

DATE OF MEETING SEPTEMBER 25, 2023

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SUBJECT BUILDING BYLAW AMENDMENTS – IMPLEMENTATION OF BC ZERO CARBON STEP CODE AND UPDATE TO BC ENERGY STEP CODE

OVERVIEW

Purpose of Report

To introduce amendments to “Building Bylaw 2016 No. 7224: for Council’s consideration to update BC Energy Step Code requirements and implement the BC Zero Carbon Step Code. |

Recommendation

That:

1. “Building Amendment Bylaw 2023 No. 7224.05” (to introduce Zero Carbon Step Code and revise BC Energy Step Code regulations) pass first reading;
2. “Building Amendment Bylaw 2023 No. 7224.05” pass second reading;
3. “Building Amendment Bylaw 2023 No. 7224.05” pass third reading.

BACKGROUND

On 2023-MAY-01, the Province introduced the Zero Carbon Step Code, a voluntary, provincial standard for reducing emissions in new buildings.

At the Special Governance and Priorities Committee (GPC) meeting held on 2023-JUL-26, a report was presented regarding the implementation of the BC Zero Carbon Step Code and advancing the BC Energy Step Code requirements for applicable Part 3 building types (Attachment A).

At its Regular Meeting held 2023-AUG-28, Council received the recommendation from the 2023-JUL-26 GPC and directed staff to:

1. *“prepare the necessary “Building Bylaw 2016 No. 7224” amendments in order to adopt the Provincial Zero Carbon Step Code and require that all applicable building permit applications meet the Measure-only Level (EL-1) upon bylaw adoption.”*
2. *“prepare the necessary “Building Bylaw 2016 No. 7224” amendments in order to require all Part 3 and Part 9 applicable building types and occupancies meet Zero Carbon Performance Level (EL-4) of the Zero Carbon Step Code by 2024-JUL-01.”*
3. *“prepare the necessary “Building Bylaw 2016 No. 7224” amendments in order to require all applicable Part 3 building types and occupancies meet the Step 3 of the Energy Step Code by 2026-JAN-01.” |*

DISCUSSION

The proposed amendment bylaw includes the implementation of the Zero Carbon Step Code and a timeline for the advanced steps of the BC Energy Step Code for applicable Part 3 buildings. The bylaw amendment, if adopted will:

1. Require all applicable all applicable building permit applications meet the Measure-only Level (EL-1) upon bylaw adoption;
2. Require all Part 3 and Part 9 applicable building types and occupancies meet the Zero Carbon Performance Level (EL-4) of the Zero Carbon Step Code by 2024-JUL-01; and,
3. Require all applicable Part 3 building types and occupancies meet the Step 3 of the Energy Step Code by 2026-JAN-01.

The proposed amendments are consistent with Council direction. |

SUMMARY POINTS

- The Province introduced the Zero Carbon Step Code as a voluntary measure on 2023-MAY-01.
- On 2023-AUG-28, Council directed staff to bring forward amendments to the Building Bylaw in order to implement EL-1 of the Zero Carbon Step Code immediately, require all building applications to meet EL-4 of the Zero Carbon Step Code by 2024-JUL-01 and all applicable Part 3 building types to meet Step 3 of the BC Energy Step Code by 2026-JAN-01.
- The proposed amendments are consistent with Council direction.

ATTACHMENTS:

ATTACHMENT A: Link to report titled “BC Energy Step Code and Zero Carbon Step Code Implementation” dated 2023-JUL-26

ATTACHMENT B: Building Amendment Bylaw 2023 No. 7224.05 |

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