Engage Comox Valley

Report Type: Form Results Summary
Date Range: 17-03-2025 - 06-04-2025
Exported: 16-05-2025 15:35:39

Attachment 3

Closed

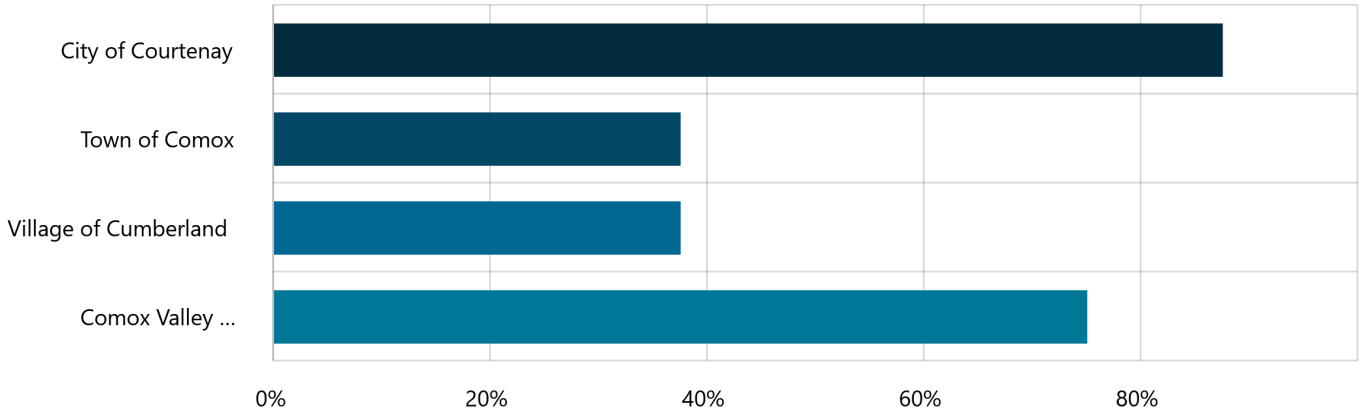
Untitled
Zero Carbon Step Code Survey

8	8
Contributors	Contributions

Contribution Summary

1. Which area/s of the Comox Valley do you typically construct? (Choose all that apply)

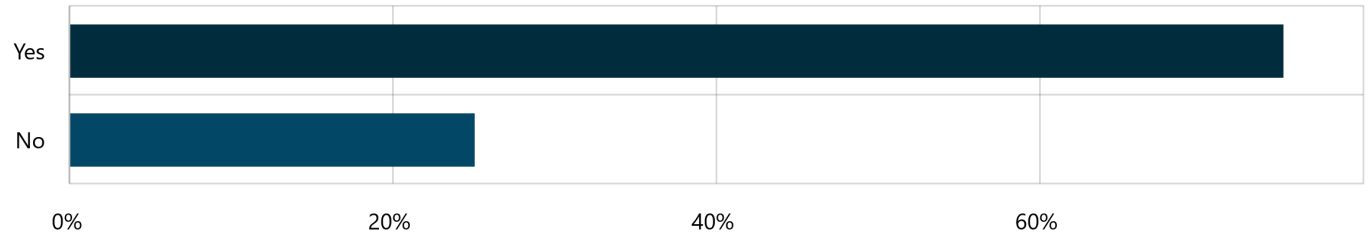
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
City of Courtenay	87.50%	7
Town of Comox	37.50%	3
Village of Cumberland	37.50%	3
Comox Valley Regional District	75.00%	6

2. Are you aware and understand the Zero Carbon Step Code?

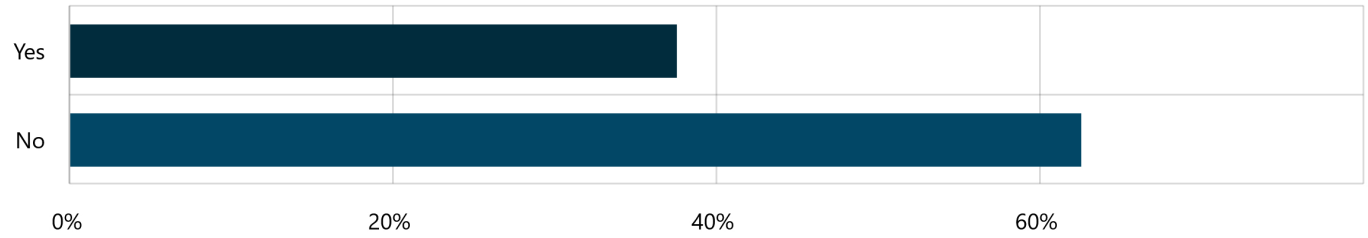
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	75.00%	6
No	25.00%	2
Total	**100.00%**	**8**

