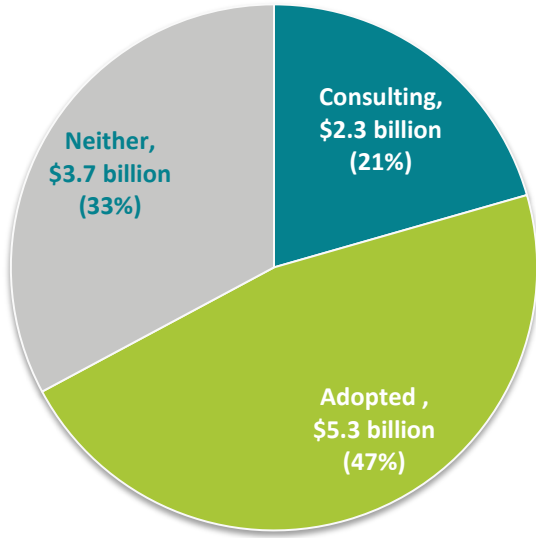


ENERGY STEPCODE

BUILDING BEYOND THE STANDARD

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Value of Residential Permits Potentially Affected

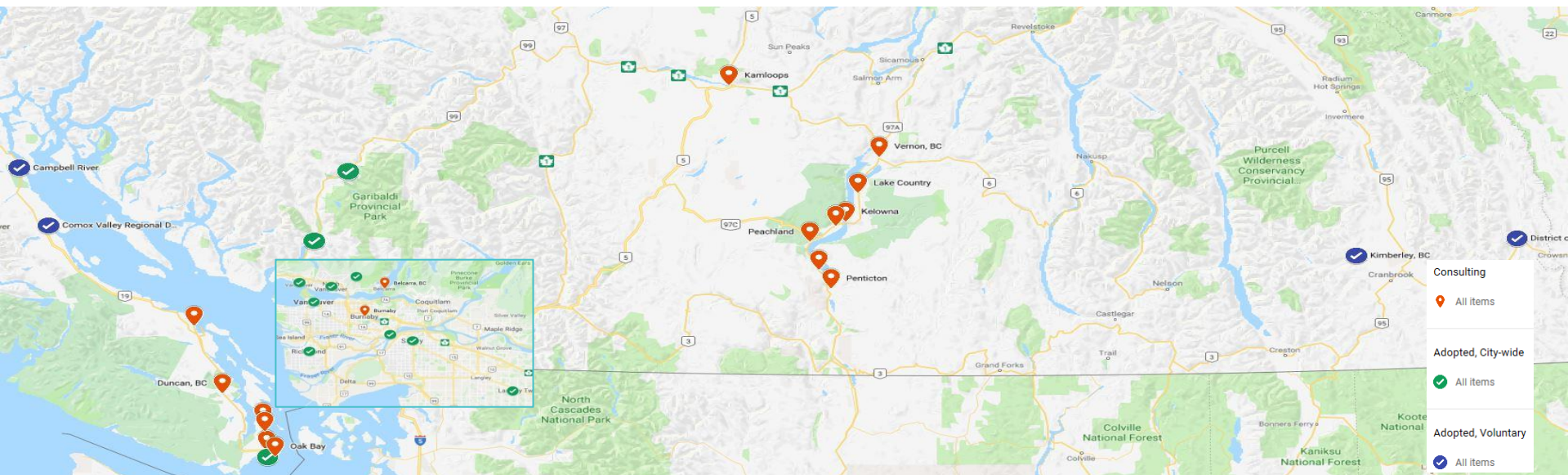


Thirty local governments have started consulting on the BC Energy Step Code, fourteen of which now reference it in a policy, program or bylaw. These local governments, together with the City of Vancouver which has its own building bylaw and complementary energy-efficiency strategy, represent 61% of BC's population.

