium Method IP-1	ISO 16000-6	No
Carbon Monoxide	9 ppm	N/A	ISO 4224	Yes

Note: Reproduced from the LEED Canada 2009 and v4 Reference Guides, with permission from the CaGBC.

Residential projects shall conduct air quality testing on at least 10% of the first 100 units, and 5% of all units above 100. Other building types shall test 5% of all major spaces and tenant spaces, with a minimum of 5 test locations. IAQ measurement data must be collected for a minimum of 4hrs.

For projects pursuing LEED v4 or v4.1, achievement of the Indoor Air Quality Assessment credit, Option 2, is acceptable to meet the intent of this requirement.

For projects pursuing WELL v1.1, achievement of the Air Quality Standards precondition is acceptable to meet the intent of this requirement.

10. Requirements for Integrated Rainwater Management and Green Infrastructure

From the policy:

“Explore and describe measures for the management of the site’s rainfall through integrated rainwater management and Green Infrastructure (GI) as described in the City-Wide Integrated Rainwater Management Plan. Project teams can refer to the Citywide Integrated Rainwater Management Plan Volume I: Vision, Principles and Actions and Volume II: Best Management Practice Toolkit, for specific targets and examples of green infrastructure for rainwater management.”

Rezoning applications involving new and retrofit development shall develop a site Rainwater Management Plan (RWMP), that describes how green and grey infrastructure are included in the design to manage site rainwater. The technical requirements for a site RWMP are outlined in the [Rainwater Management Bulletin](#).

11. Requirements for Resilient Drinking Water Access

From the policy:

“A water fountain, bottle-filling station, or other fixture capable of operating on city water pressure alone and without electricity is to be provided in a location easily accessible to all building occupants.”

The potable water access point must be located on a lower floor, inside the building.

B.2) Submission Requirements for Low Emissions Green Buildings

The following sections describe in detail the required submissions for Low Emissions Green Buildings at each project phase. All submissions must reflect the current design at a given stage of development. Please also note that all submission requirements noted in this bulletin are in addition to all other documentation typically required at each phase of development.

Rezoning Enquiry

As part of the Rezoning Enquiry package, the applicant should indicate that they will be pursuing the Low Emissions Green Buildings path within the Green Buildings Policy for Rezoning, and include a preliminary strategy to achieve the energy, heat loss, and greenhouse gas limits. Preliminary strategies, opportunities, or constraints for the site IRMP should also be identified at this stage.

Rezoning Application

Applicants must submit:

- A Sustainable Design Strategy confirming that the design submitted is on target to meet the requirements of the policy, that describes the sustainable design elements and strategies included in the project, and shall specifically include the following:
 - B.1: For LEED projects, a preliminary LEED checklist and narrative strategy to achieve a Gold rating, completed by a LEED AP;
 -
 - Commitment by the owner to meet the requirements of the Green Buildings Policy for Rezoning with documentation to be submitted at a later project phase, including:
 - B.3: design, build, and test to meet an airtightness target of 2.0 L/s/m² @ 75 Pa;
 - B.4: complete an enhanced commissioning process;
 - B.5: design and build to include building metering and sub-metering of energy, and to enter into agreement on energy reporting, including assistance for building future owners;
 - B.6.1: complete refrigerant emissions calculations;
 - B.7: design and build a direct ventilation system;
 - B.8: design and build with low-emitting materials;
 - B.9: test indoor air quality prior to occupancy;
 - B.11: design and build a resilient potable water access point.
- B.2: Preliminary Zero Emissions Building Plan (ZEBP) Energy Checklist;
- B.2: 2-4 page summary of detailed energy model inputs for detailed and/or 3rd party review; and,
- B.6.2: Preliminary embodied emissions calculations, including reporting of key inputs, breakdown of results, and a description of specific measures that will be explored during design to reduce embodied emissions;
- B.10: The site IRMP, describing the chosen strategies and green and grey infrastructure measures included in the landscape and building design, including:
 - a description of how these measures contribute to the city-wide IRMP targets for water volume reduction and quality treatment, and may include calculations to compare site performance to the City-Wide targets;
 - Landscape and architectural plans highlighting the green and grey infrastructure measures described in the site IRMP.

