

2023 Provincial Building Code Updates

Effective May 1st



The BC **Energy** Step Code regulates the **energy consumption and efficiency** of buildings.

Most new construction in BC will be required to be 20% more energy efficient than the base 2018 building code requirements.

The **Zero Carbon** Step Code regulates the **carbon emissions** associated with operating buildings.

Changes happening automatically, not requiring bylaw changes

Part 3 buildings*:

- Step 2 is the new minimum required

Part 9 buildings*:

- Step 3 is the new minimum required

Part 3 buildings*:

- “Measure only” stage. Buildings must report their Greenhouse Gas Intensity (GHGi in kgCO₂e/m²/year). To be included in the energy Compliance documents.

Opt-in - would require a bylaw

Prescriptive Pathway only available for Part 9 buildings:

- Can comply with 9.36.2 to 9.36.4 of the BC Building Code (prescriptive path). Heat Pump or Heat Recovery Ventilator (HRV) is now required.

Note: local governments that opt-in can not restrict builders from voluntarily complying with Step 3, 4 or 5 on the performance pathway.

Part 9 buildings*:

- Local Governments can incentivize or require Moderate, Strong, or Zero Carbon performance.
- Metrics used: Absolute (Maximum GHG in kgCO₂e/year) OR Intensity (kgCO₂e/m²/year) OR Prescriptive (Disclosure of Space heating, water heating, and cooking equipment).

Part 3 Buildings*:

- Local governments can incentivize Moderate, Strong, or Zero Carbon performance

Exceptions for:

Some Part 3 buildings:* (schools, libraries, colleges, recreation centres, hospitals and care centres.)

- Must follow Part 8 of the National Energy Code for Buildings

Part 9 log homes only:

- The 2018 BC Building Code will continue to apply



Regional consistency is a big driver of success:

1. Reach out to nearby communities to collaborate, 2. Use the Provincial forms, 3. Set common timelines and deadlines, 4. Join the Step Code Peer Network.



*Part 3 buildings = office, multi unit residential, hotels and motels, and retail or service occupancies.



*Part 9 buildings = single family dwellings and small commercial.