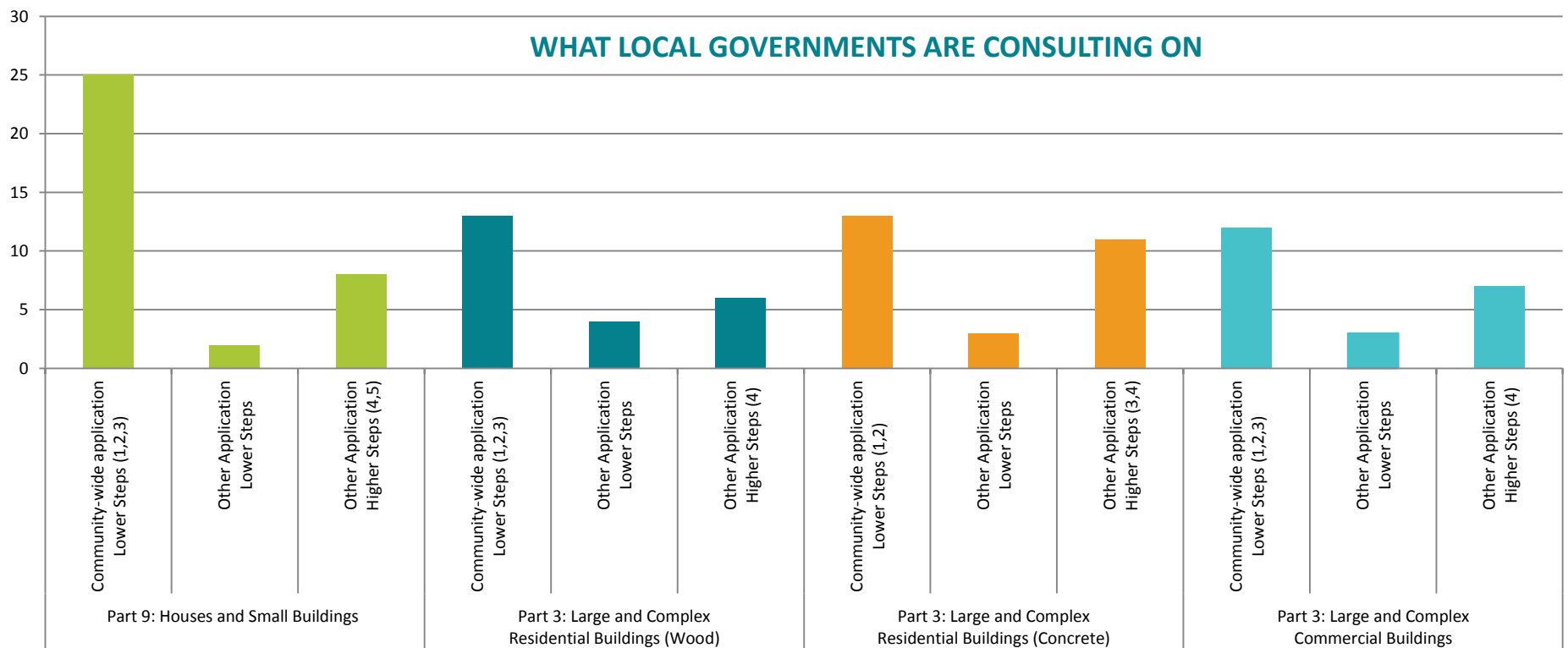
Three of the fourteen local governments that now reference the BC Energy Step Code do so solely through a voluntary, incentive-based program. All of these programs offer a building permit rebate proportionate to the Step achieved.

Another eleven local governments have referenced the BC Energy Step Code as a community-wide requirement or have a council endorsed framework to do so in the near future. The most common policy tools are zoning bylaws and/or building bylaws together with incentives for builders to achieve higher Steps than required. Incentives include density bonuses and rezoning policies.

The fourteen local governments that reference the BC Energy Step Code, together with the City of Vancouver, accounted for \$5.3B of residential construction in 2017, while those that are currently consulting accounted for another \$2.3B. Together, this represents 67% of residential construction in the province.



