

CITY OF NEW WESTMINSTER:

Spring 2026 Virtual Builder & Designer Breakfast

Prepared by:

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Karin Johnson, and Sarah Maleska, City of New Westminster

Prepared for:

Builder & Designer Breakfast

June 26th, 2026

Land Acknowledgement

We recognise and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.



Housekeeping



**This webinar is being
recorded.**



**Please identify yourself by
name, and profession.
e.g. Sue/Project Manager**



**Please remain muted
unless you need to
speak.**



**Q & A time will follow
presentation.**



**During the presentation,
use the chat box to ask
questions.**

Agenda

1. Welcome
2. Keynote Presentation on:
“Achieving the Highest Steps for Part 9 Homes”
 - Special Guest – Gilles Lesage, Total Home Solutions
3. City Updates
4. Energy Save New West Updates
5. Close



Keynote Presentation

Today's Keynote Speaker

Mr. Gilles Lesage, MEA

CEA/OWNER, Total Home Solutions

Gilles Lesage is a Master Energy Advisor (MEA) with Total Home Solutions in Kelowna, with over 20 years of experience in residential, multi-unit, and large-building energy performance and compliance. He has worked across BC since 2011, supporting projects in the Okanagan, Lower Mainland, Fraser Valley, and West Kootenays.

He is a founding member and former Board Director of CACEA, contributing to technical guidance, Step Code education, and industry standards development. In his current role as Technical Liaison Director, Gilles serves as a key technical link between CACEA, Energy Advisors, multiple industry stakeholders, supporting consistent interpretation of standards and best practices across the province.

Gilles has extensive expertise in EnerGuide evaluations, MURBs, ENERGY STAR® New Homes, heat-loss calculations, airtightness testing, and building diagnostics, and is a CHBA Registered Net Zero Advisor.



City Updates

Climate Action Highlights

- **Support internal capacity building** on updated BCBC energy and carbon codes
- **Support the builder and developer community** with Step Code compliance
- Promote provincial programs such as **the Strata Energy Advisor, Rental Apartment Retrofit Accelerator, and Home Energy Planner**
- Participate in and encourage community building owners to join **Building Benchmark BC**
- Provide public education on **home energy retrofits** and support through ESNW



REMINDER: Energy and Zero Carbon Step Code

Building Type Part 9 Residential	May 1, 2023	Effective Jan 1, 2024	Effective Jan 1, 2025	Effective Jan 1, 2027
Single or Two Family Dwellings	Step 3	Step 5 EL-1 Measure or Step 3 EL-4 Zero Carbon Ready	Step 5 EL-2 Moderate Carbon or Step 4 EL-4 Zero Carbon Ready	Step 5 EL-4 Zero Carbon Ready
Laneway and Carriage Dwellings				
Townhomes and Apartment Buildings up to three stories				
Part 3 Multi-Family Residential	May 1, 2023	Effective Jan 1, 2024	Effective Jan 1, 2025	Effective Jan 1, 2027
Group C Residential Occupancies 6 stories or less and combustible construction	Step 3	Previous req'ts Step 3 EL-1 Measure	Step 4 EL-1 Measure or Step 3 EL-4 Zero Carbon Ready	Step 4 EL-4 Zero Carbon Ready
Group C Residential Occupancies over 6 stories or non-construction				
Hotels/Motels				
Part 3 Commercial	May 1, 2023	Effective Jan 1, 2024	Effective Jan 1, 2025	Effective Jan 1, 2027
Group D Offices (Business and Personal Services)	Step 2	Step 2 EL-1 Measure	Step 3 EL-1 Measure or Step 2 EL-4 Zero Carbon Ready	Step 3 EL- 4 Zero Carbon Ready
Other Group D and Group E (Mercantile) Occupancies				

Building Permit applications
received on or after
January 1, **2025**
must comply with these
requirements

COMING SOON



Building Permit applications
received on or after
January 1, **2027**
must comply with these
requirements

REMINDER: EV Ready Requirements

- Check out newwestcity.ca/electricvehicles for details
- **EV Energy Management Systems (EVEMS)** are allowed in most cases
- **Load switching** is allowed in single detached homes and townhomes

[Home](#) > [Transportation](#) > [Travel in New Westminster](#) > [Electric Vehicles](#) > [Electric Vehicle Charging Infrastructure Requirements](#)

