

POLICY No. A06

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Approved by Council: May 17, 2021

TITLE: Energy Step Code – Building Permit Application Requirements for New or Substantially Reconstructed Buildings

POLICY:

This policy establishes the requirements for compliance with Energy Step Code targets as described in the British Columbia Building Code (BCBC) and applies to building permit applications for new or substantially reconstructed buildings in the City as follows:

For Part 9 residential (Group C) buildings such as single and two family dwellings and Housing Choices projects:

- Building permit applications received on or after September 1, 2021 shall contain buildings which are designed and constructed in conformance with the energy performance requirements of Step 2 of the Energy Step Code;

For Part 9 residential (Group C) buildings such as row housing and townhouses:

- Building permit applications received on or after January 1, 2022 shall contain buildings which are designed and constructed in conformance with the energy performance requirements of Step 2 of the Energy Step Code;

For Part 3 residential (Group C), business and personal services (Group D), and mercantile (Group E) buildings:

- Building permit applications received on or after January 1, 2022 shall contain buildings which are designed and constructed in conformance with the energy performance requirements of Step 2 of the Energy Step Code.

Building permit applications for buildings containing uses other than those described above (i.e., assembly (Group A) and care, treatment or detention (Group B)) may be submitted which, at the owner's discretion, voluntarily comply with an Energy Step Code target permitted by the BCBC.

COMMENTS:

This policy will remain in effect until the BCBC requires a higher Energy Step Code target than above or when the City increases the Energy Step Code targets through a Council approved policy amending these energy performance targets.

It must be demonstrated by all building permit applications that BCBC requirements, which include energy performance targets, have been satisfied prior to any building permit being issued. The approval and inspection processes in regard to Energy Step Code compliance are contained in the Building Permits Division procedure document "Energy Step Code Building Permit Application and Inspection Requirements".

REASON:

The City of Coquitlam supports Federal and Provincial climate action goals in reducing greenhouse gas emissions originating from buildings. Improving the energy performance of buildings being constructed in the City will aid in this effort. This policy provides staff and building permit applicants with guidance in regard to the minimum energy performance requirements of buildings to be demonstrated through building permit applications and proposed building design and construction.