

January 3, 2017

Dear Member of Vancouver's Building Industry:

**RE: Proposed Energy Efficiency Updates to the Vancouver Building By-law and Rezoning Policy**

Reducing greenhouse gas emissions and promoting energy efficiency are key priorities of the City of Vancouver under the Greenest City 2020 Action Plan and Renewable City Strategy. In pursuing these priorities the City seeks changes that also enhance affordability, indoor air quality, and comfort in homes and workplaces.

The proposed amendments, summarized on the following pages, will be presented to City Council in April 2018. Please note that Item 1.1.1 has been updated since December, 2017.

We would appreciate your written feedback on these proposals, sent to [green.buildings@vancouver.ca](mailto:green.buildings@vancouver.ca), by **Friday, February 9, 2018**. For more information, please join us for information sessions hosted by City staff, scheduled for the following times:

**Townhall Meeting #1**  
Tuesday, January 23, 2018  
1pm - 3pm  
City Hall, First Floor Town Hall  
453 W 12<sup>th</sup> Ave

**Townhall Meeting #2**  
Tuesday, January 30, 2018  
9am - 11am  
VEC Presentation Centre  
#1500 - 401 W Georgia St

Yours truly,

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Sustainability Group | City of Vancouver  
City Hall, 7th Floor | 453 West 12th Ave | V5Y 1V4

cc: Sean Pander, Green Buildings Program Manager  
Pat Ryan, Chief Building Official  
Sara Couper, Communications Manager

**Section 1: The following proposals are applicable to new construction, through the Vancouver Building By-law:**

**1.1 Align with a step of the provincial Energy Step Code for Office, Retail, and Hotel buildings, and 7+ storey MURBs**  
Effective January 1, 2019

Item	Description	Proposal
1.1.1	Energy Performance Requirements	<ul style="list-style-type: none"> <li>• Adopt greenhouse gas, heat loss, and energy limits as proposed in the Zero Emissions Building Plan (ZEBP, 2016), while aligning with the heat loss and energy use limits of a step of the provincial Energy Step Code. <b>The City is seeking input on the most appropriate step(s) to adopt</b> (please refer to Table 1 below). The limits do not have a prescriptive path.</li> <li>• Ensure the greenhouse gas target maintains fuel choice for natural gas in space heating and hot water, or other uses.</li> <li>• In addition to the limits in the table below, additional compliance paths will be provided that align with a higher step of the Energy Step Code, without a GHGI limit.</li> <li>• Apply these limits to Part-9 non-residential as well.</li> </ul>

	Energy Use (TEUI) [kWh/m <sup>2</sup> a]	Heat Loss (TEDl) [kWh/m <sup>2</sup> a]	Greenhouse Gas Intensity (GHGI) [kgCO <sub>2e</sub> /m <sup>2</sup> a]
7+ Storey MURB: Align with <i>Step 2</i>	130	45	14
<b>OR</b> , Align with <i>Step 3</i> (Note: this would be effective Jan 1, 2020, and include a LCES pathway in VBBL)	120	30	11
Office: Align with <i>Step 2</i>	170	30	7
Retail: Align with <i>Step 2</i>	170	30	5
Hotel: Align with <i>Step 2</i>	170	30	14

1.1.2	Direct Ventilation	<ul style="list-style-type: none"> <li>• Similar to requirement for all buildings following the Energy Step Code, all buildings must have a ventilation system that provides outdoor air directly to all occupiable spaces, in the quantities defined by code.</li> <li>• This includes bedrooms, living rooms, and dens in residential units.</li> </ul>
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Item	Description	Proposal
1.1.3	Whole-Building and Suite Airtightness Testing	<ul style="list-style-type: none"> <li>Similar to the requirement for all buildings following the Energy Step Code, all buildings and major occupancies must be tested for airtightness.</li> <li>All buildings must meet an airtightness target of 2.0 L/s/m<sup>2</sup> @ 75Pa</li> <li>Residential suites must meet an airtightness target of 1.2 L/s/m<sup>2</sup> @50 Pa</li> </ul>

**1.2 Align with 2018 BC Building Code energy efficiency requirements for all building types**  
Effective date TBD

1.2.1	Energy Performance Requirements	<ul style="list-style-type: none"> <li>Align with any energy efficiency requirements that may be upcoming in the next version of the BC Building Code</li> </ul>
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**1.3 Apply the energy efficiency requirements of 1-6 storey MURBs (approved by Council in February 2017) to mixed-use MURBs <7 stories**  
Effective January 1, 2019

1.3.1	Energy Performance Requirements	<ul style="list-style-type: none"> <li>Apply the energy efficiency requirements for 4-6 storey residential buildings (approved by Council in February 2017), to the residential portions of mixed-use buildings &lt;7 stories as well (the limits of the performance path are in Table 2 below).</li> <li>Maintain the prescriptive option, applying the prescriptive requirements to all portions of mixed-use buildings &lt;7 stories, with an adjusted performance requirement for storefront glazing.</li> </ul> <p>Note: All mixed-use buildings use an area-weighted average of the limits for each building type. For example, a building with 9 stories of residential over 1 storey of retail would need to meet an area-weighted average of the residential portion (i.e. 45 TEDI), and the retail portion (i.e. 30 TEDI). Item 1.3.1 proposes that for mixed-use buildings &lt;7 stories, the targets of the residential portion are as per Table 3 (i.e. 25 TEDI).</p>
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	Energy Use (TEUI) [kWh/m <sup>2</sup> a]	Heat Loss (TEDI) [kWh/m <sup>2</sup> a]	Greenhouse Gas Intensity (GHGI) [kgCO <sub>2e</sub> /m <sup>2</sup> a]
Residential Portion of Mixed-Use Buildings <7 Stories	110	25	5.5

**Section 2:** The following proposals are applicable to all rezoning applications received since May 1<sup>st</sup>, 2017, through the Green Buildings Policy for Rezonings:

Item	Description	Proposal
<b>2.1 Changes to Pathway A – Near Zero Emissions Buildings (i.e. Passive House Certified)</b> <u>Effective immediately upon Council approval</u>		
2.1.1	Energy Metering and Reporting	<ul style="list-style-type: none"> <li>Add requirements for energy metering and reporting to match those in Pathway B</li> </ul>
2.1.2	Low VOC Materials	<ul style="list-style-type: none"> <li>Add requirements for low VOC materials to match those in Pathway B</li> </ul>
<b>2.2 Changes to Pathway B – Low Emissions Green Buildings</b> <u>Effective immediately upon Council approval</u>		
2.2.1	Heat Loss Limit	<ul style="list-style-type: none"> <li>Align the heat loss limit (TEDI) for 7+ storey MURBs with Step 3 of provincial Energy Step Code, with the limit changing to 30 from 32.</li> </ul>
2.2.2	Alternate Performance Limits	<ul style="list-style-type: none"> <li>In addition to the limits in the policy currently, additional compliance paths will be provided that align with a higher step of the Energy Step Code, without a GHGI limit.</li> </ul>

**Section 3:** The following proposals are applicable to new construction subject to the General Policy for Higher Buildings:

Item	Description	Proposal
<b>3.1 Changes to Energy Efficiency and Leadership</b> <u>Effective date TBD</u>		
3.1.1	Energy Efficiency and Leadership	<ul style="list-style-type: none"> <li>Update the energy efficiency and leadership in sustainable design requirements of the policy to align with the objectives and strategies of the Zero Emissions Building Plan</li> </ul>