



# BC Energy Step Code in New Westminster

## General Information for Applicants - Planning or Development Applications and Building Permits

**Council endorsed local application of the BC Energy Step Code in 2018.** The BC Energy Step Code is the new performance-based standard for the BC Building Code that establishes measurable energy-efficiency requirements for new construction. To comply, development applicants must demonstrate that their project will meet or exceed energy performance metrics for building envelope, equipment and systems and airtightness.

The City has made a Passive Design Exclusion Zoning Bylaw Amendment to allow incremental increases in FSR (density) in single detached dwelling zones to compensate for thicker insulated walls (from Step level 3 to level 5), as well as building height relaxations for projects seeking to achieve Step Code level 5 or the Passive House standard.

**Energy Efficiency Performance Bond:** Building permit applications for construction as per the City’s Energy Step Code requirements (as updated over time) shall be accompanied by a deposit of 1% of the total construction value, to a maximum of \$25,000. This deposit shall be non-refundable if the City’s Energy Step Code performance standard (as updated over time) is not achieved or complied with (Development Services Fees and Rates Amendment Bylaw 2014 (No. 7683)).

### What is the BC Energy Step Code?

The Step Code is a provincial standard that establishes progressive energy performance levels for new buildings, from current BC Building Code, up to net zero energy ready buildings. The Step Code applies to new residential and commercial buildings. To comply, development applicants must use energy modelling software and on-site testing to demonstrate that both their design and the constructed building meet Step Code requirements.

It is recommended that applicants familiarize themselves with the requirements of the Step Code, as this may affect the design and/or construction of your building. Additionally, it is recommended that applicants become familiar with the usefulness of energy modeling and air tightness testing in helping a project meet Step Code performance requirements.

### What Steps did the City adopt?

On December 10<sup>th</sup>, 2018, City Council endorsed local adoption of the BC Energy Step Code, with the following framework and timing:

	CITY BUILDING BYLAW REQUIREMENT		SUBJECT TO FUTURE COUNCIL ADOPTION	
	Building Permit applications filed on or after		Building Permit applications filed on or after	
<b>Part 9 Residential</b>	<b>March 31, 2019</b>	<b>January 1, 2020</b>	<b>January 1, 2022</b>	<b>2027</b>
Single Detached and Semi-Detached Homes	Step 1	Step 3	Step 4	Step 5
Laneway and Carriage houses	Step 1	Step 2	Step 3	Step 4
Triplexes, Townhomes and Stacked Townhomes*	Step 1	Step 3	Step 4	Step 5
<b>Part 3 Multi-Unit Residential</b>	<b>March 31, 2019</b>	<b>January 1, 2020</b>	<b>January 1, 2024</b>	<b>2027</b>
Wood-Frame Residential	N/A	Step 3 <b>[OR]</b> Step 2 with approved <b>Low Carbon Energy System</b> <sup>†</sup>	Step 4 <b>[OR]</b> Step 3 with approved <b>Low Carbon Energy System</b> <sup>†</sup>	Step 4
Concrete Residential				
Hotels/Motels <sup>°</sup>				
<b>Part 3 Commercial</b>	<b>March 31, 2019</b>	<b>January 1, 2020</b>	<b>January 1, 2024</b>	<b>2027</b>
Office	N/A	Step 2	Step 3 <b>[or]</b> Step 2 with approved <b>Low Carbon Energy System</b> <sup>†</sup>	Step 3
Retail / Mercantile (Group D and E Occupancies)				

<sup>°</sup>NOTE: As of December 10, 2018, Table 10.2.3.3.A in Part 10 of the BC Building Code has separate Step Code metrics from the rest of Group C (Residential) occupancies.

#### #Low Carbon Energy System

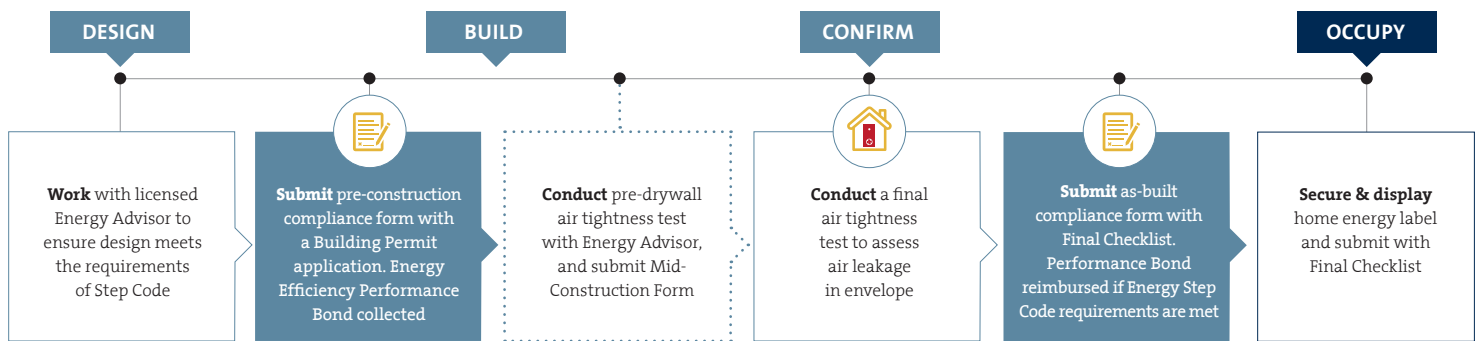
For purposes of Step Code, a low carbon energy system (LCES) is defined as a professionally operated and maintained, highly efficient mechanical system that supplies a building’s space heating, cooling and domestic hot water heating demand primarily from renewable energy sources.

