



**Building Regulation Bylaw No. 7230,  
Amendment Bylaw No. 9769  
(BC Energy Step Code Implementation)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. *Building Regulation Bylaw No. 7230*, as amended, is further amended by adding the following as a new Part Ten and renumbering the remainder of the bylaw:

**“PART TEN: ENERGY STEP CODE**

**10.1 Energy Step Code Requirements**

10.1.1 Part 3 and Part 9 **buildings** and **structures** must be designed and **constructed** in compliance with the applicable step of the **energy step code**, as set out in the schedule below:

Building Type	Building permit application filed on or after September 1, 2018
<i>Buildings subject to Part 9 of the Building Code</i>	
Townhomes and apartments	Step 3
Single family, duplex and other dwelling units	Step 1
<i>Buildings subject to Part 3 of the Building Code</i>	
Group C Residential occupancies greater than 6 stories or non-combustible construction (not including hotel and motel occupancies)	Step 3 OR Step 2 for buildings that implement a low carbon building energy system.
Group C Residential occupancies 6 stories or less and combustible construction (not including hotel and motel occupancies)	Step 3
Group D Business and personal services occupancies or Group E mercantile occupancies	Step 2

10.1.2 For a Part 9 **building** or **structure** that is designed in compliance with the applicable step of the **energy step code** but where the **constructed building** or **structure** does not meet the performance requirements of the applicable step of the **energy step code**, after all reasonable mitigation measures are implemented to the satisfaction of the **building inspector**, the **building inspector** may issue an inspection notice for **provisional occupancy**, or final, of the **building** or **structure** if it is constructed in compliance with alternative energy efficiency performance or prescriptive requirements set out in the **building code** for Part 9 construction, as applicable.

## 10.2 Requirement for Energy Advisor

10.2.1 With respect to a **building permit** for a **building** or **structure** that falls within the scope of Part 9 of the **building code**, the **owner** must provide, to the satisfaction of the **building inspector**, the all the materials and documentation required by the **energy step code**, prepared and signed by an **energy advisor**, and such other reports and materials as required by the **building inspector**.

10.2.2 The **energy advisor**, providing the required materials and documentation set out in the **energy step code**, must provide evidence to the **building inspector** that he or she is an energy advisor registered and in good standing with Natural Resources Canada in accordance with the EnerGuide Rating System Administrative Procedures and adheres to the technical standards and procedures of the ERS.

10.2.3 Prior to:

- (a) the issuance of a **building permit**; and
- (b) the **provisional occupancy** of a **building** or **structure**,

in respect of which a **building inspector** has required the materials and documentation set out in the **energy step code**, the **owner** must submit written confirmation of insurance coverage of the **energy advisor** in the form specified by the **City**.

10.2.4 For certainty, and notwithstanding section 10.2.1 above, where a **registered professional** is required under section 5.13.1 of this bylaw, in respect of a **building permit** for a **building** or **structure** that falls within the scope of Part 3 or Part 9 of the **building code**, the **professional design** and **field review** shall include the materials and documentation required by applicable step of the **energy step**

**code**, and such other reports and materials as required by the **building inspector**.

2. *Building Regulation Bylaw No. 7230*, as amended, is further amended at Part Fifteen [Interpretation] by adding the following definitions in alphabetical order:

<b>“APARTMENT</b>	means apartment housing as defined in the <b>zoning bylaw</b> .
<b>BUSINESS AND PERSONAL SERVICES OCCUPANCY</b>	means a business and personal services occupancy as defined in the <b>building code</b> .
<b>COMBUSTIBLE CONSTRUCTION</b>	means combustible construction as defined in the <b>building code</b> .
<b>DUPLEX</b>	means two-unit housing as defined in the <b>zoning bylaw</b> .
<b>DWELLING UNIT</b>	means a dwelling or dwelling unit as defined in the <b>building code</b> .
<b>ENERGY ADVISOR</b>	means a person is registered as an energy advisor, and in good standing, with Natural Resources Canada, and who conducts EnerGuide home evaluations on behalf of service organizations licenced by Natural Resources Canada.
<b>ENERGY STEP CODE</b>	means the requirements set out in Sections 10.2.3 and 9.36.6 of the <b>building code</b> , and includes Step 1, Step 2, Step 3, Step 4 and Step 5.
<b>GROUP C RESIDENTIAL OCCUPANCY</b>	means a residential occupancy as defined in the <b>building code</b> .
<b>GROUP D BUSINESS AND PERSONAL SERVICE OCCUPANCIES</b>	means business and personal services occupancies as defined in the <b>building code</b>
<b>GROUP E</b>	means a mercantile occupancy as defined in the <b>building</b>

**MERCANTILE  
OCCUPANCY**

**code.**

**LOW CARBON  
BUILDING ENERGY  
SYSTEM**

means a **building's** space heating, cooling and domestic hot water heating mechanical system that is supplied energy through:

- a) a connection to a **City** owned district energy utility system; or
- b) on-site energy supply equipment designed to meet a minimum 70% of the **building's** annual heating, cooling and domestic hot water energy demand from a renewable energy source, approved by the **City's** Director of Engineering. Applicable renewable energy source technologies include, but are not limited to, air and ground source heat pump systems, waste heat recovery systems, solar collectors, or other systems as approved by the **City's** Director of Engineering. The **building's** energy system must be designed and constructed such that it is ready to connect to a future **City** owned district energy utility system.

**NON-COMBUSTIBLE  
CONSTRUCTION**

means non-combustible construction as defined in the building code.

**SINGLE FAMILY**

means single detached housing as defined in the **zoning bylaw**.

**TOWNHOUSE**

means town housing as defined in the **zoning bylaw**."

3. This Bylaw may be cited as "**Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

**JUN 25 2018**

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER