



UNIVERSITY ENDOWMENT LANDS
PART 9 RESIDENTIAL 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 9 residential buildings. This policy provides interested parties with advance notice of future requirements.

New Part 9 Buildings shall be designed and constructed to conform to the levels of the Step Code and carbon pollution standard as outlined in 9.36.6. and 9.37.1.3. 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 9 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 airtightness, total energy use (TEUI), thermal energy demand (TEDI) and greenhouse gas intensity (GHGi).

Application:

This Policy applies to new residential buildings in the UEL that fall under BCBC Part 9 with performance levels described in this table:

UEL Energy Step Code & GHGi Compliance Requirements for Part 9 Buildings

Table with 4 columns: Effective Date, Step Code, Air Tightness (Air Changes per Hour), and GHGi. Rows include dates from 2021 to 2030 and corresponding compliance levels.

Building Permit Submission Requirements:

The following documents shall be completed and submitted with the building permit application:

- BC Energy Compliance Report: Pre-Construction form completed by a Certified Energy Advisor, licensed by Natural Resources Canada.
Link to Pre-construction form: https://energystepcode.ca/compliance-tools-part9/
Printed copy of HOT2000 Full House report.

Airtightness (Blower Door) Test Requirement:

A blower door test is required to confirm that the constructed building performs as designed.

- At the mid-construction (pre-drywall) stage, the builder shall complete an airtightness test once the air tightness layer has been installed. This allows for corrective action to be taken to remedy problems and to improve the airtightness of the building envelope before the final airtightness test.
- Submit a mid-construction form, completed by the Energy Advisor or Registered Professional, indicating pre-drywall blower door test results and verification of all energy efficiency upgrades.
 - Link to the Mid-Construction form: <https://energystepcode.ca/compliance-tools-part9/>
- If the required air tightness is not achieved on the first test, the UEL building inspection will not proceed. The project must clearly note on the mid-construction report how leakage will be reduced and required air tightness will be achieved before final inspection.

Requirements at Final Inspection:

The following shall be submitted prior to Final Inspection:

- A BC Energy Compliance Report: As-Built form, completed by the Energy Advisor; or
- Registered Professional certification, indicating post-construction blower door test results and verification of all building energy efficiency upgrades.
 - Link to the As-Built form: <https://energystepcode.ca/compliance-tools-part9/>

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