



City of  
Courtenay

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# Zero Carbon Step Code Implementation

Presented by:  
Paul Preston, City of Courtenay  
14<sup>th</sup> February, Council meeting



# PRESENTATION OUTLINE

1. Council Motion
2. Background
3. Discussion
4. Rationale
5. Recommend Option

# Council Motion

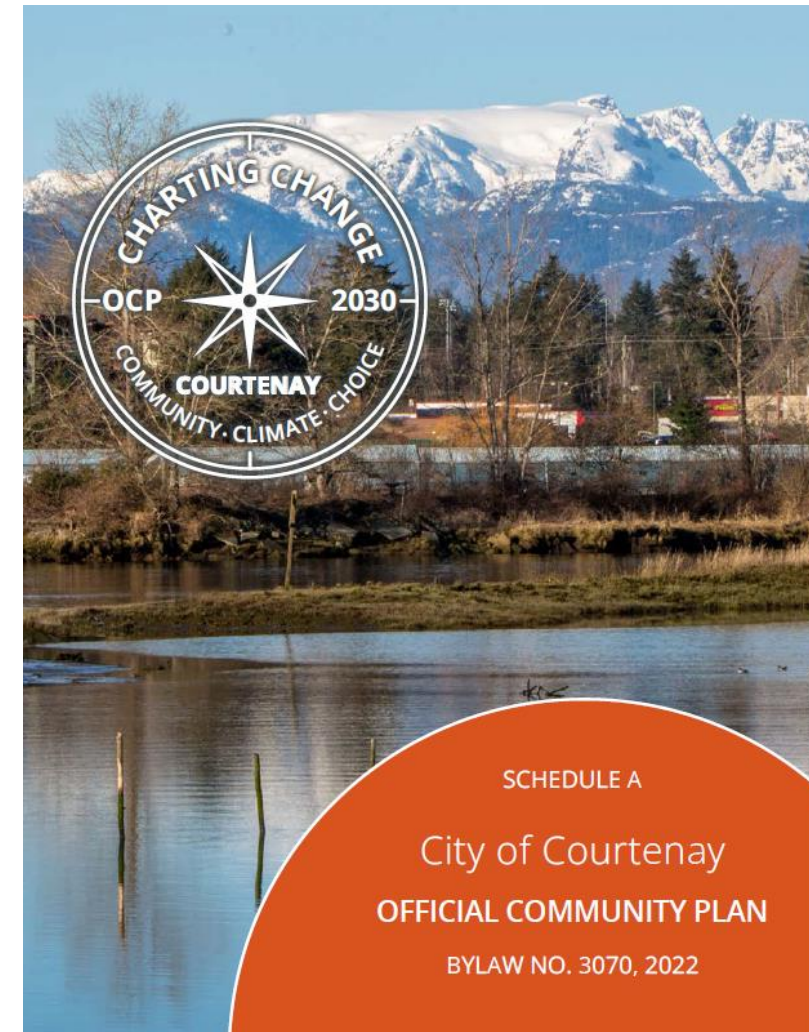
*“THEREFORE BE IT RESOLVED THAT pursuant to policies BL6 and BL7 of Courtenay’s OCP, staff prepare a report outlining options for implementing the Zero Carbon Step Code in order to meet the City's 2030 emissions reduction target.”*

# BACKGROUND

## Policy BL 6

Advocate to and support the Province in amending the BC Building Code and other related policies to:

- a. Regulate carbon pollution for new buildings as soon possible and no later than 2030 in relation to decarbonizing heat and energy sources
- b. Regulate embodied energy of building materials and construction practices including demolition
- c. Enhance universal building accessibility requirements