Transportation Planning >

Travel in New Westminster

[Walking](#)
[Cycling](#)
[Transit](#)
[Car Sharing](#)
[Electric Vehicles](#)
[E-Bike Sharing](#)
[School Travel Planning](#)
[Accessibility](#)
[Traffic Rules & Safety](#)
[Traffic Signals](#)

Parking & Towing >

[Street Occupancy Permit](#)
[Speed Humps](#)
[Trucks](#)
[Railways](#)
[Roadworks & Construction Projects](#)
[Q to Q Ferry](#)

Electric Vehicle Charging Infrastructure Requirements

This page provides information on electric vehicle (EV) charging infrastructure requirements in the City of New Westminster.



The availability of EV charging infrastructure at home and on the go is one of the most important factors in an individual's decision to purchase an EV. New homes and buildings can be equipped with EV charging with relatively modest cost compared to retrofitting.

Electric vehicle energy management systems (EVEMS), also known as load management or power sharing, may be used as long as the performance requirements and technical matters outlined below are met.*

*Please note, as written in the [Zoning Bylaw](#), at minimum 10% of EV Ready spaces in non-residential buildings

REMINDER: Climate Ready New Homes Bulletin

Purpose:

- Outline the City's expectations for meeting energy efficiency, emissions, and overheating protection requirements in new construction
- Support a streamlined building permit submission, review, and approval process.



511 Royal Avenue
New Westminister BC
V3L 1H9

604 527 6580
buildingdept@newwestcity.ca
newwestcity.ca

Climate Ready New Homes – Information for Applicants

The Climate Ready New Homes Bulletin provides guidance for the New Westminister building community to ensure new homes in New Westminister produce fewer greenhouse gas emissions and are more resilient to the impacts of climate change. The purpose of this bulletin is to outline the City's expectations for meeting energy efficiency, emissions, and overheating protection requirements in new construction, and to support a streamlined building permit submission, review, and approval process.

This bulletin covers expectations for:

- Heating and cooling system compliance with Energy Step Code and Zero Carbon Step Code requirements, and
- Compliance with the BC Building Code provision for overheating in dwelling units (9.33.3.1(2))

Energy and Zero Carbon Step Codes

The Energy and Zero Carbon Step Codes establish a framework for improving energy efficiency and reducing greenhouse gas emissions in new buildings. In New Westminister, the Energy Step Code was first adopted in 2018, while the Zero Carbon Step Code was adopted in 2024. The highest levels of both Step Codes will be mandatory in New Westminister starting January 1, 2027.

This section outlines recommended mechanical system design and specifications to demonstrate compliance with the City's Step Code requirements, as well as required reporting. Additional guidance on the Energy and Zero Carbon Step Codes can be found on the City's [Buildings and Climate Action webpage](#) and Energy Save New West's [Step Code webpage](#).

Right-Size Heating and Cooling System (applies to Part 9 residential buildings)

To ensure that space heating and cooling equipment in Part 9 buildings is correctly sized, applicants must use the CSA F280 standard to size the equipment, as required by the BC Building Code, Section 9.33.5.1 Capacity of Heating and Cooling Appliance which states: "The required capacity of heating and cooling appliances located in a dwelling unit, shall be determined in accordance with CSA F280". Additionally, the City requests that applicants use [CSA F280-12 verified software tools](#) when performing the CSA F280 calculation, and submit F280-12 compliant load calculation reports to verify applicants have met BCBC 9.33.5.1.

Please note, the primary space heating equipment must be sized to provide heating for all conditioned space of the dwelling unit.

Model all Space Heating Systems (applies to all residential dwellings)

Applicants proposing natural gas back-up space heating must provide two BC Energy Step Code Compliance Reports and associated documents such as HOT2000 and Energuide Reports:

1. One BC Energy Step Code Compliance Report and associated documents must model the proposed primary heating system as the primary heating system.

