



BC Energy Step Code Implementation Across the Region

May 19, 2021 | HAVAN Government Relations Report #04

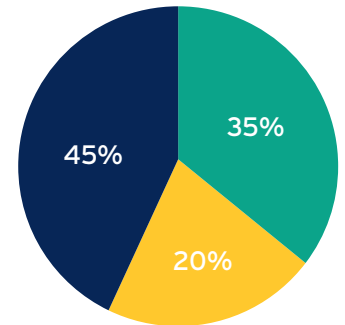
1,100+ Members Strong

HAVAN's government relations vision is to support our members and industry by advocating for housing policy and process that is transparent, predictable and accountable across the Metro Vancouver region.

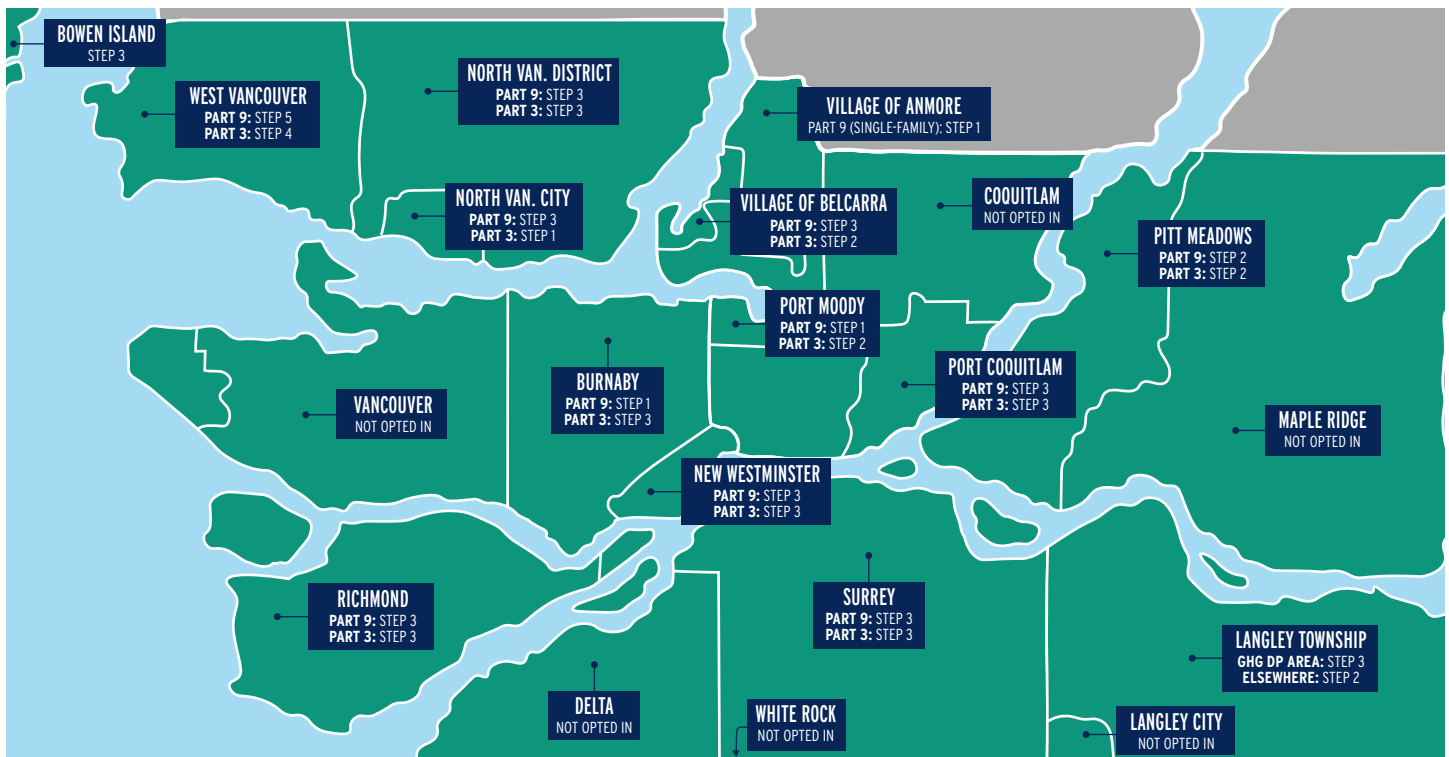
Step Code Introduction

The Provincial Government introduced the BC Energy Step Code (www.energystepcode.ca) as an optional compliance path in the BC Building Code to help BC meet its goal that all new buildings be net-zero energy by 2032. The Step Code supports local governments to incentivise or require net-zero energy in new construction that goes above and beyond the requirements of the provincial code. The Code identifies a recommended, phased approach with five levels, with the final step implemented by 2032.

