

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: November 27, 2023

From: Jackie Teed, Director,
Climate Action, Planning and
Development
File: 05.1020.20

Item #: 2023-759

Subject: **Building Amendment Bylaw 8433, 2023: New Energy Step Code and Zero Carbon Step Code requirements beginning Jan 1 of 2024, 2025 and 2027 – Bylaw for Three Readings**

RECOMMENDATION

THAT Council give First, Second and Third Reading to Building Amendment Bylaw No. 8433, 2023

PURPOSE

To obtain Council endorsement to amend Building Bylaw No. 8125, 2019 to include increased BC Energy Step Code and BC Zero Carbon Step Code requirements effective January 1, 2024, January 1, 2025 and January 1, 2027

SUMMARY

The Province included the BC Energy Step Code (2017) and the BC Zero Carbon Step Code (2023) in the BC Building Code as opt-in tools for Local Governments to advance energy efficiency and reduce carbon emissions in their communities ahead of the Provincial timeline for implementation.

Based on direction by Council at the July 10, 2023 meeting, this report recommends Building Bylaw amendments for Council consideration to include BC Energy Step Code and Zero Carbon Step Code requirements beginning January 1, 2024. The report also details engagement with interested parties on the proposed timeline to implement targets in 2025 and 2027 to reach the highest steps of both codes by 2030. Building Amendment Bylaw No. 8433, 2023 detailing the proposed requirements for January 1, 2024, 2025 and 2027 is included as Attachment 1.

BACKGROUND

The Province included the BC Energy Step Code (ESC, 2017) and the BC Zero Carbon Step Code (ZCSC, 2023) in the BC Building Code as opt-in tools for Local Governments to advance energy efficiency and reduce carbon emissions in their communities ahead of the Provincial timeline for implementation. The City of New Westminster was an early adopter of the BC ESC in 2019.

To support the early adoption of the ESC the City, through Energy Save New West, developed a New Homes Program and provided financial incentives and support for energy modelling, subsidized training courses at BCIT and two to three builder's breakfasts (education and training workshops) per year to accelerate capacity building and updates to the builder community on the City's requirements.

At the July 10, 2023 Council meeting (report Attachment 2), Council directed staff to:

1. Bring forward for Council's consideration a bylaw to implement as of January 1, 2024:
 - a. A two-option framework for Part 9 buildings requiring either: (1) Step 5 of the ESC; or, (2) Step 3 with 'Zero Carbon' under the ZCSC; and
 - b. Carbon measurement only, for Part 3 buildings regardless of which ESC step they achieve.
2. Engage with interested parties to secure feedback on the supports needed to implement proposed targets in 2025 and 2027 to reach the highest steps of the ESC and ZCSC by 2030.

DISCUSSION

The below discussion provides a summary of the timeline for implementation of the bylaw amendment and industry consultation outcomes. An expanded discussion report is available in Attachment 3.

Timeline for Implementation of the Bylaw Amendment

The following table presents a summarized implementation timeline of the ESC and ZCSC steps that would be adopted through the amendment bylaw:

Part 9 Residential	May 1, 2023	Jan 1, 2024	Jan 1, 2025	Jan 1, 2027
Single or Two Family Dwellings	Step 3	Step 5 Measure only or Step 3 Zero Carbon	Step 5 Moderate Carbon or Step 4 Zero Carbon	Step 5 Zero Carbon
Laneway and Carriage Dwellings				
Townhomes and Apartment Buildings up to three floors				
Part 3 Multi Family Residential	May 1, 2023	Jan 1, 2024	Jan 1, 2025	Jan 1, 2027
Group C Residential Occupancies	Step 3	Step 3 Measure only	Step 4 Measure only or Step 3 Zero Carbon	Step 4 Zero Carbon
Hotels / Motels				

Part 3 Commercial	Jan 1, 2020	Jan 1, 2024	Jan 1, 2025	Jan 1, 2027
Offices (Business and Personal Services)	Step 2	Step 2 Measure only	Step 3 Measure only or Step 2 Zero Carbon	Step 3 Zero Carbon
Other Group D and E Occupancies (Mercantile)				

Adopting a timeline to 2027 provides transparency to builders and developers about the upcoming requirements. Implementing the ZCSC aligns with the City's climate action strategies, and increasing the ESC at the same time will reduce electricity demands and reduce ongoing operating costs. Additional feedback from consultation are included in Attachments 3 and 4.

NEXT STEPS

The City will continue to build internal capacity and provide training opportunities for staff to prepare for increased Energy Step Code and Zero Carbon Step Code requirements and an understanding of new technologies in the market place. Additionally the Climate Action Team will continue to support Electric Utility planning and forecasting activities through providing updates on climate action strategy implementation and delivery of energy conservation programming through Energy Save New West.

Staff will continue to deliver capacity building within the builder community by:

- Providing and advertising training opportunities available through BCIT, Zero Emissions Building Centre (ZEBx) and Energy Save New West
- Offering subsidized training opportunities to builders and trades
- Delivering Builder Breakfasts focusing speakers on topics identified in the survey
- Working with neighbouring municipalities to provide joint learning opportunities and a regional perspective
- Evaluating additional supports as needed on an ongoing basis

FINANCIAL IMPLICATIONS

Providing capacity building for the builder industry in New Westminster is delivered through the Energy Save New West program. In 2023, the budget for builder capacity building (i.e. builder breakfasts, training subsidies and incentives) is \$31K. It is anticipated that going forward, a similar annual budget will be required to continue to support the builder community in meeting the proposed ESC and ZCSC implementation schedule. As a result, \$31k has been included in the 2024 Capital Plan to support builder capacity. For staff, there are ongoing training needs to support continuing education on the increasing complexity of applicable codes and standards, which is funded through the department operating budget.

INTERDEPARTMENTAL LIAISON

This report was prepared by the Climate Action team in consultation with the Building and Development teams and the Electric Utility.

OPTIONS

The following options are provided for council's consideration:

1. That Council give First, Second and Third Reading to Building Amendment Bylaw No. 8433, 2023.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1 – Building Amendment Bylaw No. 8433, 2023

Attachment 2 – Council Report Dated July 10, 2023

Attachment 3 – Summary Consultation and Impacts Related to Adoption of BC Energy Step Code and BC Zero Carbon Step Code

Attachment 4 – City of New Westminster Technical Review and Industry Consultation

APPROVALS

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