

BC ENERGY STEP CODE FOR PART 9 RESIDENTIAL BUILDINGS

Compliance for Step 3

Bulletin No. 22-02

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 and part 9 buildings will be required to meet Step 3. After this benchmark, further requirements will be step 4 in 2027, and step 5 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

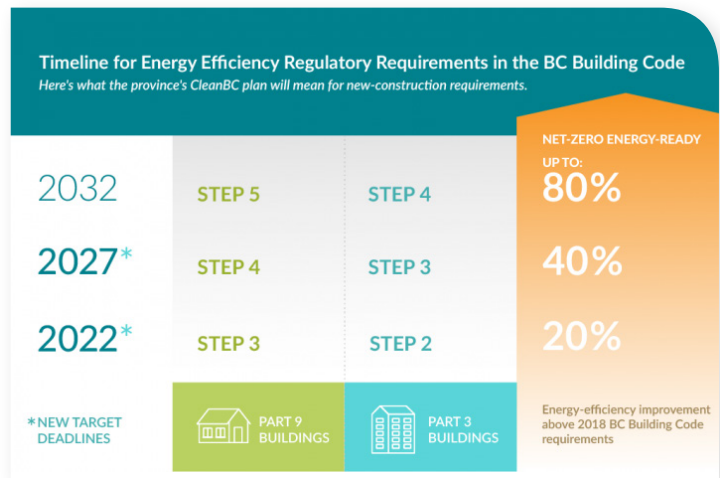
<https://energystepcode.ca/>

2018 BC Building Code reference

Part 9 – 9.36. Energy Efficiency/ 9.36.6. 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 required Step 1, and since Jan 1st, 2021, has required Step 3 for part 9 SFD’s, duplexes, row housing and carriage homes. This puts the local building community in position for a seamless transition once the BCESC is mandatory BC wide, by the end of 2022.

BUILDING SERVICES BULLETIN

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PERMIT REQUIREMENTS

The following documents are required as part of all new Part 9 SFD building permit applications:

- A PDF of an energy modelling report (typically an EnerGuide report for Part 9 houses) must accompany all building permit applications,
- A BC Energy Compliance Report (Pre-Construction)
- Energy Modelling for Hot2000 should use Penticton for Climatic Data
- The application shall also include energy statements on the drawings indicating that the project complies with the BC Energy Step Code, the climate zone (Climate Zone 5), the specific Step pursued and the required step code target metrics (TEDI, TEUI/MEUI, Airtightness) and the actual values achieved in the model as applicable.
- Permit drawings submitted must be the version used for energy modelling and compliance report.
- Thermal assemblies & air barrier details (matching modelling and compliance report) shall be clearly shown on the drawings.
- The main cross-section drawing shall show a continuous red line indicating the air barrier location(s).

Prior to Insulation/vapor barrier inspection:

- A "Mid Construction Blower Door Test & Compliance Report" must be submitted by a qualified EA.

Prior to occupancy:

- An "As Built Compliance Report" must be submitted by a qualified EA.
- An EnerGuide Rating System Label or comparable home energy label, must be affixed in an inconspicuous location or in close proximity to the electrical panel.

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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