Note: In the following cases, the above rezoning application documentation may be deferred to the Development Permit application, if a letter of commitment to meet this policy and all applicable requirements is provided at rezoning application:

- applications going through a streamlined rezoning process where minimal application documents are available (for example: Cambie Corridor Phase 3); and,
- Phases of a large, phased rezoning (excluding the first phase) where even preliminary architectural design work on the buildings will not begin until after the rezoning is complete.

Development Permit Application

The applicants must submit the following, updated to reflect any significant changes since Rezoning Application:

- An updated Sustainable Design Strategy, confirming that the design submitted is on target to meet the requirements of the policy, and describing the specific built features planned for the development;
- B.1: For LEED projects, a copy of the project registration must be provided and the project registration number must be included on an updated LEED checklist.

In addition, applicants must submit:

- B.10: The completed site IRMP, and calculations comparing the site performance to the City-Wide targets. All grey or green infrastructure features must be detailed sufficiently on the plans and documents prior to development permit issuance. Development permit drawings may be used for the final visual inspection at the end of the project.

Building Permit Application

Applicants must submit the following as part of the standard drawing submission:

- B.3: On the architectural plans, sections, and details, indicate and highlight:
 - the location of the continuous air-barrier;
 - notes or references for specification of the air-barrier materials, and/or techniques;
 - notes or references for specification of the airtightness plan, and airtightness testing.
- B.5.1: On the mechanical and/or electrical drawings, indicate master energy meters as well as sub-meters (including virtual meters or associated control points, where possible);
- B.7: On the mechanical drawings, indicate the direct ventilation system(s) and volumes provided directly to all occupiable spaces, including bedrooms, living rooms, and dens;
- B.10: On the architectural, landscape, and mechanical plans, indicate green and grey infrastructure design measures, as described in the site integrated rainwater management plan;
- B.11: On the plumbing drawings, indicate a water-access point capable of operating without power;

In addition to the above, applicants must submit the following:

- B.1: For LEED projects, a LEED checklist representing the building permit stage design, completed by a LEED AP, showing compliance with the requirements of this policy;
- B.2: Zero Emissions Building Plan (ZEBP) Energy Checklist, showing the building permit stage design meets the performance limits for energy use, heat loss, and greenhouse gas emissions, together with key inputs;
- B.2: 2-4 page summary of detailed model inputs for 3rd party review;
- B.4: Commissioning Plan signed by the Commissioning Authority;
- B.6.2: Embodied emissions calculations representing the building permit stage design, and a description of what measures, if any, were taken to reduce embodied emissions;
- B.6.1: Refrigerant emissions calculations representing the building permit stage design;
- B.8: Letter signed by the project architect or designer, confirming that low-emitting materials were specified.

Occupancy Permit Application

Applicants must submit:

- B.2: Final Zero Emissions Building Plan (ZEBP) Energy Checklist, updated to reflect any major changes during construction that affect the performance of the building. The final airtightness testing results must be reflected in the updated checklist. The updated checklist must be completed by the project energy modeller, and show the project still meets the performance limits for energy use, heat loss, and greenhouse gas emissions, together with key inputs. If the project is unable to meet the performance limits due to the airtightness testing results, a second ZEBP Energy Checklist may be submitted showing the project meets the performance limits using the design-stage airtightness assumption;
- B.2: Final 2-4 page summary of detailed model inputs for 3rd party review;
- B.3: Airtightness testing report summarizing the test procedure and results, or intermediate testing report for phased occupancy projects, together with drawings clearly showing testing zones, blower door locations, and other important testing items;
- B.4: Draft Commissioning Report signed by the Commissioning Authority, detailing commissioning activities completed to date (including, at a minimum, a summary of the functional performance testing completed for all energy using systems and associated issue logs), activities scheduled for after occupancy, and testing and balancing reports for the ventilation system;
- B.6.1: Final refrigerant emissions calculations, updated to reflect any major changes during construction to the refrigerant types or volumes used the building;
- B.6.2: Final embodied emissions calculations, updated to reflect any major changes during construction that affect the embodied emissions of the building;
- B.8: Letter signed by the project architect, general contractor, and owner confirming that low-emitting materials were installed, and a summary table of installed products by category;
- B.9: A brief indoor air quality test report from the testing agency summarizing the results, and for results above the target concentrations, a narrative of likely contaminant sources causing the high readings.

