



## Energy Step Code: Overview for Part 9 Buildings

**No.: BUILDING-37**  
**Date: 2018-09-05**

### Purpose:

To provide owners, applicants, designers and builders of new buildings with an overview of the requirements and future implementation targets of the BC Energy Step Code.

See also:

- Bulletin Building-38: Building to the Energy Step Code: Single Family Dwellings and Duplexes.
- Bulletin Building-39: Building to the Energy Step Code: Part 9 Townhouses and Apartments.

### Background:

On July 16, 2018, Richmond City Council adopted Bylaw 9769 that requires new buildings to be designed and constructed to the energy efficiency targets set in BC Energy Step Code.

The Province of British Columbia enacted the BC Energy Step Code as a consistent standard to encourage the construction of energy-efficient buildings to make buildings net-zero ready by 2032.

The BC Energy Step Code is a performance-based standard that requires new buildings to meet high-level energy efficiency and airtightness targets that go beyond the minimum prescriptive requirements in the BC Building Code. Builders will need an Energy Advisor or other building energy specialist to develop an energy model for the new building, provide guidance on meeting the airtightness and energy performance requirements, verify installation of energy efficiency components and conduct required blower door tests to measure airtightness.

The Province is expected to enhance the BC Building Code requirements to the higher steps of the BC Energy Step Code to achieve “net-zero energy ready” construction by 2032. The City of Richmond will also incrementally enhance building requirements to the highest levels of the Energy Step Code.

### Implementation:

#### 3.1 Effective Date

Effective September 1, 2018, the new requirements apply to all applicable building permit applications, except for the following exceptions:

- If a development permit has been **issued prior to September 1, 2018**, the owner may, while their development permit remains valid, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769; or
- If a development permit application has been **submitted to the City prior to July 16, 2018**, the owner may, until **December 31, 2019**, submit a building permit application in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769.

See over →

### 3.2 Current City of Richmond requirements

The table below outlines Richmond's BC Energy Step Code requirements for Part 9 buildings.

| Building Type  | Building permit application filed on or after September 1, 2018 |
|--|---|
| Townhomes and apartments                                     | Step 3  |
| Single family, duplex and other Part 9 residential buildings | Step 1  |

### 3.3 Potential Future Requirements

Richmond's Official Community Plan features the following table, including an estimated timetable for future consideration of higher Steps of the BC Energy Step Code as requirements in Richmond.

Builders, developers and designers are encouraged to consider these potential future requirements.

| Building Type  | Current Requirement | Timetable for Future Consideration |              |              |
|--|---------------------|------------------------------------|--------------|--------------|
|  |                     | January 2020                       | January 2022 | January 2025 |
| Townhomes and apartments                                     | Step 3              | Step 3                             | Step 4       | Step 4 or 5  |
| Single family, duplex and other Part 9 residential buildings | Step 1              | Step 3                             | Step 3 or 4  | Step 4 or 5  |

### Training Opportunities

The City of Richmond's Airtightness Training Program provides free tuition to builders and designers to enrol in airtightness training courses.

Builders of new houses and townhouse units, currently under construction in Richmond, that are not subject to the Energy Step Code, are eligible to receive a free diagnostic pre-drywall blower door test.

The City periodically offers free training and information sessions regarding the Energy Step Code and other topics through Builders' Breakfast events.

Visit <https://energy.richmond.ca/energy-step-code/> for information on training and education opportunities.

More information about the BC Energy Step Code and training is available at: <https://energystepcode.ca/>.

For any further information, please contact the Sustainability Department at 604-276-4000.