Contact Us
EDMS#2737865 October 2025

Building Department
604 527 6580 | buildingdept@newwestcity.ca

NEW: Climate Ready New Homes Bulletin

In effect Feb 1st 2026

Energy and Zero Carbon Step Code

- **Right-size primary heating system for entire unit**
- **Model all space heating systems**
 - When natural gas back-up is proposed, two sets of Step Code documentation must be submitted (one with the heat pump as primary, one with the natural gas system as primary)
- **Document secondary suite heating and cooling systems in the BC Energy Compliance Checklist**



Example: Space Heating/
Cooling

Principal	Air Source Heat Pump	HSPF	8.70
Suite: Electric Baseboard and Heat Pump w/ damper for cooling		SEER	13.00
Supplementary	Optional: Electric boiler w/ radiant heating for	SSE	99.00
Main & Second floor		-	

NEW: Climate Ready New Homes Bulletin

In effect Feb 1st 2026

Overheating Protection Guidance

- **Option 1:** Central cooling/cooling for all conditioned spaces is the simplest option
- **Option 2:** If only one room has cooling, a heat loss heat gain report must be submitted for refuge room
- **Option 3:** If passive cooling is selected, a signed and sealed energy simulation report shall be submitted and a Section 219 Covenant registered on title

9.33.3. Design Temperatures

9.33.3.1. Indoor Design Temperatures

1) At the outside winter design temperature, required heating facilities shall be capable of maintaining an indoor air temperature of not less than

- a) 22°C in all living spaces,
- b) 18°C in unfinished *basements*,
- c) 18°C in common *service rooms*, ancillary spaces and *exits* in houses with a *secondary suite*, and
- d) 15°C in heated crawl spaces.

2) At the outside summer design temperature, required cooling facilities shall be capable of maintaining an indoor air temperature of not more than 26°C in at least one living space in each *dwelling unit*.



NEW: Climate Ready New Homes Bulletin

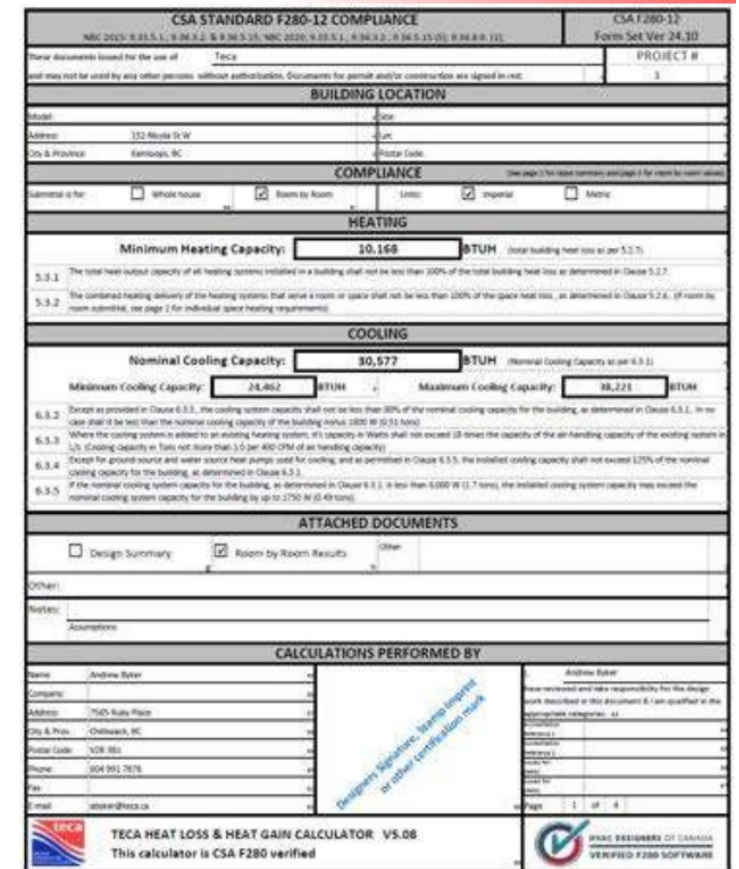
In effect Feb 1st 2026

F280 reports

- Please ask your F280 provider for the **Summary Report** and submit it to the City with your energy compliance reports at pre-construction

Other notes

- Ensure your **HVAC system size** is mentioned on the energy compliance documents
- Make sure all documents have the correct HVAC systems and **they match between documents**
- Mention **all heating/cooling systems**, for both main house and secondary suite



Energy Save New West Updates

Why Verified F280-12 Verified Software?

