

ENERGY
STEPCODE
BUILDING BEYOND THE STANDARD

City of Nanaimo Council:
Energy Step Code Rezoning Policy

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BC Energy Step Code

Eliminating the Patchwork:

- Previously, 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.



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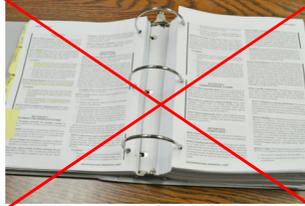
Performance Compliance



Energy modeling



Air-Tightness Testing



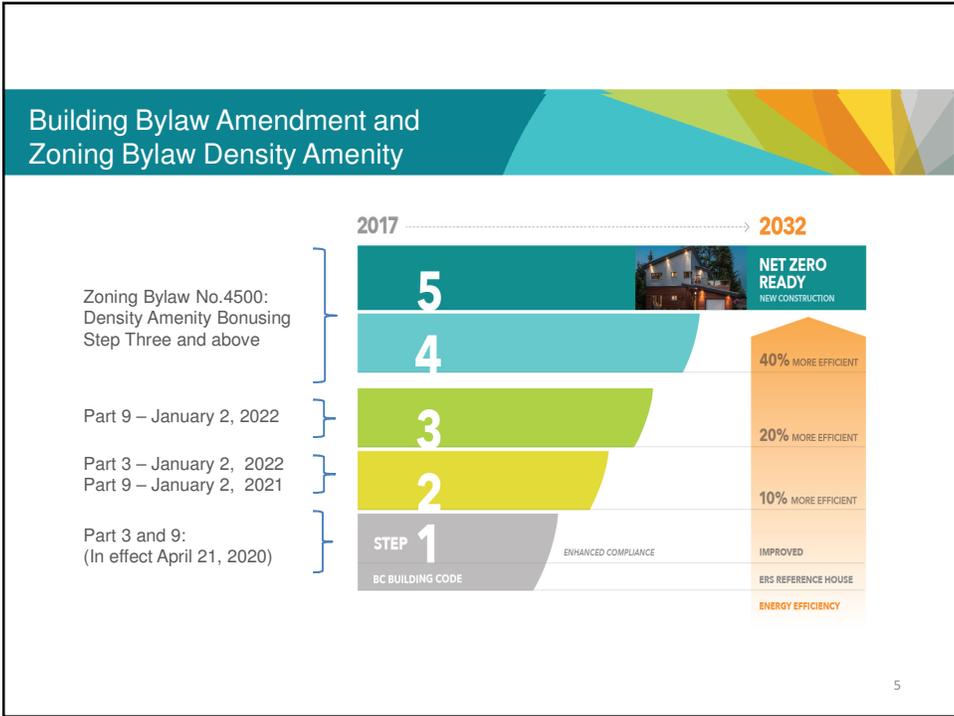
No Prescriptive Requirements

3

BC Energy Step Code Implementation

In 2018, Council adopted the Step Code Implementation Strategy. The strategy includes the following:

