

BC ENERGY STEP CODE BUILDING GUIDE

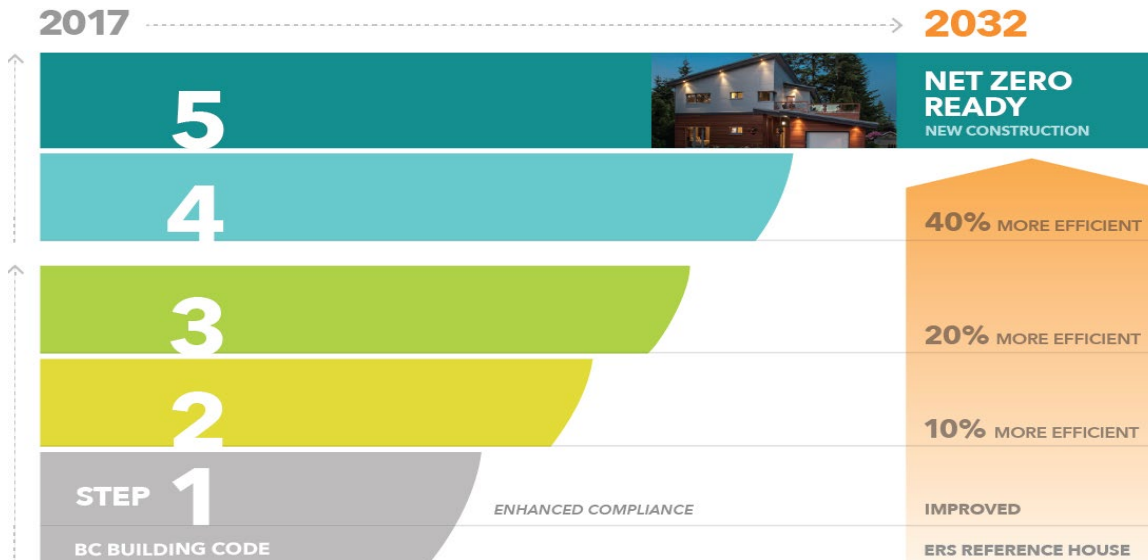
PURPOSE

This Guide is intended to provide builders, designers, Registered Professionals, contractors, developers, certified energy advisors and property owners the necessary documentation required throughout the permit processes.

COMPLIANCE

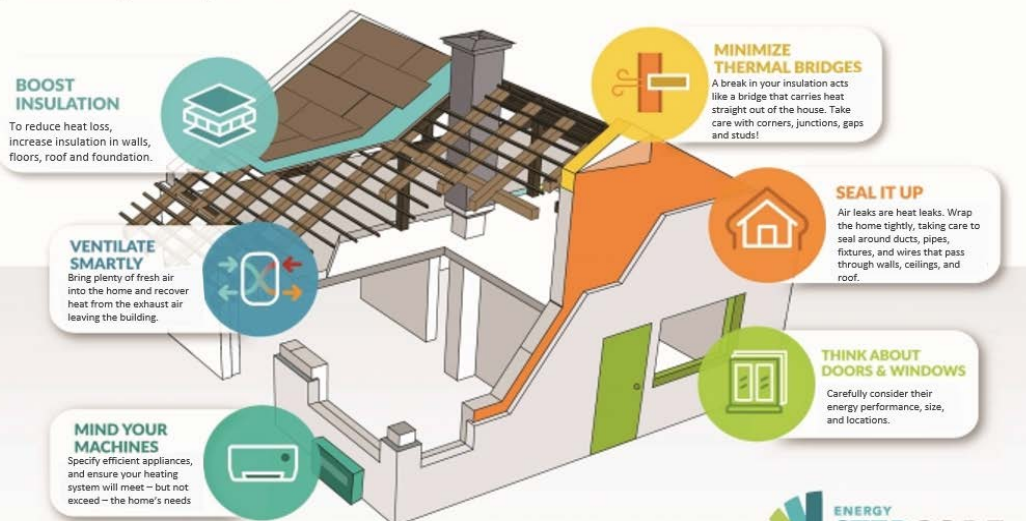
Effective May 1st, 2023 Step 3 of the BC Energy Step Code will be mandatory for Part 3 Buildings, which means that all new residential construction will be required to be 20% more energy efficient.

