

City of Burnaby: Proposed Zero Carbon Step Code and Energy Step Implementation.

Last updated September 15, 2023

Part 3 Buildings

New large (**Part 3**) buildings over 3 storeys or 600 sq. m footprint, with residential, business, personal services and mercantile occupancies.

Current requirements

- May 1, 2023: all new building permits have to meet the minimum of Step 2 of [BC Energy Step Code](#).
- For projects seeking rezoning, buildings are subject to Green Building Rezoning Policy requirements and have to meet the minimum of Step 3 of the Energy Step Code, OR Step 2 with a Low-Carbon Energy System and greenhouse gas emission limits.

Proposed new requirements arriving in 2024

- The City intends to move away from a rezoning policy to containing new Energy Step Code and Zero Carbon Step Code requirements as amendments to the Building Bylaw.
- January 1, 2024, all new Part 3 buildings applying for a building permit would need to meet the following minimum requirements in Sections 10.2 (Energy Efficiency) and 10.3 (Greenhouse Gas Emissions) of the BC Building Code:
 - Energy Step Code, Step 3
 - Zero Carbon Step Code, EL-4 (Zero Carbon Performance)

Implementation

- In-stream rezoning applications that have progressed to 2nd Reading by December 31, 2023 would not be subject to the new requirements. These projects would proceed through the development approval and building permit process according to the current requirements for building energy efficiency and carbon performance established by the existing Green Building Rezoning Policy.
- The new requirements would no longer include a 'step up / step down' approach with alternative compliance pathways.
- Technical work is underway to align Burnaby's future district energy plans with Zero Carbon Step Code compliance.
- Some rezoning requirements for efficient mechanical systems and energy benchmarking and reporting may be retained in a rezoning policy.

Draft Energy Step Code and Zero Carbon Step Code requirements and timeline for Part 3 new buildings

Part 3 Buildings	2023	2023	January 1, 2024	January 1, 2027	January 1, 2030
Group C Residential Occupancies, six stories or less	Part 3 Green Building Rezoning Policy (2019): Step 3, or Step 2 with Low Carbon Energy System GHG emission limits	Transition away from Green Building Rezoning policy to an amended Building Bylaw	Step 3	Step 4	Step 4
Group C Residential Occupancies, six stories or more			EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready
Hotels and Motels					
Group D Offices (Businesses and Personal Services)			Step 2	Step 3	Step 3
Other Group D and E (Mercantile) occupancies			EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready
<p>Implementation</p> <ul style="list-style-type: none"> - In-stream rezoning applications that have progressed to 2nd Reading by December 31, 2023 would <u>not</u> be subject to the new requirements. These projects would proceed through the development approval and building permit process according to the current requirements for building energy efficiency and carbon performance established by the existing Green Building Rezoning Policy. - Technical work is underway to align Burnaby’s future district energy plans with Zero Carbon Step Code compliance. - Some rezoning requirements for efficient mechanical systems and energy benchmarking and reporting may be retained in a rezoning policy. 					

Part 9 Buildings

New (**Part 9**) buildings with residential occupancies that are 3 storeys or less and have a floor area of less than 600 sq. m. Examples include single-family homes, duplexes, townhomes, rowhouses and small apartments.

Current requirements

- May 1, 2023: all new building permit applications must meet Step 3 of the [Energy Step Code](#)
- No carbon performance requirement

Proposed new requirements arriving in 2024 and 2025

All new Part 9 residential buildings applying for a building permit would need to meet the following minimum requirements laid out in Sections 9.36.6 (Energy Step Code) and 9.37 (Greenhouse Gas Emissions) of the BC Building Code:

Beginning January 1, 2024

- Energy Step Code, Step 3
- Zero Carbon Step Code, EL-3 (Strong Carbon Performance)

Beginning January 1, 2025:

- Energy Step Code, Step 3
- Zero Carbon Step Code EL-4 (Zero Carbon Performance)

Implementation

- Building permits received on or after the dates noted above are subject to the new requirements.
- For Energy Step Code, beyond 2024 the City may consider options to either accelerate adoption of higher steps or harmonize with expected updates to the BC Building Code in 2027 and 2032 to reach the highest steps.

Draft Energy Step Code and Zero Carbon Step Code requirements and timeline for Part 9 new buildings

Part 9 Buildings	May 1, 2023	January 1, 2024	January 1, 2025	January 1, 2027	January 1, 2030
Single or two family dwellings	Step 3	Step 3	Step 3	Step 4	Step 5
Laneway homes	No carbon requirements	EL-3 Strong Carbon	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready	EL-4 Zero Carbon Ready
Townhomes and apartment buildings up to 3 storeys					
Implementation					
- Building permits received on or after the dates noted above are subject to the new requirements					