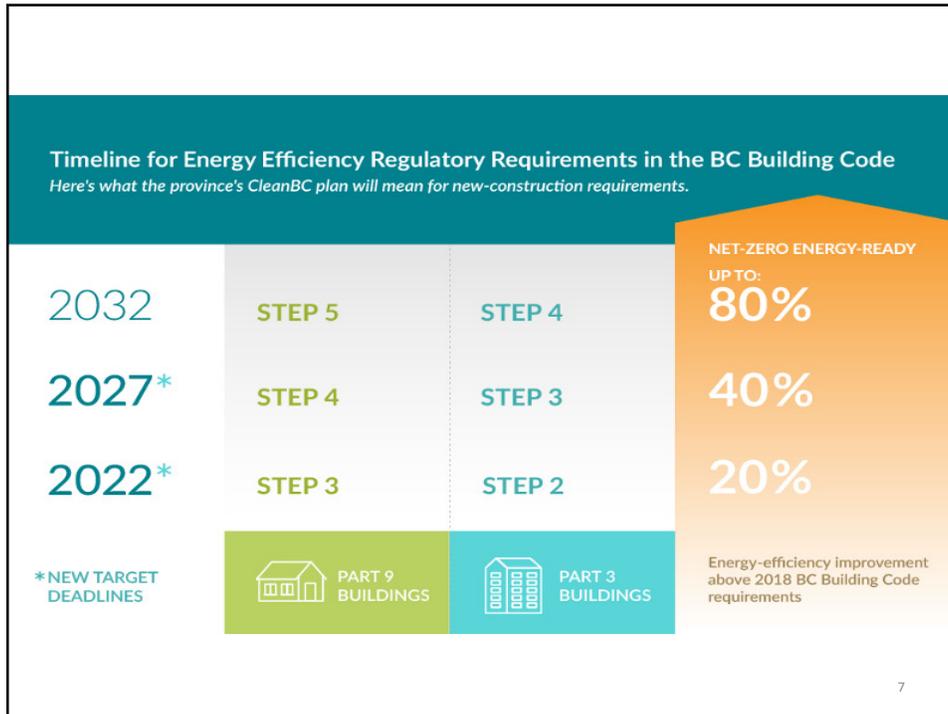
- ✓ Adopting an amendment to the **City's Building Bylaw** to require gradual compliance of up to Step Three of the Step BC Energy Step Code by 2022. Adopted Fall 2019.
- ✓ **Schedule D Amendment to the Zoning Bylaw No. 4500** to reward projects that meet or exceed Step Three of the BC Energy Step Code. Adopted Fall 2019.
- Council direction to create a **Council Rezoning 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.



BC Energy Step Code Rezoning Policy

Policy
Rezoning applications that lead to an *increase in density or a change of use* will require minimum building energy efficiency standards to be secured through the application process and applied at the time of construction.

The minimum building energy standard will be one step above the required BC Energy Step Code standard.



Policy Review

City Environment Committee

- Initial draft policy presented in **June 2020**.
- Support for policy received as an important step accelerate GHG emission reduction.

Nanaimo Development Group

- A volunteer group of developers that offer input and comment on City policy and program development effecting the development community in Nanaimo.
- Met and reviewed draft policy in **September and Nanaimo 2020** and again in **January 2021**.
- Cost of implementing policy and impact on housing affordability.

Canadian Home Builders Association

- Represents residential construction industry on Vancouver Island. Represents 114 member companies.
- Presented draft policy in **November 2020** during online breakfast meeting.
- Support for taking an incentive approach for reaching higher steps.

Low-Carbon Energy Systems

- Low-Carbon Energy System: A professionally operated and maintained mechanical system that supplies space heating and cooling and domestic hot water to a building from renewable, low-carbon, energy sources.
- BC Energy Step Code does not specifically require carbon emissions performance in meeting energy efficiency requirements.
- Offering an alternative path to meeting a higher Step Code requirement gives developers and builders another option while meeting the City's Climate Emergency declaration.



Rezoning Policy: Compliance Pathways

Part 9 Building Type	Energy Step Code Paths for Rezoning Applications		
	2021 (three months after adoption)	2022	2027
Single-family dwelling, duplex, row housing, small- scale multi-unit residential buildings.	Step 3	Step 4	Step 5
	Step 2 with a Low-Carbon Energy System	Step 3 with a Low-Carbon Energy System	Step 4 with a Low-Carbon Energy System
Part 3 Building Type	2021 (three months after adoption)	2022	2027
	Step 2	Step 3	Step 4
Multi-Residential Buildings	Step 1 with Low-Carbon Energy System	Step 2 with Low-Carbon Energy System	Step 3 with Low-Carbon Energy System
	Step 2	Step 3	Step 4
Commercial / Hotel	Step 1 with Low-Carbon Energy System	Step 2 with Low-Carbon Energy System	Step 3 with Low-Carbon Energy System
	Step 2	Step 3	Step 4

Thank You!

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