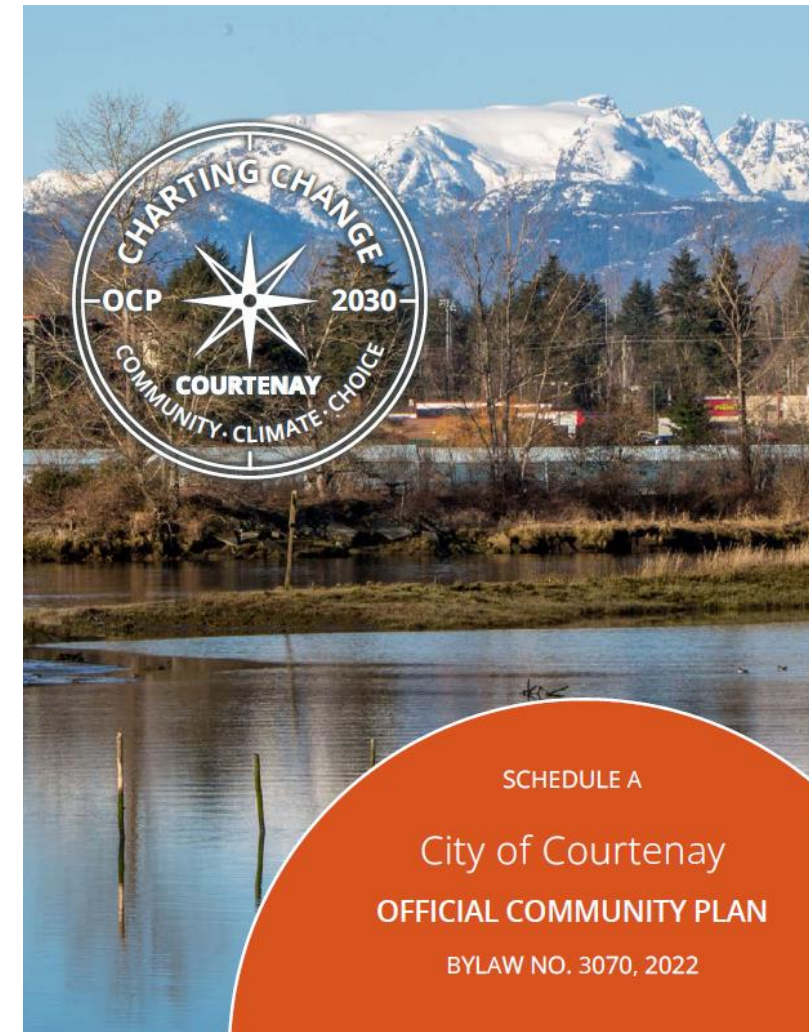
# BACKGROUND

## Policy BL 7

Review and update immediately relevant building, zoning, and development permitting policies upon and new legislative authorities that support policies within BL 6

## Policy BL 4

Accelerate adoption of the BC Energy Step Code to be one step ahead of minimum standards



# On May 1 2023, the Province updated the BC Building Code

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## Increased Energy Efficiency



A 20% increase in energy efficiency above the 2018 Building Code.



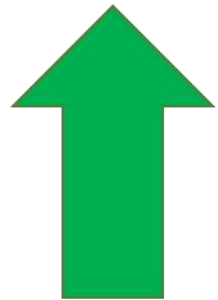
## Reducing Carbon Emissions



Voluntary carbon limits for Part 3 and Part 9 construction

On January 1<sup>st</sup>, 2024, the City of Courtenay Building Bylaw 3114 came into effect

- This addressed BL 4 requiring one step higher than what the BC Building Code requires and contributes to the reduction in GHG emissions