3. Are you aware of the CleanBC Road map?

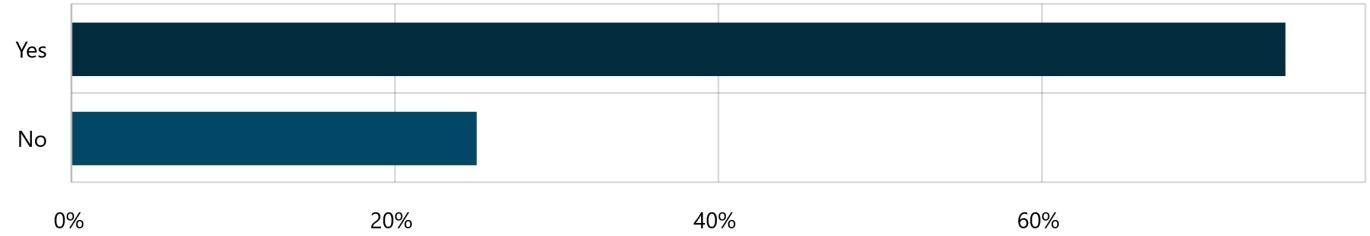
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	37.50%	3
No	62.50%	5
Total	**100.00%**	**8**

4. Are you aware effective March 10, 2025 all buildings following a performance path shall conform to EL-1 of the Zero Carbon Step Code?

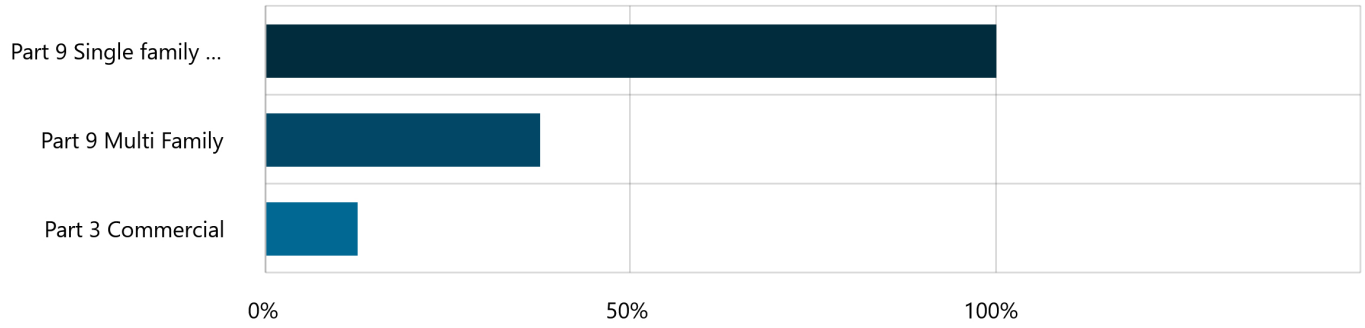
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	75.00%	6
No	25.00%	2
Total	**100.00%**	**8**

5. What type of buildings do you typically construct? (Choose all that apply)

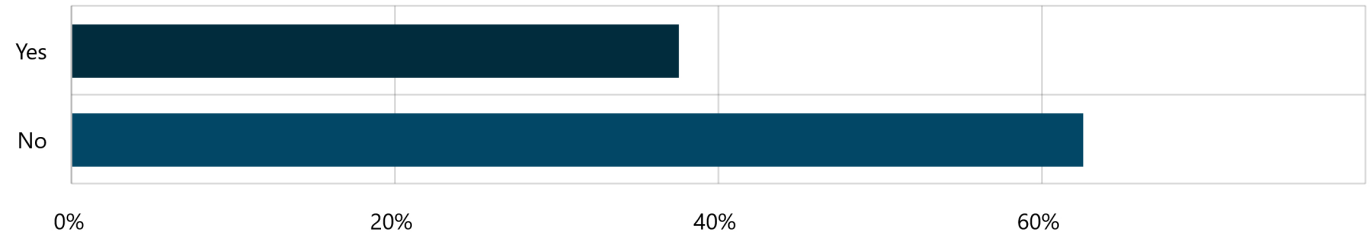
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Part 9 Single family dwellings/ duplexes	100.00%	8
Part 9 Multi Family	37.50%	3
Part 3 Commercial	12.50%	1

