Construction Bylaw and Building Act Update
Guiding Principles

- Life Safety and Public Safety
- Reduce Municipal Risk
- Empowering Regulation
Guiding Principles

- Clarity
- Consistency
- Ease of Use
Changes and Improvements

- Consolidate
- Require Construction Notice
- Inspections
Changes and Improvements

- Building Envelope Professional
- Risk-based Inspections
- Environmental Controls
The Building Act

- Consistency
- Competency
- Innovation
The Building Act

- Broad Powers
- Mandatory Qualifications
- Local Building Requirements
Unrestricted Matters

• Accessible Parking

• Flood Construction Levels

• District Energy Systems
Unrestricted Matters (cont’d)

- Heritage Protection
- DPAs
- Sound Transmission
Unrestricted Matters (cont’d)

• Firefighting Access Design

• Firefighting Water Supply

• Radio Repeaters
Time-Limited Unrestricted Matters

- Fire Sprinklers
- Accessibility of Buildings
- Adaptable Dwelling Units
Energy Step Code

The BC Energy Step Code: Steps for Part 9 Buildings

2017 → 2032

5
netzero readyhome

4
R-2000

2/3
Energy Star, Builtsmart

STEP 1
BCBC ENHANCED COMPLIANCE

BC BUILDING CODE
KNOWN COMPLIANCE CHALLENGES

IMPROVED

AVERAGE

ENERGY EFFICIENCY

40% BETTER

10-20% BETTER
## Energy Step Code

### Energy Performance Requirements for Residential Occupancies
Forming Part of Sentences 10.2.3.3.(1) and (2)

<table>
<thead>
<tr>
<th>Step</th>
<th>Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m²·year)</th>
<th>Building Envelope – Maximum Thermal Energy Demand Intensity (kWh/m²·year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Conform to Part 8 of the NECB</td>
<td>45</td>
</tr>
<tr>
<td>2</td>
<td>130</td>
<td>30</td>
</tr>
<tr>
<td>3</td>
<td>120</td>
<td>15</td>
</tr>
<tr>
<td>4</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

### Energy Performance Requirements for Business and Personal Services or Mercantile Occupancies
Forming Part of Sentences 10.2.3.3.(1) and (2)

<table>
<thead>
<tr>
<th>Step</th>
<th>Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m²·year)</th>
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<tr>
<td>1</td>
<td>Conform to Part 8 of the NECB</td>
<td>30</td>
</tr>
<tr>
<td>2</td>
<td>170</td>
<td>20</td>
</tr>
<tr>
<td>3</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>

### BC Energy Step Code: Lower and Higher Steps

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Lower Steps</th>
<th>Higher Steps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 3 Residential</td>
<td>Steps 1 and 2</td>
<td>Steps 3 and 4</td>
</tr>
<tr>
<td>Part 9 Residential</td>
<td>Steps 1, 2 and 3</td>
<td>Steps 4 and 5</td>
</tr>
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</table>
### Bylaw/Policy Implications

<table>
<thead>
<tr>
<th>Bylaw or Policy</th>
<th>Comment</th>
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<tr>
<td><strong>Green Building Strategy (policy)</strong></td>
<td>Transition to Step Code will supersede Green Building Strategy.</td>
</tr>
<tr>
<td><strong>Density Bonus general provisions (zoning bylaw)</strong></td>
<td>Transition to Step Code will supersede requirement for these provisions.</td>
</tr>
<tr>
<td><strong>Accessible Design Policy (Policy)</strong></td>
<td>Time-limited unrestricted matter so can be incorporated as a requirement into Construction Bylaw.</td>
</tr>
<tr>
<td><strong>Sound Transmission into Buildings (Bylaw)</strong></td>
<td>As an unrestricted matter can now be included as a general provision in the Construction bylaw.</td>
</tr>
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</table>
## Bylaw/Policy Implications

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<td>Fire Sprinklers (Bylaw)</td>
<td>As a time-limited unrestricted matter the current provisions can be ported over to the new Construction bylaw.</td>
</tr>
<tr>
<td>Radio repeaters</td>
<td>As an unrestricted matter the requirement for radio repeaters for emergency communication will be included in the new Construction bylaw.</td>
</tr>
<tr>
<td>Stacked rock walls (bylaw)</td>
<td>No longer permitted to be regulated under the Building Act. If appropriate s219 covenant could be negotiated through rezoning process or the District may wish to apply to the Province for a Local Variation.</td>
</tr>
</tbody>
</table>
Next Steps

- Discussion and Council feedback
- Return to Council with Bylaw in fall for adoption before Dec 15, 2017
Thank You