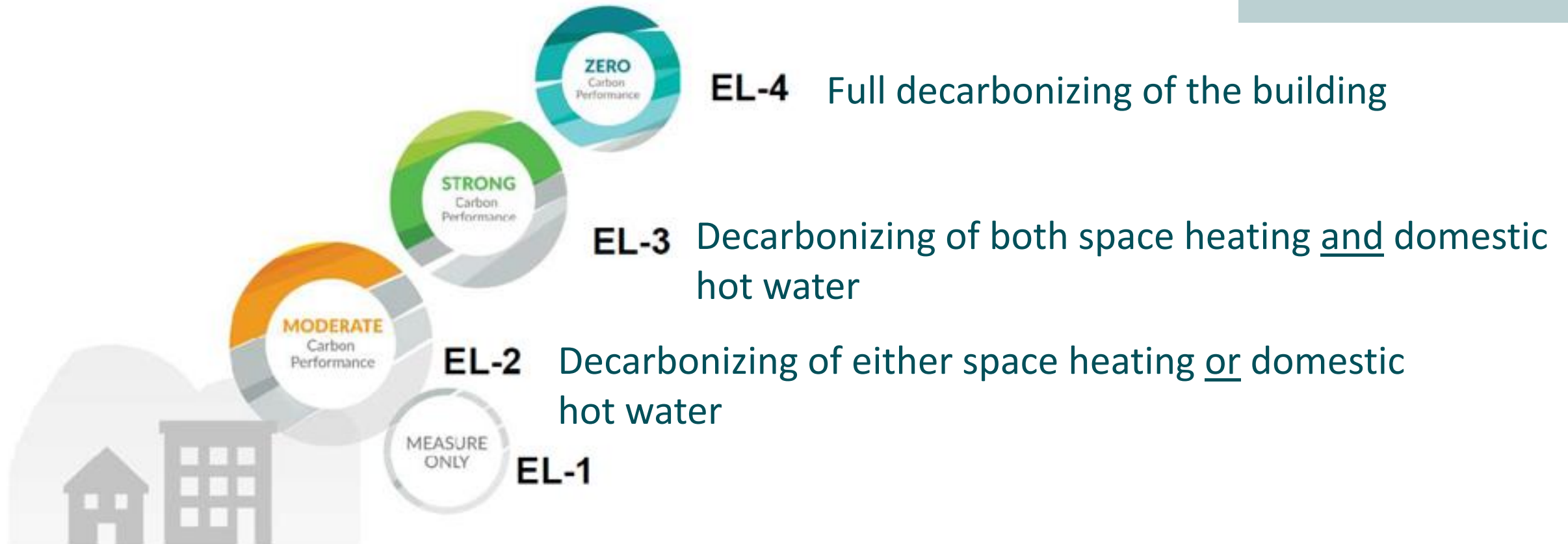
A 40% increase in energy efficiency above the 2018 Building Code.



