



BC Energy Step Code: **Building Permit Application guideline**

The Town of Golden has adopted the BC Energy Step Code, as of March 2, 2022. Step Code is a provincially legislated initiative to gradually and incrementally introduce energy efficiency requirements for new buildings, aiming for “net zero ready” buildings by 2032.

Town of Golden BC Energy Step Code Implementation Timeline

- Step 1 for all new Part 9 (small commercial/residential under 3 storeys) and Step 2 for Part 3 (complex) buildings – **March 2, 2022.**
- Step 3 for all new Part 9 buildings - **December 16, 2022.**

Step 3 for Part 9 buildings and Step 2 for Part 3 buildings are becoming mandatory with the next major Building Code update by May 1st, 2023.

What is Step3 of the BC Energy Step Code and how is it Achieved?

A building constructed to Step 3 is intended to be 20% more energy efficient than a reference building constructed to the BCBC’s minimum prescriptive requirements for energy efficiency in Subsections 9.36.2. through 9.36.4.

To comply with Step 3 of the BC Energy Step Code for Part 9 buildings, the builder is required to carry out the six steps outlined in the following section.

Steps to follow to achieve a Building Permit and Occupancy in compliance with Step Code:

- 1) Builder works with an energy advisor from the design phase to create a model (energy efficiency target) for the new build.
- 2) Energy Advisor provides a standardized **“pre-built” report** that is to be submitted at time of building permit application.
Note: The Building Permit will not be issued without a satisfactory energy model. The applicable Climatic Data Location and Hot2000 climate zone is Yoho Park.
- 3) Builder and Energy Advisor stay in communication throughout the build. The energy model is updated with any changes to the design (e.g. window specification updates, mechanical system exchange, insulation level change, etc).
- 4) **Optional but advised:** mid-construction blower door test conducted by energy advisor to find any air leaks and allow repair BEFORE seal-up stage.
- 5) Final inspection and air-tightness test conducted by energy advisor. Energy advisor submits a standardized **“as-built” report** to the Building Official prior to final inspection or occupancy, to verify airtightness and energy performance.
- 6) Occupancy Permit can be issued if minimum required energy efficiency is achieved, as verified by the energy advisor in the **“as-built” report.**

See the Town of Golden website and contact the Building Official for additional information.