Post-Occupancy

Applicants must submit the following within 12 months of occupancy:

- B.1: For LEED projects, confirmation of successful LEED certification from a LEED AP;
- B.3: For projects that followed a phased-occupancy process, the final airtightness testing reports;
- B.4: Final Commissioning Report, including results of deferred activities and seasonal commissioning;
- B.5.2: Confirmation that the Portfolio Manager account has been setup, and a qualified service provider retained to assist with and review annual energy benchmarking to the City for at least three years.

ADMINISTRATION

Projects demonstrating that the building is extremely ill-suited to achieving a specific requirement may request that the requirement be modified, or deemed not applicable, at the discretion of the Director of Planning.

Renovations

Note that this policy applies to new buildings (including additions) and reconstructions.

Reconstruction is defined in the Building By-law as any project where: extensive renovations are being carried on throughout the entire building and the building is completely gutted; where all drywall and plaster has been removed from the interior walls; all drywall, plaster, insulation and exterior cladding has been removed from the exterior walls; and all floor and roof membranes and coverings have been removed. Reconstruction also includes substantial reconfiguration of the interior floor space. Reconstruction means exposing the primary structure of the building on all interior and exterior walls, floors and roof with only the primary structural elements remaining in place (the building skeleton). Where work which might otherwise be considered as reconstruction, is undertaken solely to facilitate the repair of a building due to envelope damage, insect infestation, mould abatement or asbestos abatement, then the work would not be considered a reconstruction: it would be considered a repair, minor renovation or a major renovation as defined in the Building By-law.

Renovations of existing buildings that are not reconstruction must still meet all building code and upgrade requirements, and are encouraged to incorporate the requirements of this policy where possible.

Residential Buildings of 1-3 Storeys

To align with the categories of the Building By-law, for the purposes of this policy “small buildings”, “townhomes”, and “Part 9 buildings” shall refer to residential buildings of 1-3 storeys.

For convenience, modifications to the requirements for Low Emissions Green Buildings that are applicable to residential buildings of 1-3 storeys have been consolidated below. Note that the requirements of this policy are in addition to those of the Building By-law, and they should be considered together when choosing a compliance path for the project.

- 1) As noted in Section B.2, in lieu of the low-rise residential TEUI and TEDI limits listed in Tables B.1.2a/b, residential buildings of 1-3 storeys may use the performance or prescriptive alternatives detailed in that section;
- 1) As noted in Section B.3, in lieu of whole-building and suite airtightness limits, projects may use the applicable airtightness limits of the Building By-law;
- 2) As noted in Section B.4, In lieu of the full requirements of Section B.4, Enhanced Commissioning for residential buildings of 1-3 storeys may focus on the start-up, testing, balancing, and verification of proper operation of the mechanical systems, including the heat recovery ventilator, ventilation system, and the heating and cooling systems;
- 3) As noted in Section B.5.1, sub-meters are not required for individual residential suites;
- 4) As noted in Section B.5.2, energy reporting requirements are not applicable to buildings with less than 20 units.

Information and Contact Details

For more information on the Zero Emissions Building Plan and related policies, including the *Green Buildings Policy for Rezoning*, please visit vancouver.ca/zeroemissions.

For questions or comments related to the administration of the Zero Emissions Building Plan and related policies, including this bulletin, please contact green.buildings@vancouver.ca.

APPENDIX A: SUMMARY TABLE OF SUBMISSION DOCUMENTS

Note: This table is a summary of the submission documents – for full details refer to the relevant sections.