- **CSA F280-12: 8.1.2.(a)** : *Software systems that claim to conform to the CSA F280 calculation procedure shall be verified according to the procedure set out in Clause 8. (Clause 8 is the verification section of the Standard)*



HVAC DESIGNERS OF CANADA

VERIFIED F280 SOFTWARE

F280-12 Verified Software

F280-12 Software Verified according to the procedure set out in F280-12, Section 8.

COMPANY NAME	SOFTWARE NAME	ROOM BY ROOM	WHOLE HOUSE	CONDITIONS	WEBSITE
Building Technology Services	Building Tech F280			Click Here	BuildingTech
Avenir Software Inc	HeatCAD/LoopCAD			Click Here	HeatCAD [®] LoopCAD [®]
Thermal Environmental Comfort Association	Teca Heat Loss & Heat Gain Calculator			Click Here	
Volta Research Inc	Volta Snap			Click Here	volta SNAP
MiTek Inc	Right-Suite Universal			Click Here	www.wrightsoft.com
Sustainable HVAC Design Inc	Sustainable HVAC F280			Click Here	
McCallum HVAC Design Inc	Mecha F280			Click Here	

Full listing of all F280 verified software available on HVAC DC's website: <https://hvacdc.ca/f280-12software/>

Standardized Reporting with F280-12

CSA STANDARD F280-12 COMPLIANCE		CSA F280-12 Form Set Ver 24.10
NBC 2015: 9.33.5.1, 9.36.3.2 & 9.36.5.15; NBC 2020: 9.33.5.1, 9.36.3.2, 9.36.5.15 (5), 9.36.8.9 (1)		PROJECT #
These documents issued for the use of _____ and may not be used by any other persons without authorization. Documents for permit and/or construction are signed in red.		
BUILDING LOCATION		
Model: _____	Site: _____	
Address: _____	Lot: _____	
City & Province: _____	Postal Code: _____	
COMPLIANCE (See page 2 for input measures; and page 9 for room by room values)		
Submittal is for: ☐ Whole house ☐ Room by Room Units: ☐ Imperial ☐ Metric		
HEATING		
Minimum Heating Capacity: _____ btuh (total building heat loss as per 5.2.7)		
5.3.1 The total heat output capacity of all heating systems installed in a building shall not be less than 100% of the total building heat loss as determined in Clause 5.2.7.		
5.3.2 The combined heating delivery of the heating systems that serve a room or space shall not be less than 100% of the space heat loss, as determined in Clause 5.2.6. (If room by room submittal, see page 2 for individual space heating requirements)		
COOLING		
Nominal Cooling Capacity: _____ btuh (Nominal Cooling Capacity as per 6.3.1)		
Minimum Cooling Capacity: _____ btuh, Maximum Cooling Capacity: _____ btuh		
6.3.2 Except as provided in Clause 6.3.3, the cooling system capacity shall not be less than 80% of the nominal cooling capacity for the building, as determined in Clause 6.3.1. In no case shall it be less than the nominal cooling capacity of the building minus 1800 W (0.51 tons)		
6.3.3 Where the cooling system is added to an existing heating system, its capacity in Watts shall not exceed 18 times the capacity of the air-handling capacity of the existing system in L/s. (Cooling capacity in Tons not more than 1.0 per 400 CFM of air handling capacity)		
6.3.4 Except for ground-source and water source heat pumps used for cooling, and as permitted in Clause 6.3.5, the installed cooling capacity shall not exceed 120% of the nominal cooling capacity for the building, as determined in Clause 6.3.1.		
6.3.5 If the nominal cooling system capacity for the building, as determined in Clause 6.3.1, is less than 6,000 W (1.7 tons), the installed cooling system capacity may exceed the nominal cooling system capacity for the building by up to 1750 W (0.49 tons).		
ATTACHED DOCUMENTS		
☐ Design Summary ☐ Room by Room Results ☐ Other _____		
Other: _____		
Notes: _____		
CALCULATIONS PERFORMED BY		
Name: _____	_____	I, _____, have reviewed and take responsibility for the design work described in this document & I am qualified in the appropriate categories.
Company: _____	_____	
Address: _____	_____	
City & Prov: _____	_____	
Postal Code: _____	_____	
Phone: _____	_____	
Fax: _____	_____	Accreditation Reference 1: _____
E-mail: _____	_____	Accreditation Reference 2: _____
		Issued for: _____
		Issued for: _____
		Page: 1 of _____
Area for Authority Having Jurisdiction Info		HVAC DESIGNERS OF CANADA

RESET FORM

- All verified F280 software providers have incorporated standard F280 submittal forms including summary of modeling inputs/outputs and attestation by the individual submitting the load calculation.
- Standardized F280 submittal forms improves the consistency of reporting to building officials to assist with compliance and verification and utility/government rebate programs to manage rebate requirements.

