



Policy Name: Step Code Rezoning Policy for Part 3 Buildings

Policy Number: 5

REASON FOR POLICY

This policy determines minimum energy requirements under the B.C. Energy Step Code when additional density or land use changes are requested by an applicant.

The City's Official Community Plan sets a target for 50% reduction in greenhouse gas emissions by 2050 while the City's Community Energy and Emissions Plan details specific actions taken to achieve this target, including increasing energy efficiency standards of new buildings over time.

The Energy Step Code was enacted by the Province of British Columbia in April 2017. The Step Code provides the construction industry with a single set of consistent standards for energy efficiency across British Columbia that go beyond the requirements of the base Building Code. This is part of a longer term effort to make all buildings in the Province net-zero energy ready by 2032 as stated in the Province's 2016 Climate Leadership Plan.

AUTHORITY TO ACT

The Province's Building and Safety Standards Branch has published a series of documents to provide guidance to local governments in implementing the BC Energy Step Code, namely the *Local Government Implementation of the BC Energy Step Code Provincial Policy Guide (April 2017)*, the *BC Energy Step Code Best Practices Guide for Local Governments (August 2017)* and the *BC Energy Step Code Metrics Research Report (September 2017)*.

Local governments who choose to establish the Energy Step Code can do so using a broad spectrum of policy tools including bylaw requirements and incentives. While the City has required Lower Steps of the Step Code through the Construction Regulation Bylaw City-wide, the City can provide incentives in exchange for achieving Upper Steps (Lower Steps and Upper Steps are defined in the *BC Energy Step Code Best Practices Guide for Local Governments*).

This policy applies when additional density or significant land use change is granted by the City through rezoning to allow the construction of residential, commercial or mixed-use residential-commercial buildings. In this case, an increase in land value is provided by the City as an economic incentive in exchange for additional incremental investment in energy efficiency.

POLICY

A. Applicability

This policy applies to residential buildings or portions of buildings constructed under Part 3 of the British Columbia Building Code, specifically conforming to sentences 10.2.3.1 (1) (a) (i) (ii) or (iii) of the BC Building Code. These buildings are by definition four storeys and above and greater than 600 square metres (approximately 6,500 square feet) in building area. This policy will also apply to Part 3 commercial buildings and Part 3 mixed-use residential commercial buildings.

B. Energy Performance Requirement

Energy performance requirements are outlined below for Part 3 buildings.

Building	Building Code Reference	Step Code Level Required under Rezoning Policy
Part 3 Residential	Conforming with sentence 10.2.3.1 (1) (a) (i) of the Building Code	Step 3*
Part 3 Commercial	Conforming with sentence 10.2.3.1 (1) (a) (ii) or (iii) of the Building Code	Step 2*

* = as defined by Sentence 10.2.3.3. (1) of the Building Code

Approval date:	December 11, 2017	Approved by:	Council