

City of Nanaimo BC Energy Step Code Implementation



ENERGY
STEP **CODE**
BUILDING BEYOND THE STANDARD

Local Government Approaches to Energy Efficiency

Eliminating the Patchwork:

- Local government adopted a wide range of programs and approaches to address building energy efficiency.
- Development industry struggled to stay on top of these requirements.
- BC Energy Step Code offers a common standard for achieving building energy goals.



BC Energy Step Code Implementation

A Step Code Implementation Strategy was adopted by Council July 2018. The following components of the strategy are being addressed:

- Amending Schedule D (Amenity Requirements for Additional Density) of **Zoning Bylaw No. 4500** to reward projects that meet or exceed Step Three of the BC Energy Step Code.
- Adopting an amendment to the **City's Building Bylaw** to require gradual compliance of up to Step Three of the Step BC Energy Step Code.
- Council direction to create a **Council Policy** to require all rezoning applications for multi-family, mixed-use, or commercial buildings to enter into restrictive covenants to require Step code compliance at the time of building and development permit.

Engagement and Education on BC Energy Step Code

Date	Workshop / Meeting	Target Audience	Host
Oct / 17	Passive House Tour for elected officials	Council, Staff, Building Industry	RDN
Nov / 17	Local government working session on BC Energy Step Code: Policy and Implementation for local government / Building Inspectors	Building Inspectors	RDN
Dec / 17	The BC Energy Step Code Implementation Workshop (Part 3 and 9 Buildings) for Building Inspectors	Building Inspectors	RDN
Jan 25 / 18	Canadian Homebuilders Association Forum – Working with the BC Energy Step Code	Construction Industry and Architects	CHBA - VI / RDN
Feb / 18	Building Smart with the BC Energy Step Code – Lower Steps, Climate Zone 5 (Nanaimo)	General Construction Industry	BC Housing
Mar / 18	Selling the Benefits of Energy Efficiency / Green Building Tour	Real Estate Industry	RDN / VIREB
Oct / 18	LEEP Technology Forum	Building Industry	CHBA - VI / BC Housing
Feb / 19	BC Airtightness Training	Building Industry	BC Housing
Feb / 19	A Holistic Approach Towards Improving Air Tightness	Building Industry / General Construction	CHBA – VI / CoN / RDN
Feb – Mar / 19	Passive House Design and Construction Course	Building Industry	RDN / CoN
Fall 2019 / Winter 2020	Stakeholder outreach on Building Bylaw Amendment and draft Council Policy	Building Industry	CoN and partners

Proposed Building Bylaw Amendment and Zoning Bylaw Density Amenity Incentive

Zoning Bylaw No.4500:
Density Amenity Bonusing –
Step Three and above
(*short-term for Step 2)

Part 9 – January 1, 2022
Part 3 – TBD
Part 3 – January 1, 2022
Part 9 – January 1, 2021

Part 3 and 9:
6 months after City of Nanaimo
Building Bylaw Adoption



Part 9: Home Energy Assessment Rebate



\$150 rebate for completing a pre-retrofit Energuide home evaluation

Up to \$200 after post-retrofit evaluation for improving your Energuide rating



Thank You!

Darcy Fox

Manager, Building Inspections
City of Nanaimo

darcy.fox@nanaimo.ca

Rob Lawrance

Environmental Planner
City of Nanaimo

rob.lawrance@nanaimo.ca