Standardized Reporting with F280-12

- Standardized **output report** from CSA F280-12 verified software will contain the following:

- A. Design heat loss value
- B. Design cooling value
- C. Designer Attestation

CSA STANDARD F280-12 COMPLIANCE
NBC 2015: 9.33.5.1, 9.36.3.2, & 9.36.5.15; NBC 2020: 9.33.5.1, 9.36.3.2, 9.36.5.15 (5); 9.36.8.9, (1);

These documents issued for the use of Synergy HVAC Design Inc.
and may not be used by any other persons without authorization. Documents for permit and/or construction are signed in red.

CSA F280-12
Form Set Ver 24.07
PROJECT #
25-1000

BUILDING LOCATION
Model: New Residence
Address: _____
City & Province: Prince Albert SK
Postal Code: _____

COMPLIANCE (See page 2 for input summary and page 3 for room by room results)
Submittal is for: ☐ Whole house ☒ Room by Room Units: ☐ Imperial ☐ Metric

HEATING
Minimum Capacity: 49128 Btu/h (total building heat loss as per 6.2.7)
5.3.1 The total heat output capacity of all heating systems installed in a building shall not be less than 100% of the total building heat loss as determined in Clause 6.2.7.
5.3.2 The combined heating delivery of the heating systems shall not be less than 100% of the space heat loss, as determined in Clause 6.2.7, as determined by room submittal, see page 2 for individual space heating requirements)

COOLING
Nominal Capacity: 26949 Btu/h (Nominal Cooling Capacity as per 6.3.1)
Minimum Cooling Capacity: 36186 Btu/h
6.3.2 Except as provided in Clause 6.3.3, the cooling system capacity shall not be less than 80% of the nominal cooling capacity for the building, as determined in Clause 6.3.1. In no case shall it be less than the nominal cooling capacity of the building minus 1800 W (0.51 tons)
6.3.3 Where the cooling system is added to an existing heating system, it's capacity in Watts shall not exceed 18 times the capacity of the air-handling capacity of the existing system in L/s. (Cooling capacity in Tons not more than 1.0 per 400 CFM of air handling capacity)
6.3.4 Except for ground-source and water source heat pumps used for cooling, and as permitted in Clause 6.3.5, the installed cooling capacity shall not exceed 125% of the nominal cooling capacity for the building, as determined in Clause 6.3.1.
6.3.5 If the nominal cooling system capacity for the building, as determined in Clause 6.3.1, is less than 6,000 W (1.7 tons), the installed cooling system capacity may exceed the nominal cooling system capacity for the building by up to 1750 W (0.49 tons).

ATTACHED DOCUMENTS
☒ Design Summary ☒ Room by Room Results Other: _____
Other: _____
Notes: Drawings dated Jan 1, 2025. Part of house faces North-East. Central Forced Air - 4-Stage - Heat Pump, Wood-Boiler. Radiant floor heating system. Insulation as per Table 2.

CALCULATIONS PERFORMED BY
Name: Jeanine Jolineau
Company: Synergy HVAC Design Inc.
Address: _____
City & Prov: Kingston ON
Postal Code: _____
Phone: 613 329-4250
Fax: _____
E-mail: design@synergyhvac.ca
I, _____ have reviewed and take responsibility for the design work described in this document. I am qualified in the appropriate categories.
Accreditation Reference 1
Accreditation Reference 2
Issued for (Name)
Issued for (Date)
Page: 1 of 4

Right-Click on Universal 2024-24-04-B01000726 - Sample for Presentations - Prince Albert SK - up - Calc - F280-12 - Front Door Notes NE
2025-Jan-24 11:37:17
Page 1

A. Room-by-room values

Standardized Reporting with F280-12

- Standardized **input report** from CSA F280-12 verified software will contain the following:

A. Airtightness values

B. Design conditions

C. Roof, wall, basement / crawlspace assembly details

CSA F280-12 INPUT SUMMARY				CSA F280-12 Form Rev 24.07	
These documents issued for the use of <u>Synergy HVAC Design Inc.</u>				PROJECT # 25-1000	
and may not be used by any other persons without authorization. Documents for permit and/or construction are signed in red.					
BUILDING LOCATION					
Model: New Residence		Site:		Lot:	
Address:		City: Prince Albert SK		Post Code:	
CALCULATION BASED ON (See Following Page For Results)					
Dimensional Info Based On:		Front Facing: Northeast Assumed? No			
Attachment: Detached		Airtightness: Present (1061-) (ACH=3.57)			
# of Stories: 1 + basement		Assumed? Yes			
Weather Location: Prince Albert, SK, CA		Internal Climate: Assumed?			
Wind Exposure, Site: High crops, scattered obstacles		Occupants: 3		Assumed?	
Wind Shielding: No local shielding		Ventilated? Yes		HVAC? Venmar A100E75RS (Or Equal)	
☒ Check ☐ Impervious ☐ Membrane ☐ G/F Slab ☐ B/L Slab					
HEATING DESIGN CONDITIONS			COOLING DESIGN CONDITIONS		
Outdoor Temp: -35 °F		Indoor Temp: 72 °F		Outdoor Temp: 82 °F	
Soil Temp: 41 °F		Design Soil Temp: 41 °F		Indoor Temp: 22 °F	
Soil Conductivity: Normal		Water Table Depth: Normal		Slab Fluid Depth: 75 °F	
Slab Fluid Depth: 53 °F		Indoor Temp: 75 °F		Latitude: 53 °N	
ABOVE GRADE WALLS			BELOW GRADE WALLS		
Style A: ne-us-sysw-R10 Foundation (8k or concrete wall, 24" min. int. fin, 1/2" int. R10 rigid ins, 1/2" gypsum board int. fin)			Style A: BOA-L1, 8mm, 4" R10, conc. trache, wall R10, 1/2" R10 rigid ins, 1/2" gypsum board int. fin		
Style B: ne-us-sysw-R10 Foundation (8k or concrete wall, 24" min. int. fin, 1/2" int. R10 rigid ins, 1/2" gypsum board int. fin, 24" min. int. fin, 1/2" R10 rigid ins, 1/2" gypsum board int. fin)			Style B: BOA-L1, 8mm, 0.5" R10, conc. trache, wall R10, 1/2" R10 rigid ins, 1/2" gypsum board int. fin		
Style C: 2 more, see next page			Style C:		
CEILINGS			FLOORS ON SOIL		
Style A: R10 Rigid Ceiling (4k ceiling, asphalt shingles, no mat, R10 ceiling, 1/2" gypsum board int. fin)			Style A: BOA-L1, 8mm, 4" R10, conc. trache, wall R10, 1/2" R10 rigid ins, 1/2" gypsum board int. fin		
Style B:			Style B: BOA-L1, 8mm, 0.5" R10, conc. trache, wall R10, 1/2" R10 rigid ins, 1/2" gypsum board int. fin		
Style C:			Style C:		
WINDOWS			EXPOSED FLOORS		
Style A: ne-us-sysw-CBC 2012 U-value 1.6 SH-40C-46 insulated (6.5, 1/2" no. 16 min. mat, 1/2" int. U-value 1.6, BR-31, SH-40C-46, NRC rated (SH-40C-46), 6.67" head)			Style A:		
Style B:			Style B:		
Style C:			Style C:		
SKYLIGHTS			DOORS		
Style A:			Style A: ne-R4 (CBC 18" 2012 R4 Door)		
Style B:			Style B:		
Style C:			Style C:		
Issued:			Page: 2 of 4		

2025-Jan-24 11:37:17 RightClick@Universal 2024-24-04-05000706 - Sample for Presentation - Prince Albert SK, CA - F280-12 - Final Report Pages 08 Page 2

Solar Panels & Battery Storage Rebate Program

Program Details for New Homes:

- Rebate amount:
 - Max. \$5,000 for solar PV
 - Max. \$1,500 for battery storage
- **Battery storage must be paired with a solar PV system.**
- Net metering connection must be applied for.
- Product must be on the eligible system/product list.
- Home must be structurally complete, with installed and connected plumbing, heating, electrical, water, and sewer services.
- **Must be installed by a Home Performance Contractor Network (HPCN) member to be eligible for rebates (effective June 1)**



source: BC Hydro

ESC / ZCSC Technical Bulletins

Updated technical bulletins for the BC Energy Step Code (ESC) and new guidance for the Zero Carbon Step Code (ZCSC) will be issued this summer!

