

Information for Applicants – Land Use Applications and Building Permits

Council adopted the Step Code on December 3, 2018, and it will come into effect starting June 1, 2019.

- The BC Energy Step Code is a new performance-based standard of the building code that establishes measurable energy-efficiency requirements for new construction.
- To demonstrate compliance, a builder must prove to local building officials that the building meets or exceeds a set of defined metrics for building envelope, equipment and systems, and airtightness testing.

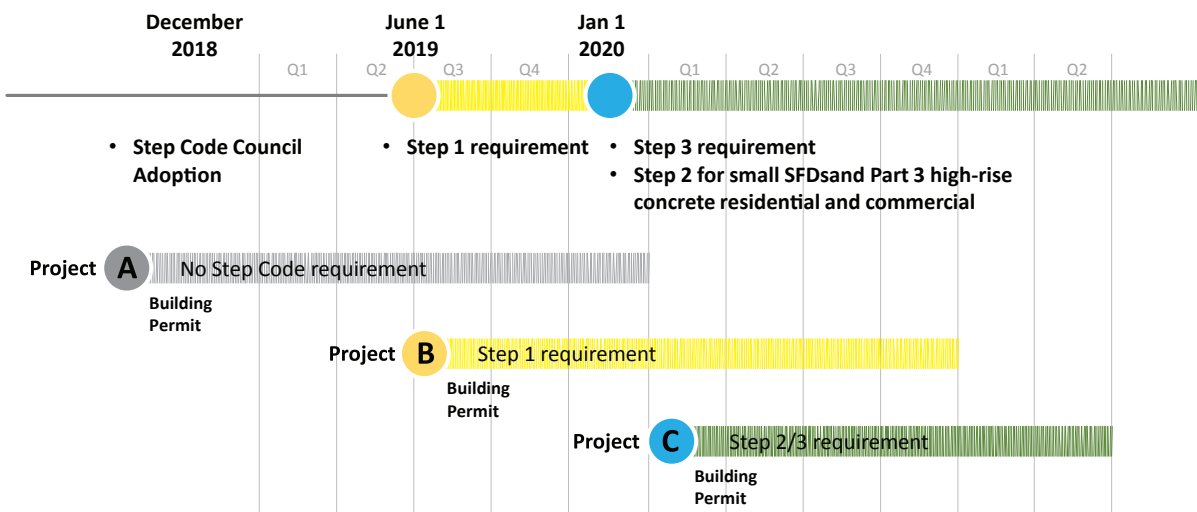
What is the BC Energy Step Code?

The BC Energy Step Code is a provincial standard that establishes progressive performance steps in energy efficiency for new buildings from the current BC Building Code level to net zero energy ready buildings by 2032.

The Step Code will apply to new residential and commercial buildings. To comply, builders must use energy modelling software and on-site testing to demonstrate that both their design and the constructed building meet Step Code requirements.

It is recommended that applicants familiarize themselves with the requirements of the Step Code and the use of a Registered Energy Advisor, energy models and air tightness testing, as this will be a requirement for all projects beginning June 1, 2019.

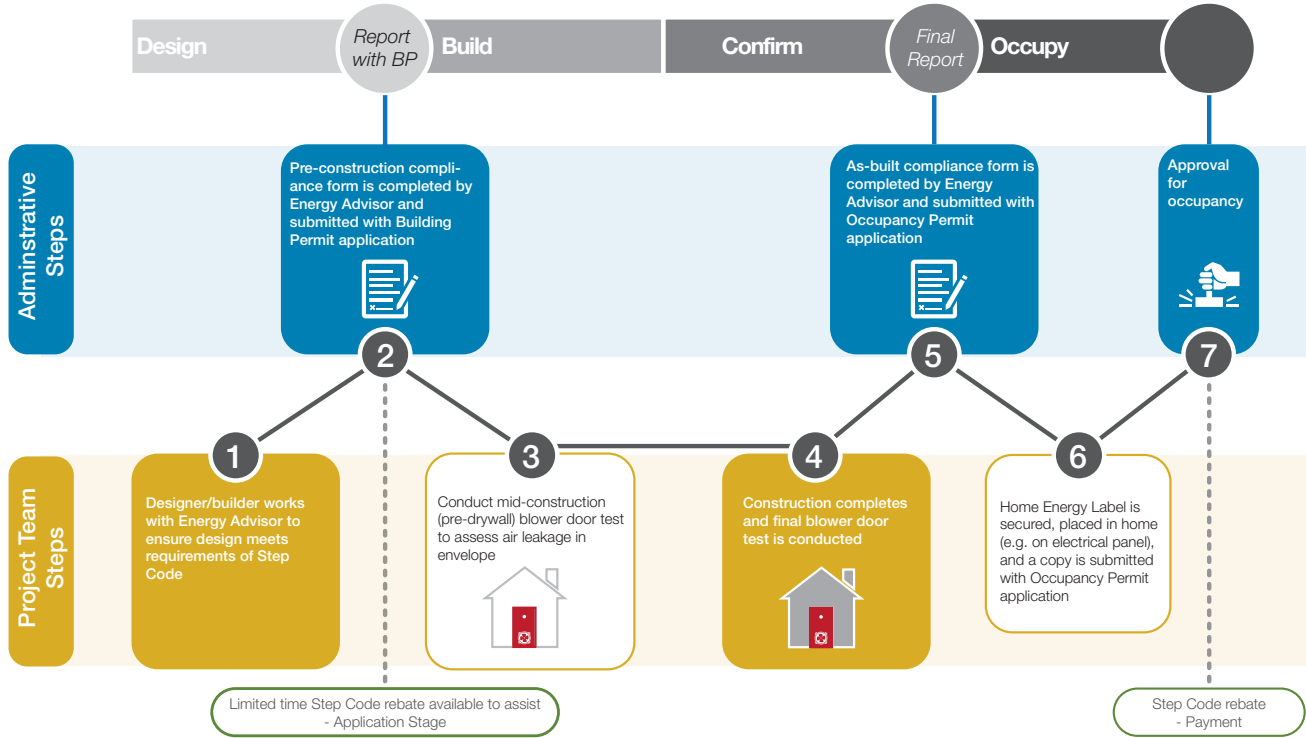
Step Code Step Level Requirements and Timelines