6. Have you, or are you currently constructing, buildings to meet the Zero Carbon Step Code?

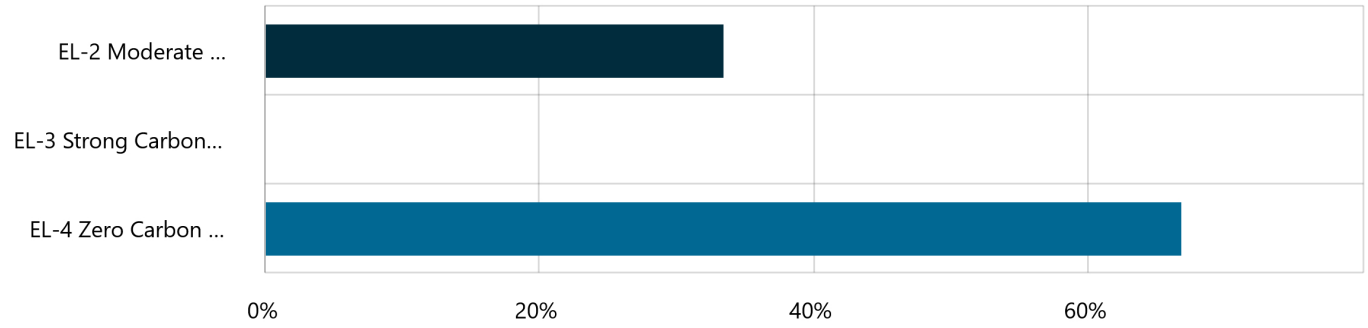
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	37.50%	3
No	62.50%	5
Total	**100.00%**	**8**

7. If yes - which level of the Zero Carbon Step Code are you meeting?

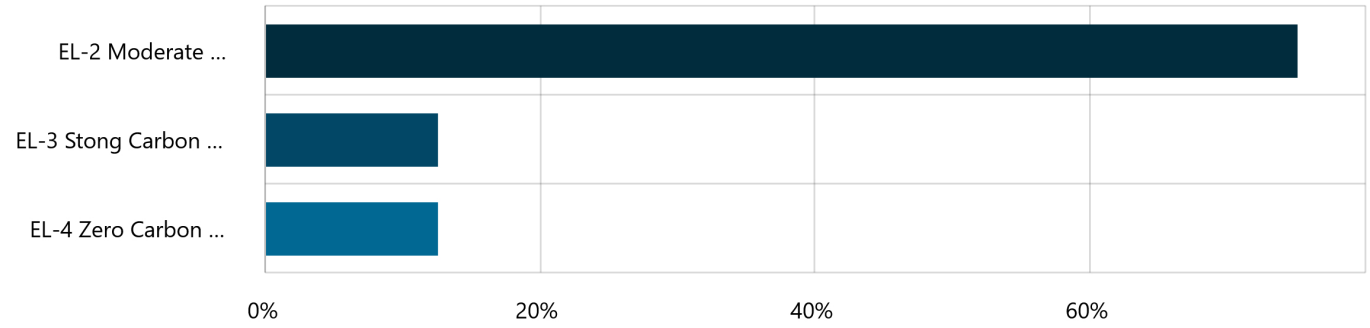
Multi Choice | Skipped: 5 | Answered: 3 (37.5%)



Answer choices	Percent	Count
EL-2 Moderate Carbon Performance	33.33%	1
EL-3 Strong Carbon Performance	0%	0
EL-4 Zero Carbon Performance	66.67%	2

8. What level of the Zero Carbon Step Code should the City of Courtenay initially introduce?

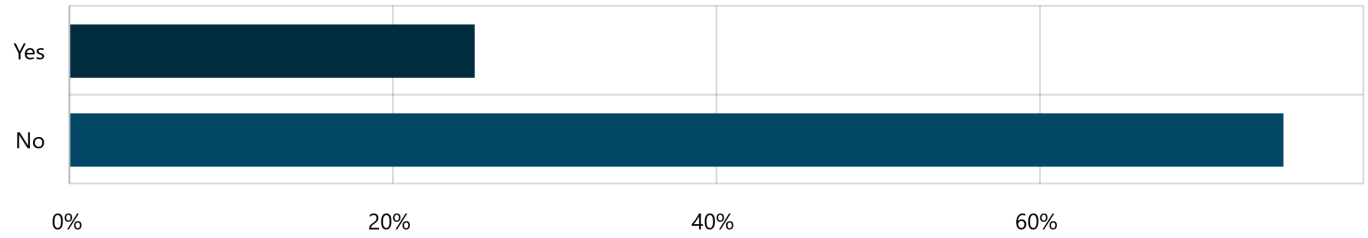
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
EL-2 Moderate Carbon Performance	75.00%	6
EL-3 Stong Carbon Performance	12.50%	1
EL-4 Zero Carbon Performance	12.50%	1
Total	**100.00%**	**8**