The updates will provide:

- Clarified requirements
- Improved consistency in interpretation
- Additional technical guidance to support implementation

Zero Carbon Step Code



BULLETIN 1 – GENERAL INFORMATION

BC Energy Step Code in New Westminster
General Information for Applicants - Planning or Development Applications and Building Permits

Council endorsed local application of the BC Energy Step Code in 2018. The BC Energy Step Code is the new performance-based standard for the BC Building Code that establishes measurable energy-efficiency requirements for new construction. To comply, development applicants must demonstrate that their project will meet or exceed energy performance metrics for building envelope, equipment and systems and airtightness.

The City has made a Passive Design Exclusion Testing Bylaw Amendment to allow incremental increases in FDR (density) in single detached dwelling zones to compensate for thicker insulated walls (from Step level 3 to level 5), as well as building height relaxations for projects seeking to achieve Step Code level 5 or the Passive House standard.

Energy Efficiency Performance Bond: Building permit applications for construction as per the City's Energy Step Code requirements (as updated over time) shall be accompanied by a deposit of \$25,000. This deposit shall be non-refundable if the City's Energy Step Code is not achieved or complied with (Development Services Fees and Rate

BULLETIN 6 – TOWNHOUSES & SMALL MULTI-UNIT RESIDENTIAL BUILDINGS

BC Energy Step Code in New Westminster
Compliance requirements for BC Energy Step Code New Part 9 Multi-Unit Residential Buildings (Townhouses and Small Multi-Unit Residential Buildings)

Purpose & Background

New Westminster City Council endorsed local implementation of the BC Energy Step Code on April 8, 2018 for Part 9 residential buildings and December 10, 2018 for Part 9 multi-unit residential and commercial buildings.

The purpose of this bulletin is to inform applicants and designers of townhouses and small multi-unit residential buildings regarding energy performance requirements and home energy labeling. These projects require a Development Permit prior to application for a Building Permit. This bulletin describes how Step Code requirements are integrated within the design stage review process.

Please refer to the **Additional Information** section at the bottom of this bulletin for information related to the BC Energy Step Code for Part 9, including links to the following City bulletin which may be relevant to your townhouse or small multi-unit residential project:

Part 9 Residential Buildings
Design Stage Review (incl. 1/2" permitting)

- **Bulletin 4**
New Detached Part 9 Buildings on Sites with Protected Heritage Buildings

Part 9 Residential Buildings
Building Permit to Occupancy Application

- **Bulletin 2**
New Part 9 Single Family Duplexes, and Laneway and Cottage Houses

About the BC Energy Step Code

The BC Energy Step Code requires new buildings to meet higher energy efficiency standards than the minimum prescriptive requirements in the BC Building Code.

The Step Code is a province-wide performance standard requiring new buildings to attain higher energy performance by meeting set targets for the building envelope, mechanical system efficiency and airtightness. Energy modeling software and on-site air tightness testing is used to demonstrate Step Code compliance, indicating that the building meets the required performance level at the pre-construction stage as well as project completion.

The Step Code provides the design and construction industry with an indication of what minimum energy performance requirements will be in subsequent Building Code updates. The Province has signaled that the base BC Building Code will increment over the next three update cycles, to reach a "net-zero energy ready" performance level by 2032. Over time, and supported by ongoing industry engagement, the City of New Westminster intends to incrementally raise minimum energy performance to the highest levels of the Energy Step Code in advance of 2032.

More information about the BC Energy Step Code is available at energystepcode.ca



Image 1: A multi-family townhouse project designed and constructed to meet Energy Step Code 3 requirements



Image 2: Final blower door testing at multi-family townhouse project

Questions/comments/thoughts?

THANK YOU

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604-515-3818

Karin Johnson, & Sarah Maleska
Climate Action Division
City of New Westminister
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