

# BC Energy Step Code Requirements for Part 3 Buildings: Multi-family Residential, Commercial, Office, and Retail

**DISCLAIMER:** The information bulletin is subject to future versions. Notes below indicate some, but not all, items that may be revised.

## **Purpose and Background:**

On January 7, 2019, Abbotsford City Council approved Council Report PDS 004-2019 which endorses moving forward with the energy efficiency requirements set under the BC Energy Step Code. On July 17, 2019 City Council approved Council Report PDS 066-2019 which addressed implementation requirements for the Step Code.

As of September 1, 2019, the City Council endorsement requires some Part 3 buildings to meet Step 1. Step 3 is optional and the City may provide incentives such as prioritised building permit reviews.

- Refer to the **Additional Information** section at the bottom of this bulletin for additional Step Code information and resources.
- A separate bulletin has been prepared for BC Energy Step Code and associated requirements for **Part 9 Buildings**.

## **Implementation:**

Effective September 1, 2019, Step 1 of the BC Energy Step Code will apply to all new building permit applications for Part 3 multi-family residential, commercial, office and retail. To comply with the BC Energy Step Code, builders must work with a Registered Professional to ensure building designs meet all applicable energy performance and administrative requirements. All Registered Professionals are encouraged to follow the Joint Architectural Institute of BC and Engineers and Geoscientists BC *Professional Practice Guidelines – Whole Building Energy Modelling Services*.<sup>1</sup>

Projects with a DP in-stream prior to September 1, 2019 will be grandfathered from Step 1 provisions provided a full building permit package is submitted prior to September 1, 2020. This means an energy model submission and door blower test will not be mandatory. However, compliance with the BCBC is still mandatory. The City will rely on Letters of Assurance provided by the registered professionals.

Building Permit application submitted on or after September 1, 2019		
<b>Part 3 Buildings</b>	Multi-family Residential	Step 1
	Commercial, Office	OR
	Retail	Step 3 (optional with incentives)

- Notes:
1. Step Code only applies to new construction. It does not apply to renovations or additions.
  2. Step Code does not apply to assembly, institutional, or industrial major occupancies.

<sup>1</sup> Download AIBC and EGBC's *Joint Professional Practice Guidelines for Whole Building Energy Modelling Services* here: <https://www.egbc.ca/Practice-Resources/Professional-Practice-Guidelines>

## **Development Permit Applications and Approvals:**

As part development permit application, applicants are expected to conduct energy modelling and provide a statement to the City that their proposed design will meet the City's Energy Step Code requirements in place at the time of the associated building permit application. This statement must be submitted prior to the City considering the development permit application. It is incumbent on applicants to ensure their proposed building design will meet the City's Energy Step Code requirements. Any revisions to building design may require applicants to reapply for updated development permit approvals.

## **Building Permit Submission Requirements:**

The following documents must be completed and submitted with the Building Permit application package:

1. *BC Energy Compliance Report – Performance Paths for Part 3 Buildings: Pre-Construction form*<sup>2</sup> stamped with signature and date by a Registered Professional.
2. Printed copy of energy model report stamped with signature and date by a Registered Professional. The City may contact the Registered Professional to submit the associated model files for auditing purposes.
3. Plan drawings clearly showing all energy efficiency upgrades beyond minimum energy code requirements as well as the type of air barrier. Building permit application drawings must include sufficient information to demonstrate energy efficiency compliance.

Note that Registered Professionals of Record (RPRs) are already required to submit Letters of Assurance (Schedule B) for their respective disciplines. The RPRs for the architectural, mechanical, plumbing, and electrical disciplines each have specific responsibilities to energy efficiency requirements under the BC Energy Step Code. The City will not accept Letters of Assurance (Schedule B) if the BC Energy Step Code section has been crossed out.

## **Final Building Inspection Requirements:**

All Part 3 buildings must demonstrate compliance with the 10.2.3 pathway under the BC Building Code, including a post-construction airtightness test. Applicants must notify the City's Building Inspections Section before a scheduled airtightness test so that a Building Official may, at the discretion of the Building Official, attend the testing.

Final Building Inspection Documents:

1. *BC Energy Compliance Report – Performance Paths for Part 3 Buildings: As-Built form*<sup>3</sup> stamped with signature and date by a Registered Professional. The form shall include post-construction airtightness test results and verification of all building energy efficiency upgrades.
2. Printed copy of energy model report for each building as constructed, stamped with signature and date by a Registered Professional. The City may contact the Registered Professional to submit the associated model files for auditing purposes.
3. Final airtightness test report.

## **Additional Information:**

### **BC Energy Step Code:**

- Receive up-to-date information by signing up for the Province's BC Energy Step Code Stakeholder Update newsletter: [bit.ly/StepCodeStakeholderNewsletter](http://bit.ly/StepCodeStakeholderNewsletter).
- To learn more about the BC Energy Step Code, including performance requirements, resources for industry, and upcoming events, visit [energystepcode.ca](http://energystepcode.ca).
- If you have additional questions regarding the BC Energy Step Code, visit [energystepcode.ca/contact-us/](http://energystepcode.ca/contact-us/) or email [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca).

<sup>2</sup> *BC Energy Compliance Report – Performance Paths for Part 3 Buildings: Pre-Construction form* is under development in collaboration with the Province's Building and Safety Standards Branch. If you require this compliance form for an active application, please contact the City's Step Code email noted at the bottom of this bulletin.

<sup>3</sup> *BC Energy Compliance Report – Performance Paths for Part 3 Buildings: As-Built form* is under development in collaboration with the Province's Building and Safety Standards Branch. If you require this compliance form for an active application, please contact the City's Energy Step Code email noted at the bottom of this bulletin.