**Increased Energy Efficiency**

# Local Governments now have the option to regulate carbon requirements

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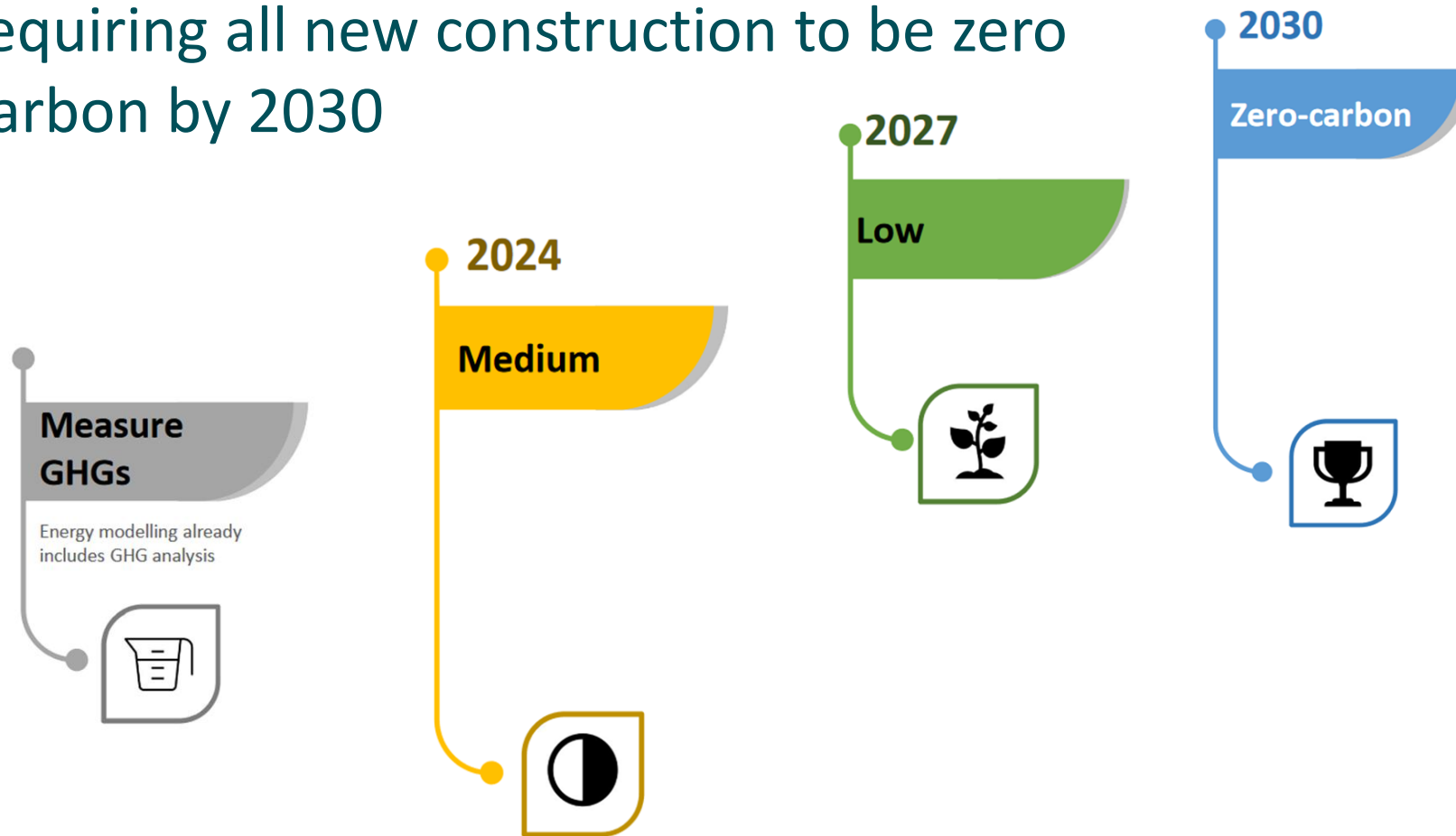