While we strongly support the shift towards climate-friendly construction, HAVAN has concerns that many municipalities are rushing to go beyond the recommended approach and there is now a discrepancy in implementation across Metro Vancouver municipalities. An accelerated implementation can contribute to increased costs and time-frame of construction. We hope this report can contribute to the dialogue on energy efficiency and the provision of much needed, affordable, housing supply to address our housing affordability crisis.



- Suppliers
- Professional Renovators
- Licensed Builders + Developers



Current Metro Vancouver Energy Step Code Requirements

As of May 19, 2021

Metro Vancouver Energy Step Code Requirements

As of May 19, 2021

MUNICIPALITY	CURRENT REQUIREMENT	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	NOTES
BURNABY	Part 9: Step 1	September 1, 2019					
	Part 3: Step 3	February 11, 2019		July 1, 2019			LCES Option
VANCOUVER							Zero emissions buildings in all new construction by 2030
RICHMOND	Part 9: TH/APT - Step 3			September 1, 2018	January 1, 2022	January 1, 2025	LCES Option
	Part 9: SF, Dup, Other - Step 3	September 1, 2018		December 15, 2020	January 1, 2022	January 1, 2025	LCES Option
	Part 3: Residential Wood frame Low/Mid Rise - Step 3			September 1, 2018	January 1, 2022		
	Part 3: Residential Concrete Towers - Step 3			September 1, 2018	January 1, 2025		LCES Option
NEW WESTMINSTER	Part 9: Step 3						
	Part 3: Step 3						LCES Option
SURREY	Part 9: Step 3	April 1, 2019		January 1, 2021	Year 2023 or 2024	Year 2025 or 2026	
	Part 3: Step 3			April 1, 2019	Year 2023 or 2024		LCES Option
DELTA							
LANGLEY TOWNSHIP	GHG DP Area: Step 3		Year 2019	Year 2021			
	Elsewhere: Step 2	Year 2019	January 1, 2020	Year 2022			
LANGLEY CITY							
WHITE ROCK							
DISTRICT OF WEST VANCOUVER	Part 9: Step 5					February 28, 2021	LCES Option (Step 3 w/LCES)
	Part 3: Step 4				February 28, 2021		LCES Option (Step 2 w/LCES)
CITY OF NORTH VANCOUVER	Part 9: Step 3					July 1, 2021	LCES Option after July 1 update (Step 3 w/LCES)
	Part 3: Step 1			July 1, 2021			
DISTRICT OF NORTH VANCOUVER	Part 9: Step 3					July 1, 2021	LCES Option after July 1 update (Step 3 w/LCES)
	Part 3: Step 3				July 1, 2021		LCES Option after July 1 update (Step 3 w/LCES)
CITY OF COQUITLAM	Part 9: No Current Requirement		September 1, 2021	2023	2024	2032	Potential early consideration for Step 5 in 2027
	Part 3: No Current Requirement		January 1, 2022	2023	2024		Non-Combustible Building Option
CITY OF PORT MOODY	Part 9: Step 1	Year 2020		Year 2021	Year 2025	Year 2030	
	Part 3: Step 2		Year 2020	Year 2021	Year 2030		LCES Option
CITY OF PORT COQUITLAM	Part 9: Step 3			March 1, 2021	Year 2024	Year 2032	
	Part 3: Step 3			March 1, 2021	Year 2024		Non-Combustible Building Option
VILLAGE OF ANMORE	Part 9 (Single Family): Step 1	February 19, 2019					
VILLAGE OF BELCARRA	Part 9: Step 3						
	Part 3: Step 2						
BOWEN ISLAND MUNICIPALITY	Step 3	October 9, 2019		October 1, 2020			
CITY OF MAPLE RIDGE							
CITY OF PITT MEADOWS	Part 9: Step 2	August 1, 2020	February 2021	January 2022			
	Part 9: Step 2	August 1, 2020	February 2021				



HAVAN, through its government relations department team, works with Metro Vancouver local governments on important public policy issues. Non-partisan policy analysis and strategic consultation is provided in a collaborative approach to efficiently deliver an affordable supply of housing across the region.

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