

Information for Applicants – Building Permit Applications

ZERO CARBON STEP CODE FOR PART 3 BUILDINGS

When does the Zero Carbon Step Code come into effect?

Any building permit for a new building that is submitted on or after the following dates must demonstrate compliance with Emissions Level 4 of the Zero Carbon Step Code.

July 1, 2024: Emissions Level 4 - All multi-unit residential buildings 6 storeys or less inclusive, shall demonstrate compliance with Emissions Level 4 of the Zero Carbon Step Code. Applications will also need to demonstrate compliance with Step 3 of the BC Energy Step Code.

November 1, 2024: Emissions Level 4: All buildings that are classified as a Group C, Group D or Group E Major Occupancy shall demonstrate compliance with Emissions Level 4 of the Zero Carbon Step Code. Most of these buildings will need to demonstrate compliance with Step 2 of the BC Energy Step Code. All multi-unit residential buildings 6 storeys or less inclusive shall demonstrate compliance with Step 3 of the BC Energy Step Code.

What do I need to submit with my Building Permit Application?

1. Part 3 Design Checklist.
 - a. Must include both Step Code Summary and the Part 3 Energy Checklist.
 - b. .pdf AND .xlsx format.
2. Energy Modelling Report (optional).

What do I need to submit for my Occupancy Permit?

1. Part 3 Design Checklist reflecting any changes from design.
 - a. Airtightness test results.
 - b. Must include both Step Code Summary and the Part 3 Energy Checklist.
 - c. .pdf AND .xlsx format.
2. Energy Modelling Report reflecting any changes from design (optional).

What does Emissions Level 4 Require?

Table 10.3.1.3.
Greenhouse Gas Emissions
Forming Part of Sentence 10.3.1.3.(1)

GHG Emission Level	Maximum GHGI of the <i>Building</i> , Expressed in kgCO _{2e} /m ² /year			
	<i>Residential Major Occupancy</i>		<i>Business and Personal Service and Mercantile Major Occupancies</i>	
	Hotels and Motels	Other <i>Residential Occupancies</i>	Offices	Other Business and Personal Service and <i>Mercantile Occupancies</i>
EL-1	measure only			
EL-2	9.0	7.0	5.0	6.0
EL-3	4.0	3.0	3.0	3.0
EL-4	2.0	1.8	1.5	2.0

What are my Energy Choices?

- Any energy source that has an emissions factor provided in the BCBC or accompanying guides or bulletins may be used for compliance purposes.
- Renewable natural gas may not be used to demonstrate compliance.
- Details on how compliance is demonstrated for district energy connected buildings is provided through the City of Vancouver Energy Modeling Guidelines 2.0.

For details on how to model mixed use buildings and other information:

Beyond the Building Code itself, a good source of additional compliance information is: <https://energystepcode.ca/compliance-tools-part3>.

Additional guidance can be found in the [Vancouver Energy Modelling Guidelines 2.0](#), and [AIBC’s Practice Guideline: BC Energy Step Code – Application](#).