WHAT LOCAL GOVERNMENTS ARE CONSULTING ON



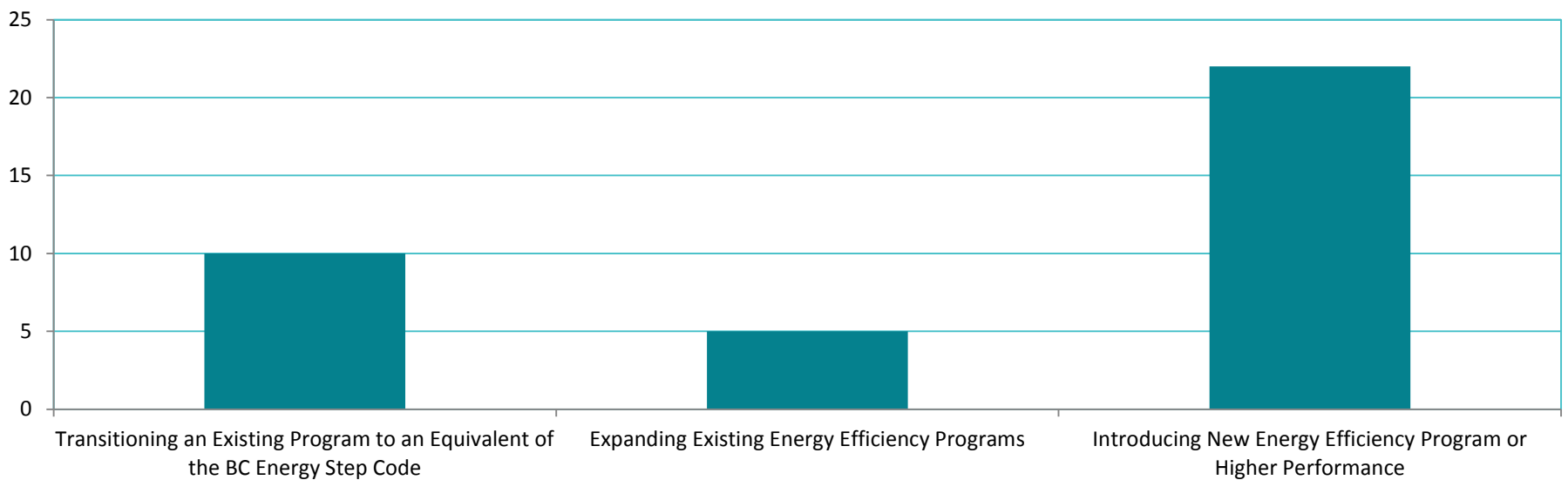
ENERGY STEPCODE

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The majority of local governments are consulting on community-wide BC Energy Step Code requirements, especially for Part 9 (houses and small buildings). In some of these cases the local government is also considering incenting higher Steps through rezoning policies and fee rebates (e.g., building permit rebates).

Consulting (16)	
District of Saanich	District of Summerland
District of North Saanich	City of Kelowna
District of Central Saanich	City of West Kelowna
District of Oak Bay	City of Vernon
City of Duncan	City of Penticton
City of Nanaimo	District of Lake Country
City of Kamloops	Village of Belcarra
District of Peachland	City of Burnaby

Most local governments consulting on the BC Energy Step Code are considering it as a new energy-efficiency program to promote better-than-Code performance where such a requirement did not previously exist. Other jurisdictions are expanding energy-efficiency programs to cover a broader range of buildings or transitioning their existing programs to an equivalent Step of the BC Energy Step Code, while some that had green building programs are planning to require a higher level of performance than the previous program required.