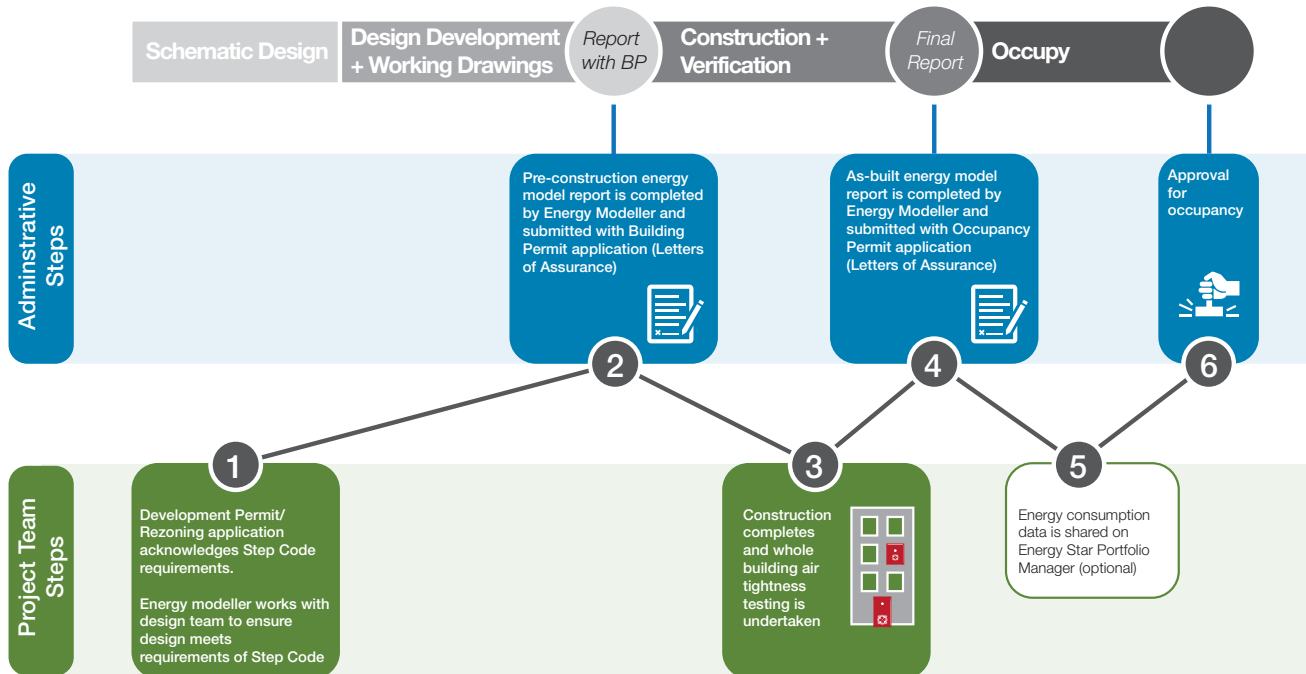
What Steps did Saanich adopt and how does this affect my project?

- Projects that have applied for building permits prior to June 1, 2019 will be considered in-stream and will not be subject to Step Code requirements.
- Building permits for Part 9 and Part 3 new construction applied for between June 1, 2019 and December 31, 2019 will need to demonstrate compliance with Step 1 of the Step Code.
- Building permits applied for on, after after January 1, 2020 will need to demonstrate compliance with the Steps adopted for that particular building typology:
 - Step 3 for Part 9 homes (excluding small single family dwellings less than 1,200 ft²)
 - Step 2 for Part 9 small single family dwellings less than 1,200 ft²
 - Step 3 for Part 3 mid-rise/wood-frame residential buildings (6 storeys and under)
 - Step 2 for Part 3 concrete high-rise residential buildings (over 6-storeys) and commercial buildings
- As of June 1, 2019, all new Part 9 building applications will be required to provide and affix within the home, an EnerGuide Rating System energy label, a Passive House Certificate or a standard comparable energy label acceptable to the District of Saanich.
- A limited-time rebate is available to support Part 9 builders with using a registered energy advisor, conducting the necessary modelling, airtightness testing and energy labelling to achieve BC Energy Step Code compliance.

Process for Part 9 Projects



Process for Part 3 Projects



Need more info?

For information and resources on the BC Energy Step Code, including the implementation guide, costing study, technical webinars, incentives and FAQs, visit energystepcode.ca.

For questions regarding Saanich implementation of the Step Code and rebate program please contact planning@saanich.ca or 250-475-5471.

