What is the BC Energy Step Code?
The BC Energy Step Code is a provincial standard that establishes progressive performance steps in energy efficiency for new buildings from the current BC Building Code level to net zero energy ready buildings by 2032.

The Step Code will apply to new residential and commercial buildings. To comply, builders must use energy modelling software and on-site testing to demonstrate that both their design and the constructed building meet Step Code requirements.

What Steps did the City adopt and how does this affect my project?
Council adopted the Step Code on April 26, 2018, as per the following:

- Projects that have applied for building permit prior to November 1st, 2018 will be considered in-stream and will not be subject to Step Code requirements.
- Building permits applied for between November 1st, 2018 and December 31st, 2019 will need to demonstrate compliance with Step 1 of the Step Code.
- Building permits applied for after January 1st, 2020 will need to demonstrate compliance with the Steps adopted for that particular building typology:
  - Step 3 for Part 9 homes (excluding small homes/garden suites)
  - Step 2 for Part 9 small homes/garden suites
  - Step 3 for Part 3 mid-rise/wood-frame residential buildings under 6 storeys
  - Step 2 for Part 3 high-rise/concrete residential buildings and commercial buildings.

We recommend that applicants familiarize themselves with the requirements of the Step Code, as this may affect the design and/or siting of your building. As well, it is recommended that applicants familiarize themselves with the use of energy models and air tightness testing, as this will be a requirement for all projects beginning on November 1st, 2018.

Need more info?
For information and resources on the BC Energy Step Code, including the implementation guide, costing study, technical webinars, and FAQs, visit energystepcode.ca.

To provide your input regarding adoption of the Step Code in the City of Victoria and the best mechanisms to support industry in its implementation, contact sustainability@victoria.ca.

Diagram illustrates Step Code requirements and timelines

FOR MORE INFORMATION:
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Process for Part 3 projects (e.g., multi-unit residential, large commercial office)

### Administrative Steps

1. Development Permit/Rezoning acknowledgment of Step Code requirements.
2. Pre-construction energy model report is completed by Energy Modeller and submitted with Building Permit application.
3. Conduct mid-construction (pre-drywall) blower door test to assess air leakage in envelope.
4. Construction completes and final blower door test is conducted.
5. As-built energy model report is completed by Energy Modeller and submitted with Occupancy Permit application (Letters of Assurance).
6. Energy consumption data is shared on Energy Star Portfolio Manager.
7. Approval for occupancy.

### Project Team Steps

1. Designer/builder works with Energy Advisor to ensure design meets requirements of Step Code.
2. Building permit rebate available to assist.
3. Home Energy Label is secured, placed in home (e.g. on electrical panel), and a copy is submitted with Occupancy Permit application.
4. Design Build Confirm Occupy.
5. Report with BP.

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Process for Part 9 projects (e.g., single family homes, duplexes, townhomes)

### Administrative Steps

1. Development Permit/Rezoning acknowledgment of Step Code requirements.
2. Pre-construction energy model report is completed by Energy Modeller and submitted with Building Permit application (Letters of Assurance).
3. Conduct mid-construction (pre-drywall) blower door test to assess air leakage in envelope.
4. Construction completes and whole building air tightness testing is undertaken.
5. As-built energy model report is completed by Energy Modeller and submitted with Occupancy Permit application (Letters of Assurance).
6. Energy consumption data is shared on Energy Star Portfolio Manager.
7. Approval for occupancy.

### Project Team Steps

1. Designer/builder works with Energy Advisor to ensure design meets requirements of Step Code.
2. Building permit rebate available to assist.
3. Home Energy Label is secured, placed in home (e.g. on electrical panel), and a copy is submitted with Occupancy Permit application.
4. Design Build Confirm Occupy.
5. Report with BP.