# Potential Provincial Timeline for BC-Wide Requirements

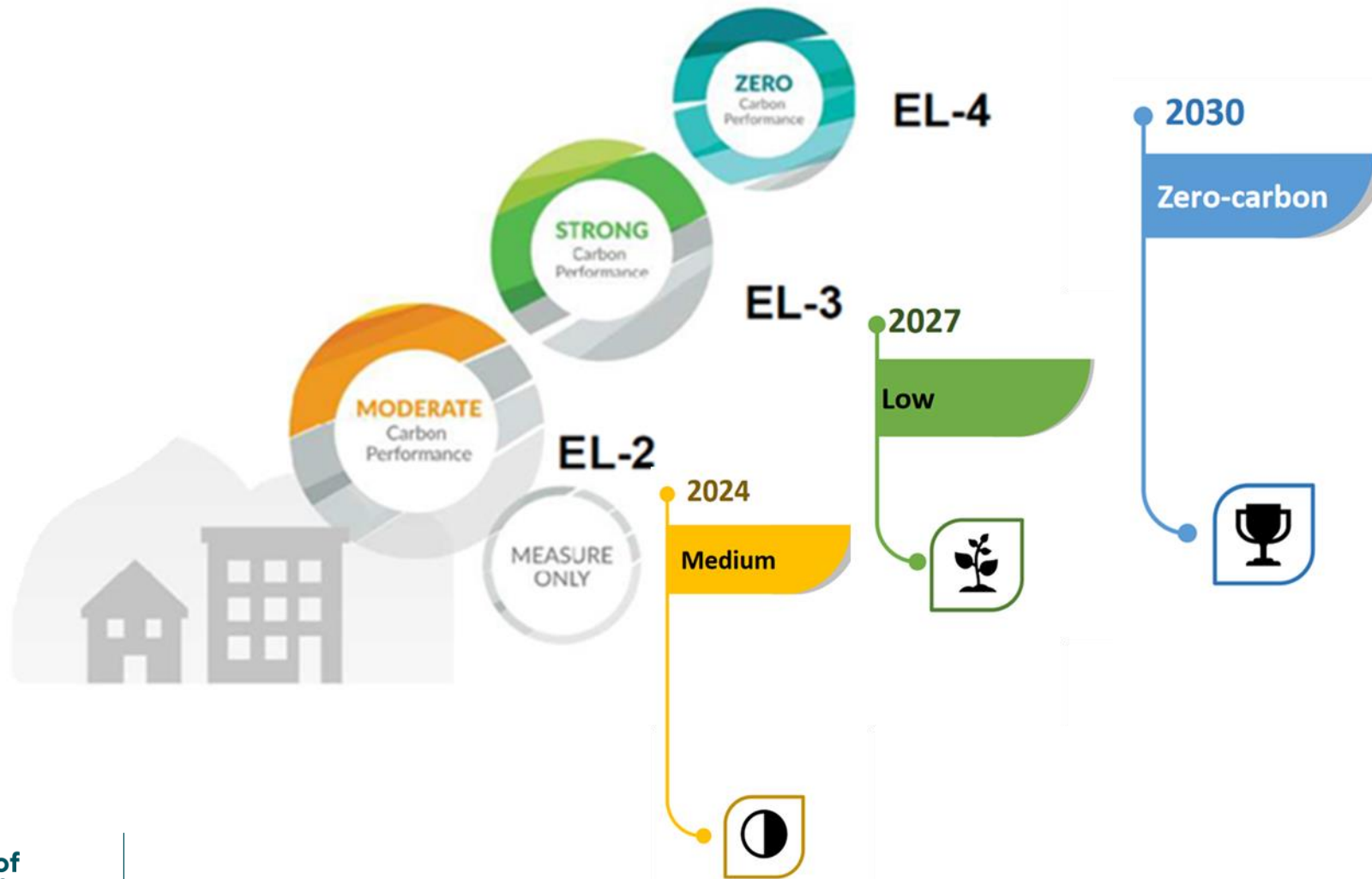
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CleanBC Roadmap to 2030 commits to requiring all new construction to be zero carbon by 2030



# Alignment of the CleanBC Road Map with the ZCSC Emission Levels

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# DISCUSSION

## Harmonize with the CleanBC Road Map Strategy

- No timelines for EL in the ZCSC
- Aligns with BL 6 and BL 7
- Staff recommend this approach

## Staff engagement with the Development industry and Community to inform of the changes

- Processes from Nanaimo, Victoria and Saanich
- Processes were under RDN and CRD
- Delegated staff in workplan

# DISCUSSION

Establish an alternate accelerated ZCSC implementation

- Faster than CleanBC Road Map

Comparison Tables on Energy Step Code and ZCSC

- Courtenay is the leader on Energy Step Code with new building bylaw
- Nanaimo, Saanich and Victoria opted for higher EL and energy step code as per BC Building code regulations

Consideration of 2024 work plan and new housing regulations

- Budget for consultation

# Rationale

- Currently BC Building Code has no EL requirements
- ZCSC has no regulated timelines
- One step higher than the BC Building Code would be EL 2 with BL 4
- Following CleanBC achieves reduction of GHG's and establishes the City one step higher than BC Building Code aligns with BL 6
- Engagement with the development industry and community is focused on inform and educate on the Zero Carbon Step Code
- Provides time for the development community to adapt and prepare
- Allows time to understand the current BC Hydro service capacity to support the Zero Carbon Step Code EL 3 and EL 4
- Staff can revisit the acceleration to EL 3 and EL 4 in 2025 with more information regarding BC Hydro capacity and engage with the Industry



## RECOMMENDED OPTION

That Council adopt the Provincial Zero Carbon Step Code; and  
That Council direct staff to amend “Building Bylaw No.3114 “ to include the Zero Carbon Performance Levels in accordance with the timelines established in the CleanBC Road Map for all applicable Part 3 and Part 9 buildings starting with EL2 in 2024 and EL3 in 2027 and EL 4 in 2030; and  
Direct staff to engage with the development industry and community to inform on the Zero Carbon Step Code and its mandates.