



BC BUILDING CODE WAS UPDATED MAY 1, 2023

BC Energy Step Code ("Step Code") - which sets standards for energy efficiency in new buildings - is now mandatory in Building Code across BC

- Step Code establishes increasing levels of energy efficiency requirements ("Steps")
- Steps will increase periodically until 2032, when new buildings will need to be **Net Zero Ready** *
* *i.e., with renewable energy, the home would be able to produce as much energy as it consumes*

New construction will be required to meet the following Steps:

Step	Type of building
Step 3	 Houses and small buildings ("Part 9 buildings")
Step 2	 Large and complex buildings ("Part 3 buildings")

Key new requirements for performance standards:

- Building design to meet new energy efficiency requirements
- Airtightness testing
- Whole-building energy modelling

Tasks marked with ⚡ on the following page must be completed by an Energy Advisor

Case studies suggest meeting new requirements may cost an additional 1-3% of the overall construction cost



WHAT DOES THIS MEAN IN SIDNEY?



HOUSES & SMALL BUILDINGS ("Part 9 buildings")

Before you build:

- ⚡ Fill out Pre-Construction BC Energy Compliance Report
 - Submit with your Building Permit Application

During construction:

Work with your Energy Advisor to ensure Step Code energy efficiency requirements are being met:

- ⚡ 1. Conduct mid-construction airtightness testing
- 2. Update energy model to match construction (if needed)
- 3. Check Step Code targets are met with an airtightness test a. If testing fails, revise construction and return to #2



When construction is complete:

- Fill out As-Built BC Energy Compliance Report ⚡
 - Must be submitted before staff approve occupancy



LARGE & COMPLEX BUILDINGS ("Part 3 buildings")

Before you build:

When submitting your Building Permit application, please include the following:

- A Letter of Assurance that requirements will be met from a qualified professional (e.g., architect or engineer)
- ⚡ • An Energy Design Report, showing compliance with BC Building Code (BCBC) Part 10.2.3 of Division B



When construction is complete:

- Fill out As-Built Compliance Report ⚡
 - Must be submitted before staff approve occupancy

Please Note:

This is a reference guide for your convenience. Please refer to the following resources for support with your new development:

- Energy Step Code Builder Guide - visit energystepcode.ca/builder-guides
- BC Building Code - visit bccodes.ca/building-code.html
- Clean BC Energy Coach - call 1-844-881-9790
- Town of Sidney staff - call 250 656 1725 or email developmentservices@sidney.ca