

Thank you for your interest in the relaxations and exclusions that are available under section 10.33.1 of the Zoning and Development By-law for Net Zero buildings. Please read these instructions; the regulation ([link](#)); and the Zero Emissions Buildings in R1, RT and RA Districts Bulletin ([link](#)) carefully before submitting material.

Before making an enquiry or application, assemble the following material in PDF form:

1. Material in the zero emission guidelines

2. Confirmation of accreditation

The CHBA letter noted in the guidelines 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 one 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 (CPHD) or Certified Passive House Consultant (CPHC) 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

The declaration can be found on the following pages.

When ready, include the above material when making an enquiry or application for a permit.

Notes

The above requirements do not apply to Net Zero projects that are not seeking relaxations or exclusions under the Zoning and Development By-law, or to Passive House projects.

More information about zero emission building in Vancouver is available at vancouver.ca/zeroemissions.

If you have general questions about the exclusions and relaxations for zero emission buildings, please contact green.buildings@vancouver.ca.

July 26, 2024

About

This form is for projects seeking Zero Emission building certification and must be attached to a development permit (DP) or a Development and Building Permit (DB) submission. The intent of the form is for builders to state their proposed approach to air-tightness that will be used as a standard during construction. Additional details may be appended to the document.

The document must be completed in detail, with all products identified. Below are examples showing the level of detail required:

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

Exterior air barrier approach -
Taped sheathing with Siga Wigluv at sheathing joints.
Taped Tyvek weather-resistive membrane with tuck tape at joints and staple penetrations.
Epdm gaskets at penetrations sealed back to sheathing with Siga Wigluv tape. Weather-resistive barrier taped onto wigluv with tuck tape.

Sample text only.

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

Interior to exterior transition -
At the interior, the top plates will be taped together with Siga Wigluv following the perimeter of the building and acting as a starter strip. The poly barrier from the ceiling will be taped to the starter strip with tuck tape.
At the exterior, the top plates will be taped to the sheathing with Siga Wigluv prior to truss arrival. Tyvek will be taped to the exterior Wigluv with tuck tape.

Sample text only.

Background

The Zoning and Development By-law allows relaxations and exclusions for buildings that meet certain Net Zero energy standards which include 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. 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.

The Air-tightness declaration must be completed and signed by a Qualified Net Zero Builder. If the builder does not possess the Qualified Net Zero Builder accreditation, the accredited professional (CPHD or CPHC) and the builder must both sign the document. The builder is responsible for constructing per declaration.

	Builder (Required)	CPHD/CPHC (If Applicable)
Name (Print)		
Accreditation		
Signature		
Date		
Phone		
Email		

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