

Thank you for your interest in the relaxations and exclusions that are available for Net Zero houses under section 10.33 of the Zoning and Development By-law. Please read this regulation ([link](#)) and the Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts ([link](#)) carefully before submitting an enquiry.

Please note that in response to questions about the all-electric requirement for Net Zero houses in the guidelines, new enquiries and applications must use electric cooking appliances.

**A. Assemble the following material in PDF form:**

#### **1. Material in the Zero Emission guidelines**

For convenience, the items applicable to Net Zero enquiries are highlighted below.

##### **3.2 Pre-Application Meeting**

At an enquiry or pre-submittal meeting, applicants must provide:

- **A design strategy that identifies the zoning variances sought, describes the primary design elements intended to achieve the standard, and shows the elements on conceptual drawings.**
- A letter from a consultant who is qualified to administer the proposed zero emission standard, confirming they have been engaged to advise on the project.

*Passive House applications:* Provide a letter from the CPHC confirming that they have been engaged to do energy modelling and advise on the project. A member of the project team may serve in this role if they are a CPHC.

*Net Zero applications:* **Provide a letter from the CHBA of British Columbia to confirm that the project has been enrolled to obtain a Net Zero label, and a letter from an NZEA confirming that they have been engaged to advise on the project.**

*Zero Energy applications:* Provide confirmation of registration with ILFI's Zero Energy Certification, and a letter from a Qualified Green Building Consultant confirming they have been engaged to advise on the project.

**Proposals should show how potential effects on neighbouring houses such as privacy, massing, and shadowing have been considered in the design.** City staff may provide feedback at the pre-application meeting to inform the application.

#### **2. Confirmation of accreditation**

The CHBA letter noted above must show that the builder holds the Qualified Net Zero Builder accreditation. The CHBA maintains a list of registered builders at their [web site](#). Qualified Net Zero Builders have 1 or more completed Labels.

For project teams where the builder has not obtained this accreditation from the CHBA, provide a letter of retention and certificate from an accredited Certified Passive House Designer or Certified Passive House Consultant who will be responsible for the detailed design of the air barrier elements and their continuity, and provide advice during construction to achieve the performance recommended by the Net Zero Energy Advisor to meet the CHBA Net Zero Home program.

#### **3. Air-tightness declaration**

A template can be found at the end of this file.

**B.** When ready, send the above material to [PAR@vancouver.ca](mailto:PAR@vancouver.ca) to request pre-application advice on the proposed Net Zero relaxations or exclusions. Please do not contact the Housing Review Branch to request an appointment.

**1. Exclusion of floor space for Net Zero only**

Enquiries that are seeking only the exclusion of floor space under sentence 10.33.4 of the zoning, without any of the relaxations in 10.33.1, should provide the site address and the following information in the Subject line:

Address – Net Zero – FSR Exclusion Only

**2. Relaxation of regulations for Net Zero**

Enquiries that are seeking relaxations of height, setbacks or building depth should provide the site address and the following information in the Subject line:

Address – Net Zero – Relaxation

**C.** After your enquiry has been reviewed, staff will contact you to discuss the next steps or to request additional information.

**Notes**

This document does not apply to Net Zero projects that are not seeking relaxations or exclusions under the Zoning and Development By-law, or to projects seeking relaxations or exclusions for Passive House or another standard.

More information about zero emissions building in Vancouver is available at [vancouver.ca/zeroemissions](http://vancouver.ca/zeroemissions).

If you have general questions about the zero emission building exclusions and relaxations, please contact [green.buildings@vancouver.ca](mailto:green.buildings@vancouver.ca).

The Zoning and Development By-law allows relaxations and exclusions for buildings that meet certain Net Zero energy standards that require high performance air tightness levels. The Building By-law requires minimum air tightness levels under Book I (General), Division B, Sections 10.2. and 9.25. In order to ensure compliance with these standards, the Builder, as agent for the Owner, must agree to and fulfill the following conditions and obligations:

- *A blower door test is to be completed before covering the primary air-barrier system. The Builder must schedule the mid-construction test with City Staff, who may be present during the test. The project must meet the Net Zero air-tightness target. Test results must be presented to City Staff. If this test is not passed at mid-construction, the Builder must take remedial action to improve air-tightness and must retest until an acceptable result is achieved. The Builder must not continue construction beyond mid-construction until City Staff accept the air-tightness targets.*
- *The Builder must state their proposed approach to air-tightness in this document. This document will be used as a standard during construction and will be referenced by inspectors and other City Staff. Any deviation from the stated plan must meet or exceed the approach listed. A copy of this document must to be attached to plans on-site.*

Street Address: \_\_\_\_\_

Net Zero Airtightness Target: \_\_\_\_\_

**Roof** – Describe the air-barrier approach, including connections, at the roof and list all products:

**Above Grade Walls** – Describe the air-barrier approach at above grade walls, including connections, and list all products:

**Below Grade Walls** – Describe the air-barrier approach at below grade walls, including connections, and list all products:

**Wall to Roof Transition** – Describe the air-barrier approach at the wall to roof transition and list all products:

**Above Grade to Below Grade Transition** – Describe the air-barrier approach at the above grade wall to below grade wall transition and list all products:

**Minor Penetrations** – Describe the air-barrier approach at minor penetrations and list all products:

**Windows/ Doors** – Describe the air-barrier approach at windows/ doors and list all products:

**BY SIGNING THIS DOCUMENT YOU ACKNOWLEDGE AND COMMIT TO THE ADMINISTRATIVE PROGRAM SET OUT ABOVE.**

**Builder**

Name (Print) \_\_\_\_\_  
Accreditation \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

*For general information, see the [Zero Emissions Buildings](#) web page. Questions about this zero emission program can be emailed to [green.buildings@vancouver.ca](mailto:green.buildings@vancouver.ca). For questions about a specific permit, please contact the staff assigned to that permit.*