



UNIVERSITY ENDOWMENT LANDS
PART 3 DEVELOPMENT REQUIREMENTS:
BC ENERGY STEP CODE AND CARBON POLLUTION STANDARD

POLICY

Purpose:

The purpose of this Policy is to inform owners, designers, and builders about the University Endowment Lands’ (UEL) BC Energy Step Code (Step Code) requirements and carbon pollution standard for new Part 3 residential and commercial buildings. This policy provides interested parties with advance notice of future requirements.

New Part 3 Buildings shall be designed and constructed to conform to the levels of the Step Code including greenhouse gas intensity (GHGi) as outlined in Part 10 of the 2023 British Columbia Building Code (BCBC) and in accordance with the timelines set out in this Policy.

Note: the UEL had previously adopted a policy for Part 3 developments specific to the BC Energy Step Code; this new policy combines the previous policy’s requirements with the new carbon pollution standard.

Background:

The Energy Step Code forms part of the BCBC and provides a performance-based path intended to support a market transformation from current energy efficiency requirements to net-zero energy and carbon ready buildings by 2030. The UEL is taking these steps as a part of its overarching commitment to improve energy efficiency while reducing greenhouse gas emissions (GHG) in the built environment. The path to net-zero energy ready and carbon neutral buildings is set out through a series of increasing requirements for total energy use (TEUI), thermal energy demand (TEDI) and greenhouse gas intensity (GHGi).

Application:

This Policy applies to new residential and commercial buildings in the UEL that fall under BCBC Part 3 with occupancies and performance levels described in this table:

UEL Energy Step Code & GHGi Compliance Requirements for Part 3 Buildings

Effective Date	Step Code / Occupancy	GHGi
January 1, 2021	Step 1 (Group A, B2, B3) Assembly, Treatment, Residential Care Step 3 (Group C, D, E) Residential, Business, Personal Services and Mercantile	None
January 1, 2024	Step 1 (Group A, B2, B3) Assembly, Treatment, Residential Care Step 3 (Group C, D, E) Residential, Business, Personal Services and Mercantile	EL-2
January 1, 2025	Step 1 (Group A, B2, B3) Assembly, Treatment, Residential Care Step 4 (Group C) Residential Step 3 (Group D, E) Business, Personal Services and Mercantile	EL-3
January 1, 2030	Step 4 (Group C, D, E) Residential, Business, Personal Services and Mercantile Step 3 (Group A, B2, B3) Assembly, Treatment, Residential Care	EL-4

Building Permit Submission Requirements:

The following documents shall be completed and submitted with the BP application package in conformance with BCBC Division C, Subsection 2.2.9.:

1. An Energy Design Report for the Energy Step Code for Part 3 Buildings (Pre-Construction) completed by a Registered Professional who is either a Qualified Modeller (QM) or overseeing a QM in the role of Energy Modelling Supervisor (EMS). The Registered Professional must include their Registration/License number.
 - Link to AIBC Energy Modelling Guidelines: https://www.egbc.ca/getmedia/8f8f0579-ca25-4cfd-a92c-e3c75900d1b6/EnergyModellingGuidelines_FINAL.pdf.aspx
 - Link to the Design Report: <https://energystepcode.ca/compliance-tools-part3/>
2. A sealed copy and an electronic sealed copy of the Energy Modelling Report for each building in conformance with Article 2.2.9.2. which includes:
 - The total energy use intensity (TEUI); the energy use intensity of major energy services separately; the thermal energy demand intensity (TEDI) and the greenhouse gas intensity (GHGi); as defined by Article 10.2.3.2. in conformance with Article 10.2.3.3. and 10.3.1.3.(1).; sealed by the Registered Professional acting as the QM or EMS on the project.
3. Additional building details may be needed, as well as colour coded drawing to indicate the building system upgrades and air barrier continuity.
4. Other Registered Professionals of Record (RPRs) who are already required to submit Letters of Assurance (Schedule B), e.g. for the architectural, mechanical, plumbing, and electrical disciplines, have specific responsibilities to energy efficiency requirements under the Energy Step Code. They must sign for these responsibilities in their schedules and UEL will not accept a schedule if the Energy Step Code section has been crossed out.

Mid-Construction Requirements:

Mid-construction and pre-occupancy airtightness testing are required to demonstrate that the constructed building performs as designed.

Final Occupancy Requirements:

The following documents must be completed and submitted with the BP application package in conformance with BCBC Division C, Subsection 2.2.9.:

1. An Energy Design Report for the Energy Step Code for Part 3 Buildings (post-construction) completed by the Registered Professional acting as the QM or EMS. This form shall include post-construction airtightness test results and verification of all building energy efficiency upgrades;
2. A sealed copy and an electronic sealed copy of the final Energy Report for each building as constructed; and,
3. A final Building Envelope airtightness test report (pre-occupancy).

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