

BC ENERGY STEP CODE FOR PART 3 COMPLEX BUILDINGS

Compliance for Step 1

Bulletin No. 22-01

PURPOSE

The intent of this bulletin is to provide general information about the BC Energy Step Code (BCESC) and permit requirements to comply with the BCESC.

BACKGROUND

As part of BC’s commitment to the current climate crisis, the BCESC was introduced as an optional compliance path in the BC Building Code 2018. Local governments can reference BCESC, to incentivize or require a level of energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code. By the end of 2022 the BCESC will be mandatory throughout BC for Part 3 & Part 9 buildings. After this benchmark, higher efficiency requirements will need to be met in 2027, and the highest step of the BCESC or Net Zero Energy Ready in 2032.

Net Zero Energy ready buildings produce as much clean energy as they consume. They are up to 80 percent more energy efficient than a typical new building, and use on-site (or near-site) renewable energy systems to produce the remaining energy they need.



REFERENCES AND INFORMATION

Clean BC Road Map to 2030

<https://cleanbc.gov.bc.ca/>

BC Energy Step Code

<https://energystepcode.ca/>

2018 BC Building Code reference

Part 10 – 10.2. Energy Efficiency/ 10.2.3. Energy Step Code

Building Bylaw 2021-21

Part 26- Step Code Requirements



IMPLEMENTATION

As part of the City of Penticton’s ongoing commitment to a sustainable future, reduced energy consumption and emissions, the city has been an early adopter of the BCESC. In 2019 the City of Penticton started referencing the BCESC for Part 9 buildings, and as of March 31st 2022 will be referencing Step 1 for Part 3 complex buildings. This puts the local building community in position for a seamless transition once the BCESC is mandatory BC wide, by the end of 2022.

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PERMIT REQUIREMENTS (STEP 1)

The following documents are required as part of all new Part 3 building permit applications for Step Code projects:

- Drawings to provide step pursued.
- **Part 3 Energy Design Report** (showing as designed) completed by a registered professional who is either a qualified modeler (QM) or overseeing a QM in the role of energy modeling supervisor (EMS) as per the Joint Professional Practice Guidelines for Whole Building Energy Modelling Services. The Registered Professional must include their Registration/License number after their name on both tabs.
- The Registered Professionals of Record (RPRs) for the architectural, mechanical, plumbing, and electrical disciplines each have specific responsibilities to energy efficiency requirements under the BC Energy Step Code. The City will not accept Letters of Assurances (Schedule B) if the BC Energy Step Code section has been crossed out.

Prior to occupancy:

- A part 3 Energy Design Report (showing as built) completed by a Registered Professional who is either a Qualified Modeler (QM) or overseeing a QM in the role of Energy Modelling Supervisor (EMS), as per the **Joint Professional Practice Guidelines** for Whole Building Energy Modelling Services.
- For steps 2-4, the City of Penticton may require the building owner to create an Energy Star Portfolio Manager profile of the building(s). Share the property profile with The City of Penticton as a "Read Only" permission level.

More information and education resources can be found at <https://www.penticton.ca/business-building/building/green-build>

Have Questions? We're here to help. Please contact the Building Department
📞 (250) 490-2571 or ✉ buildinginfo@penticton.ca
Located at City Hall on the first floor at 171 Main St, Penticton BC V2A 5A9

Please note: Building Bulletins are prepared to provide convenient information for customers, and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.

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