



Energy Step Code Requirements at Rezoning and Development Permit Stages

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Purpose:

To inform development applicants of the Energy Step Code requirements at Rezoning and Development Permit application stages.

Background:

On July 16, 2018, Richmond City Council adopted Bylaw 9769 that requires new buildings to be constructed to the energy efficiency targets set under the BC Energy Step Code, as per Part 10 of BC Building Code 2018.

The Step Code requirements for various building types are specified in the City of Richmond Bylaw 9769 (Part Ten). Moreover, Section 12.4 of the City's Official Community Plan (Bylaw 9000) presents a tentative schedule for the adoption of higher Steps. It is strongly recommended that applicants consult and consider that schedule when preparing rezoning and development permit applications.

For more information about the Energy Step Code, see the City of Richmond bulletins:

- Building-39: Building to the Energy Step Code: Part 9 Townhouses and Apartments.
- Building-40: Building to the Energy Step Code: Part 3 Buildings.

Implementation

3.1. Rezoning Application

As part of the Rezoning application, a statement must be provided by the Coordinating Registered Professional, confirming that the applicable Energy Step Code performance targets have been considered in the proposed design.

3.2. Development Permit Application

At the Development Permit stage, a similar statement must be provided by the Coordinating Registered Professional, confirming that the applicable Energy Step Code performance targets have been considered in design, and that a Qualified Energy Modeller¹ has been engaged to ensure that the proposed design can achieve the applicable performance targets. For buildings where Bylaw 9769 allows a "Step-down" relaxation with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

In addition, the general thermal characteristics of the proposed building skin (e.g. effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed and discussed by the Design Panel. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

¹ As defined by the AIBC and EGBC *Joint Professional Practice Guidelines for Whole Building Energy Modelling Services* available at: www.egbc.ca/Practice-Resources/Professional-Practice-Guidelines