LCES systems include, but are not limited to, [air-source and water-source electric heat pump systems](#), [waste heat recovery systems](#), [variable refrigerant flow systems](#), [biomass heating and solar energy systems](#). In general, to be considered an LCES, the proposed system should supply a minimum of 70% of the buildings thermal energy demand from renewable (low-emission) sources. **Please note that at this time, the City is not accepting applications under the LCES option until additional policy development is complete.**



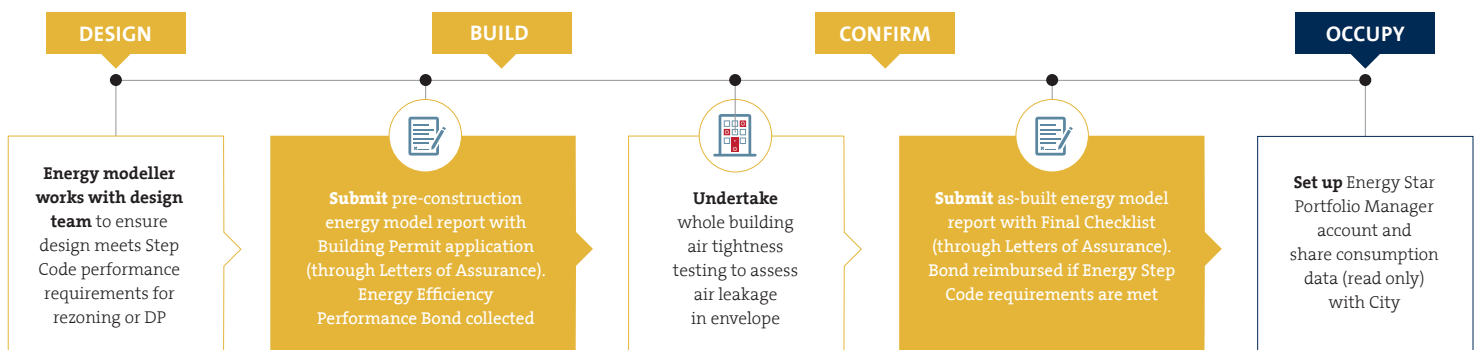
## Application and review process for new Part 9 projects

(e.g. single detached, semi-detached, triplex and townhouses)



## Application and review process for new Part 3 projects

(e.g. larger multi-unit residential and commercial buildings)



## Additional Guidance for Applicants

The City of New Westminister has created a series of bulletins that describe how new Step Code requirements are addressed and captured through the development application process for various building typologies. These bulletins are summarized and linked below.

- Bulletin 1** – General Information for Applicants - **Planning or Development Applications and Building Permits**
- Bulletin 2** – Building Permit compliance requirements for BC Energy Step Code, New **Part 9 Single Family, Duplex, and Laneway and Carriage Houses**
- Bulletin 3** – Design Stage and Building Permit compliance requirements for BC Energy Step Code, New **Part 3 Multi-Unit Residential and Commercial Buildings**
- Bulletin 4** – Design Stage compliance requirements for BC Energy Step Code, **New Part 9 and Part 3 Buildings on Sites with Protected Heritage Buildings**
- Bulletin 5** – Design Stage compliance requirements for BC Energy Step Code, New **Laneway and Carriage Houses**
- Bulletin 6** – Part 9 Multi-Unit Residential Buildings **Townhouses and Small Multi-Unit Residential Buildings**

## Rebates & Incentives

The City has developed educational materials and incentive programs to help the transition toward higher levels of energy performance in new construction.

**For more information, visit:**  
[energysavenewwest.ca/energy-step-code](http://energysavenewwest.ca/energy-step-code)

### Need more info?

For more information and resources on the BC Energy Step Code, including the implementation and design guides, costing study, technical resources, and FAQs, visit [energystepcode.ca](http://energystepcode.ca)



### Additional questions about BC Energy Step Code in New Westminister?

Contact us at [StepCodeInfo@newwestcity.ca](mailto:StepCodeInfo@newwestcity.ca) or call 604.515.3818