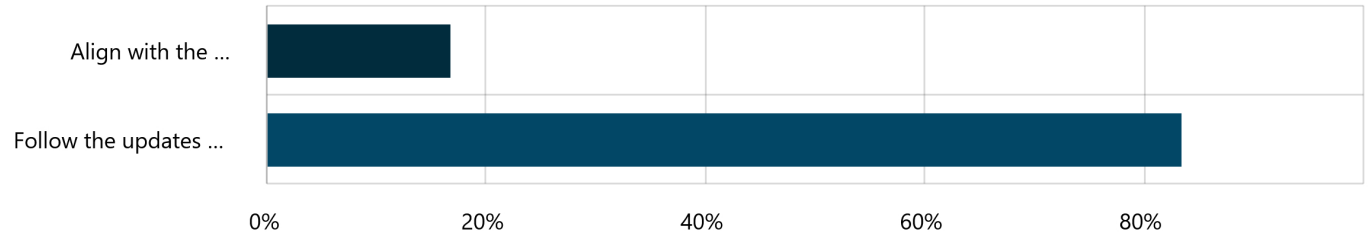
9. Do you think that the higher steps of the Zero Carbon Step Code (EL-3 & EL-4) should be accelerated?

Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	25.00%	2
No	75.00%	6
Total	**100.00%**	**8**

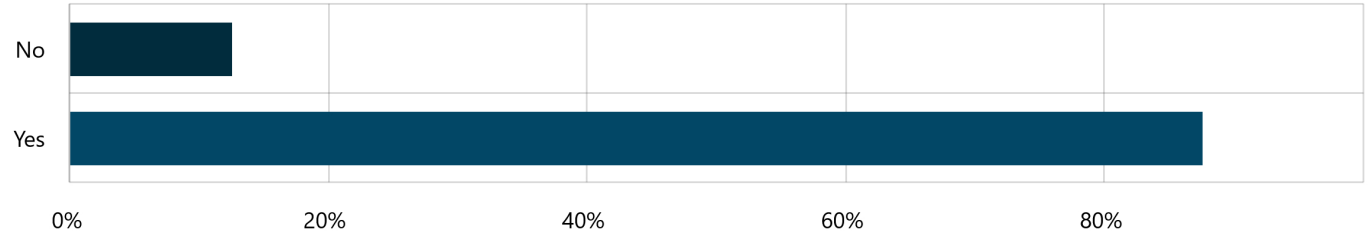
10. If No - Should we:
Multi Choice | Skipped: 2 | Answered: 6 (75%)



Answer choices	Percent	Count
Align with the CleanBC Road map to introduce EL-2 in 2024, EL-3 in 2027, and EL-4 in 2030, or	16.67%	1
Follow the updates to the BC Building Code	83.33%	5
Total	**100.00%**	**6**

11. Do you think there are potential challenges or implications to accelerating the higher steps of the Zero Carbon Step Code (E-3 & EL-4) in new buildings?

Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
No	12.50%	1
Yes	87.50%	7
Total	**100.00%**	**8**

12. If yes - What are the potential challenges or implications to accelerating the higher steps of the Zero Carbon Step Code (E-3 & EL-4) in new buildings?
Long Text | Skipped: 3 | Answered: 5 (62.5%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Comments

• It will take time for us builders to learn and implement new practices.

• Political - many members of the community are ethically opposed to any measures dealing with sustainable design, construction and living, leading to resistance in uptake, and even a refusal to design, develop and construct to the high standards of the Step Code. There are those that are interested but have no experience so education sessions will be critical. Suppliers and trades may not currently have access to suitable materials and equipment that will meet the high standards.

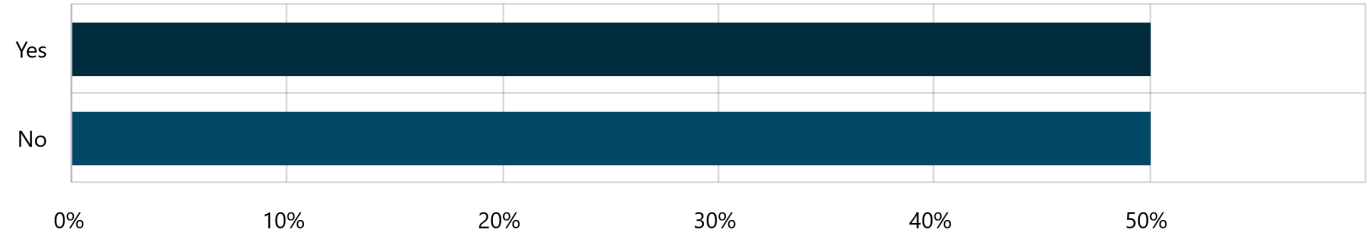
• Un-affordable homes. Cost to enter market out of reach.