PATHWAY TO 2032: PART 9 (HOMES)



INSIDE THE STEP 3 HOME

Six strategies to boost energy-efficiency performance



PART 9 REQUIREMENTS

PERMIT APPLICATION REQUIREMENTS

Please note these requirements are in addition to our standard permit requirements listed in our application packages

Using an Energy Advisor/Modeler

- » Pre-Construction BC Energy Compliance Report completed by a Certified Energy Advisor.
 - › All relevant fields must be completed including Section F.
 - › Section D ("9.36.6. Energy Step Code Compliance") must list the 'Required' and 'Proposed' Step Code Level as Step 3 minimum.
- » Energy Modeling Report as described in 9.36.6.4 of the 2018 BC Building Code.
- » Building Permit Drawings that are consistent with the submitted energy modeling and compliance reports.
 - › Submitted drawings shall include all energy efficiency upgrades noted in Section B of the BC Energy Compliance Report: Pre-Construction Form and the location/type of air barrier.

Using a Registered Professional in place of an Energy Advisor/Modeler

- » Pre-Construction BC Energy Compliance Report completed by a Registered Professional.
 - › All relevant fields must be completed including Section F.
 - › Section D ("9.36.6. Energy Step Code Compliance") must list the 'Required' and 'Proposed' Step Code Level as Step 3 minimum.
- » Energy Modeling Report wet sealed, signed and dated by the Registered Professional of Record.
- » Building Permit Drawings that are consistent with the submitted energy modellings and compliance report.
 - › Submitted drawings shall include all energy efficiency upgrades noted in Section B of the BC Energy Compliance Report: Pre-Construction Form and the location/type of air barrier.
- » Wet Sealed and Signed Schedule B from Registered Professional of Record for all Energy Efficiency requirements under Architectural, Mechanical, Plumbing and Electrical disciplines.

MID-CONSTRUCTION REQUIREMENTS

Using an Energy Advisor/Modeler

- » A blower door test shall be performed for air tightness testing at Mid-Construction prior to covering the wall assembly and observed by the Certified Energy Advisor. A copy of the blower door test shall be sent to the FVRD prior to receiving an accepted FVRD Insulation inspection.

The FVRD must be given 3 days advance notice of the Blower Door test, so they may choose to attend

- » Mid-Construction Energy Compliance Report shall be completed by the Certified Energy Advisor and provided to the city by the builder or property owner prior to receiving an accepted FVRD Insulation inspection.

Using Registered Professional in place of an Energy Advisor/Modeler

- » A blower door test shall be performed for air tightness testing at Mid-Construction prior to covering the wall assembly and observed by the Registered Professional of Record. A copy of the blower door test shall be sent to the FVRD prior to receiving an accepted FVRD Insulation inspection.

The FVRD must be given 3 days advance notice of the blower door test, so they may choose to attend

- » Mid-Construction Energy Compliance Report shall be completed by the Registered Professional of Record and provided to the FVRD by the builder or property owner prior to receiving an accepted FVRD insulation inspection.

PART 9 REQUIREMENTS CONTINUED

PRE-OCCUPANCY REQUIREMENTS

Using an Energy Advisor/Modeler

- » Post-Construction blower door test shall be performed for air tightness testing and observed by the Certified Energy Advisor.

The FVRD must be given 3 days advance notice of the blower door test, so they may choose to attend

- » As-Built BC Energy Compliance Report completed by the Certified Energy Advisor shall be submitted to the FVRD prior to booking a Final Inspection

Using Registered Professional in place of an Energy Advisor / Modeler

- » Post-Construction blower door test shall be performed for air tightness testing and observed by the Registered Professional of Record.

The FVRD must be given 3 days advance notice of the blower door test, so they may choose to attend

- » As-Built BC Energy Compliance Report completed by the Registered Professional of Record shall be submitted to the FVRD prior to booking a Final Inspection
- » Wet Sealed and Signed Schedule C-B from Registered Professional of Record for all Energy Efficiency requirements under Architectural, Mechanical, Plumbing and Electrical disciplines as undertaken on the provided Schedule B

ADDITIONAL RESOURCES

For Degree Day information to be used in the Compliance Reports, please contact Environment Canada by email at scg-ecs@ec.gc.ca or by phone at 416-739-4365.

Energy Advisors/Energy Modelers

- » [What is an Energy Advisor / Energy Modeler](#)
- » [Where can I find an Energy Advisor](#)

[BC Housing Builders Guide](#)

[BC Energy Step Code](#)

- » [Compliance Tools to Part 9 Buildings](#)
- » [Compliance Tools to Part 3 Buildings](#)
- » [Energy Step Code Requirements](#)

You may be eligible for a rebate through CleanBC Better Homes. The Energy Step Code website has a page dedicated to [information on incentive programs](#).

For questions or concerns regarding the processes or procedures listed below please contact our building department by email at building@fvrd.ca or phone 604-702-5016.