Requirement	Submission Documents				
	Rezoning Application	Development Permit	Building Permit	Occupancy Permit	Post-Occupancy
A.1 Passive House or alternate	<ul style="list-style-type: none"> Letter from CPHC with preliminary PHPP results and design strategies 	<ul style="list-style-type: none"> PHPP model and copy of verification page Letter from CPHC stating that a Certifier has been retained 	<ul style="list-style-type: none"> PHPP model and PH design summary report Design Stage Assurance Letter from PH Certifier PH Commissioning and Airtightness Plan 	<ul style="list-style-type: none"> Final letter from PH Certifier Letter from a Registered Professional 	<ul style="list-style-type: none"> Copy of certification from PHI
B.	<ul style="list-style-type: none"> Sustainable Design Strategy (SDS), confirming project is on target with requirements and describing sustainable design strategies 	<ul style="list-style-type: none"> Sustainable Design Strategy (SDS), confirming project is on target with requirements and describing sustainable design strategies 			
B.1 LEED Gold (if applicable)	<ul style="list-style-type: none"> Preliminary LEED Checklist and Narrative from LEED AP 	<ul style="list-style-type: none"> Copy of LEED registration 	<ul style="list-style-type: none"> Updated LEED Checklist and Narrative from LEED AP 		<ul style="list-style-type: none"> Copy of LEED Gold Certification from LEED AP
B.2 Performance Limits	<ul style="list-style-type: none"> ZEBP Energy Checklist 2-4 page summary of energy model inputs 		<ul style="list-style-type: none"> Updated ZEBP Energy Checklist to reflect detailed design Updated 2-4 page summary of energy model inputs 	<ul style="list-style-type: none"> Final ZEBP Energy Checklist Final 2-4 page summary of energy model inputs 	
B.3 Airtightness	<ul style="list-style-type: none"> SDS committing the owner to design, build, and test to airtightness target 		<ul style="list-style-type: none"> Architectural drawings detailing continuous air barrier and referencing specs for airtightness 	<ul style="list-style-type: none"> Airtightness testing report Drawings showing testing zones and fan locations 	<ul style="list-style-type: none"> Final airtightness testing report for projects with phased occupancy
B.4 Enhanced Commissioning	<ul style="list-style-type: none"> SDS committing the owner to enhanced commissioning process 		<ul style="list-style-type: none"> Commissioning Plan 	<ul style="list-style-type: none"> Draft Commissioning Report 	<ul style="list-style-type: none"> Final Commissioning Report
B.5.1 Energy System Sub-Metering	<ul style="list-style-type: none"> SDS committing the owner to energy system sub-metering 		<ul style="list-style-type: none"> Mechanical/electrical drawings must show sub-meters 		
B.5.2 Energy Reporting	<ul style="list-style-type: none"> SDS committing the owner to energy reporting 				<ul style="list-style-type: none"> Confirmation of setup of Portfolio Manager account Confirmation of assistance with benchmarking for min. 3 years
B.6.1 Refrigerant Emissions	<ul style="list-style-type: none"> SDS committing the owner to refrigerant emissions calculations 		<ul style="list-style-type: none"> Calculations of refrigerant emissions 	<ul style="list-style-type: none"> Final calculations of refrigerant emissions 	
B.6.2 Embodied	<ul style="list-style-type: none"> Preliminary embodied 		<ul style="list-style-type: none"> Calculations of embodied 	<ul style="list-style-type: none"> Final calculations of embodied 	

Requirement	Submission Documents				
	Rezoning Application	Development Permit	Building Permit	Occupancy Permit	Post-Occupancy
Emissions	emissions calculations		emissions	emissions	
B.7 Direct Ventilation	<ul style="list-style-type: none"> • SDS committing the owner to design and build direct ventilation system 		<ul style="list-style-type: none"> • Mechanical drawings must show a direct ventilation system 		
B.8 Low Emitting Materials	<ul style="list-style-type: none"> • SDS committing the owner to design and build direct with low emitting materials 			<ul style="list-style-type: none"> • Letter from Architect, owner, contractor stating low-emitting materials were used, with summary table of products by category 	
B.9 IAQ Testing	<ul style="list-style-type: none"> • SDS committing the owner to IAQ testing 			<ul style="list-style-type: none"> • IAQ test report, with narrative for high readings 	
B.10 Site IRMP and Green Infrastructure	<ul style="list-style-type: none"> • Site IRMP 	<ul style="list-style-type: none"> • Final site IRMP with calculations 	<ul style="list-style-type: none"> • Mechanical and/or landscape drawings must show grey and/or green infrastructure measures 		
B.11 Resilient Water Access	<ul style="list-style-type: none"> • SDS committing the owner to design and build resilient water access point 		<ul style="list-style-type: none"> • Plumbing drawings must show resilient water access point(s) 		