• Cost of building

• Mostly financial. The additional costs are quite substantial.

13. Have you participated in any specific training that would support you in implementing Low Carbon Energy Systems?

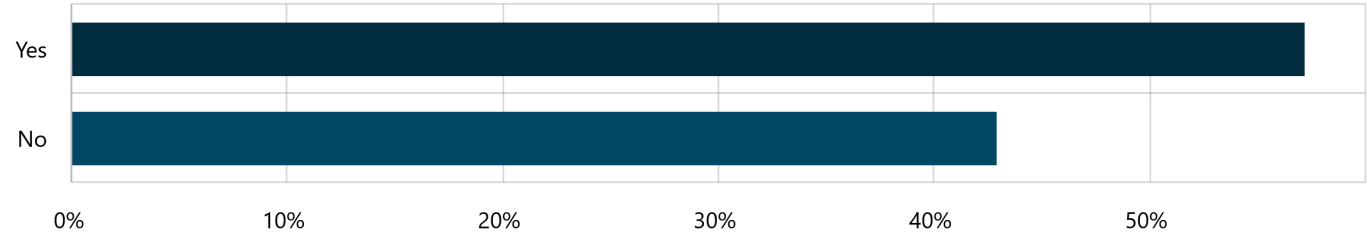
Multi Choice | Skipped: 0 | Answered: 8 (100%)



Answer choices	Percent	Count
Yes	50.00%	4
No	50.00%	4
Total	**100.00%**	**8**

14. Is there sufficient training available to support you in adopting and implementing Low Carbon Energy Systems?

Multi Choice | Skipped: 1 | Answered: 7 (87.5%)



Answer choices	Percent	Count
Yes	57.14%	4
No	42.86%	3
Total	**100.00%**	**7**

15. Are there other challenges or implications related to the Zero Carbon Step Code that you would like to share?

Long Text | Skipped: 4 | Answered: 4 (50%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Comments

• Perceptual challenges are the largest barrier to electrification of new buildings. The perception of high cost is related to a dated perception of building performance of homes built to Step 3+ performance. Up font system costs, if higher, need to be amortized across total build costs where they become trivial, and operational costs are mitigated by better overall home performance. Fireplaces and cooktops are unaffected and still allowable. Gas backup systems are also still possible under EL3 or lower for most design. The primary challenge comes when low carbon (electric) systems are not assumed during project design, and when the approach is a business as usual approach that hasn't evolved much since the 90's (or what I like to call: ready, fire, aim construction). Early integrated design solves all problems and saves considerable cost in all my experiences with low carbon construction.

• It all comes down to costs. The builder bears the extra costs until the purchaser takes it over. All the while, the city and the politicians get credit for "saving the planet ". All the people doing the work pay the price for your utopian ideals.

• Seems to be a consistent push to make building more expensive and difficult. Which contributes to less builds which means less homes.

• It all comes down to effort and costs. The efficiency of building is greatly compromised with the extra layers of bureaucracy and the extra professionals required to meet the requirements. As builders, we are the ones burdened with the extra cost and effort to achieve the goals of the ideologists. There are literally people without homes because of the "feel good policies set out by our current government policies. The government gets the trophy for optics of saving the planet while the builders make all the effort and absorb the costs.

16. Do you have any other comments or suggestions on how the City of Courtenay could support the industry in adopting the higher steps of the Zero Carbon Step Code?
Long Text | Skipped: 4 | Answered: 4 (50%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Comments

• I support low carbon construction, electrification, and the step code, but am also very familiar with its challenges to builders who feel forced to adopt it. As well as what building and construction approaches work well, and poorly under these policies.

• Just do it! But then don't be punitive if it is not welcomed, or implemented in the initial designs and construction. Not doing it shows weakness and a non-committal attitude to the important issues. We should always show leadership and then help everyone to attain the highest standards, improving with every project.

• Just let it go.

• Understanding the costs vs benefits on a grand scale. Not just a feather in the cap to be ahead of the curve.