Local governments that now reference the BC Energy Step Code have used a range of policy tools. These are summarized in the table below. As more local governments reference the BC Energy Step Code the table will be updated

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ADOPTED (14)	CITY-WIDE REQUIREMENT	OTHER APPLICATION	EFFECTIVE DATE	POLICY TOOLS
City of Campbell River (voluntary)		X	01-Apr-18	<ul style="list-style-type: none"> - Building Permit Rebate (Step 2 & 3 available to Dec 31, 2019; Step 4 & 5 ongoing) - http://www.campbellriver.ca/your-city-hall/green-city/green-building-renos/incentives-for-new-buildings
Comox Valley Regional District (voluntary)		X	01-Jan-18	<ul style="list-style-type: none"> - Building Permit Rebate (Part 9, Step 3 and above) - http://www.comoxvalleyrd.ca/assets/Governance/Documents/Planning_Building_Application_Fee_Rebates.pdf
City of Kimberley (voluntary)		X	01-Jan-18	<ul style="list-style-type: none"> - Building Permit Rebate (Part 9, Step 2 and above); - Rebate of \$500 to offset the cost of an energy advisor - https://kimberley.civicweb.net/document/12231
District of Sparwood (Step 1 required Dec. 2019)	X (Dec. 2019)	X	07-May-18	<ul style="list-style-type: none"> - Building Permit Rebate (Part 9, Step 2 and above); - Rebate of up to \$500 to offset the cost of an energy advisor (Part 9, Step 1 to 5) - https://sparwood.civicweb.net/document/75949
Township of Langley		X	1-Jan-19	<ul style="list-style-type: none"> - https://www.tol.ca/at-your-service/engineering-building-development/building/bc-energy-step-code/
City of North Vancouver	X	X	15-Dec-17	<ul style="list-style-type: none"> - Zoning Bylaw; - Density Bonus in specific areas - Part 3 Rezoning Policy - http://www.cnv.org/stepcode
District of West Vancouver	X		01-Jul-18	<ul style="list-style-type: none"> - Building Bylaw No. 4400, 2004, Amendment Bylaw No. 4961, 2018; - https://westvancouver.ca/sites/default/files/bylaws/4961%20BUILDING%20BYLAW%204400%202004%20AMENDMENT%20BYLAW%204961%202018.pdf - Zoning Bylaw: Proposed changes to incentivise builders to achieve higher Steps - https://westvancouver.ca/sites/default/files/dwv/council-agendas/2018/jan/22/18jan22-6.pdf
District of North Vancouver	X	X	01-Jul-18	<ul style="list-style-type: none"> - Construction Bylaw, 8271, 2017, Part 14; - Part 3 Rezoning Policy - https://www.dnv.org/news/streamlining-building-process-new-construction-bylaw
District of Squamish	X		01-Jul-18	<ul style="list-style-type: none"> - Building Bylaw 1822; - https://squamish.ca/business-and-development/home-land-and-property-development/energy-step-code/
RM of Whistler	X		01-Jan-19	<ul style="list-style-type: none"> - Building and Plumbing Regulation Bylaw No. 1617; - https://www.whistler.ca/business/land-use-and-development/building/bc-energy-step-code
City of New Westminster*	X		Late-2018	<ul style="list-style-type: none"> - Incentives for energy modelling; - Industry training and capacity building; - Zoning Bylaw: floor area exclusions for thicker wall assemblies
City of Surrey*	X		01-Apr-19	<ul style="list-style-type: none"> - https://www.surrey.ca/bylawsandcouncilibrary/CR_2018-R179.pdf
City of Richmond	X		01-Sep-18	<ul style="list-style-type: none"> - Building Regulation Bylaw; - https://energy.richmond.ca/energy-step-code/
City of Victoria*	X		01-Nov-18	<ul style="list-style-type: none"> - Building Bylaw; - Tiered fee program to support Part 9 builders to use an energy advisor, conduct mid-construction and post-construction blower-door test, and obtain a home EnerGuide label

* Council has approved BC Energy Step Code framework in principle. Bylaw changes and Final Notification are pending.