



Date: 04/04/2023

To: Chair and Directors, Cariboo Regional District Board

And To: Brian Carruthers, Interim Chief Administrative Officer

From: Virgil Hoefels, Chief Building Official

Date of Meeting: Cariboo Regional District Board_Apr14_2023

File: Bylaw No. 5435

Short Summary:

Cariboo Regional District Building Amendment Bylaw No. 5435, 2023

Voting:

Stakeholder Vote – Weighted – Electoral Areas A, B, C, D, E, F, G, H, I, and L

Memorandum:

In 2008, the province of British Columbia introduced energy efficiency as a BC Building Code (BCBC) objective.

In April 2017, the Province of British Columbia adopted the BC Energy Step Code as regulation.

The BC Energy Step Code (BCESC) is a provincial standard that provides an incremental and consistent approach to achieving more energy-efficient buildings. It provides a common pathway to ensure British Columbia delivers on its goal of net-zero energy-ready performance by 2032. It does so by establishing a series of measurable, performance-based energy-efficiency requirements for construction.

There are five “Steps” for the Part 9 Buildings and 4 for the Part 3 projects. The province is further divided up into 8 climatic zones with slightly different requirements.

A BCBC update has been adopted and will come into effect May 1, 2023. Prior to this update:

1. The BCESC has been a voluntary regulation that municipalities could adopt as desired and ready to implement.
2. Designers and builders have had the option to use either the “prescriptive” or “performance” approach to comply with the BCESC.

This update makes it mandatory that all Part 9 (Housing and small commercial) buildings:

1. Conform to Step 3 of the BCESC
 - a. Step 3 buildings are approximately 20% more efficient than the base standard of the 2018 BCBC.
2. Follow the performance path of the BCESC unless the building bylaw permits the allowance of the prescriptive path.
 - a. Performance path requires the engagement of a Certified Energy Advisor to both design the building and test the building at completion to ensure compliance with the BCESC.

In response to feedback from rural and remote communities who wish to maintain a prescriptive-based option, the provincial government developed a prescriptive alternative for the BCES Step 3 Requirements. This option is available to local governments through the adoption of a bylaw enabling its use.

The Cariboo Regional District is typical of most rural areas outside of the lower mainland. There is a shortage of the energy advisors required to conform with the performance-based approach of the BCES. It is staff's recommendation the building bylaw be amended to allow for the use of the prescriptive-base performance option of the BCES.

If the board approves this amendment, the construction community will be able to achieve code compliance with either conformance to Step 3 (or higher) or by using the prescriptive path permitted by the proposed bylaw.

Attachments:

1. Bylaw No. 5435
2. Ministerial Order No. M40

Financial Implications:

N/A

Policy Implications:

N/A

Alignment with Strategic Plan:

- ☒ **Communication:** Facilitate communication strategies throughout the entire Cariboo Regional District that meet the needs of residents, community stakeholders, and other levels of government.
- ☒ **Planning:** Intentionally plan services and activities of the CRD to prepare for future needs of residents and community stakeholders.
- ☐ **Economic Sustainability:** Foster an environment to ensure the economic sustainability of CRD communities and the region.
- ☐ **Governance:** Ensure that CRD governance policy and practices are intentional, transparent, and respectful.

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CAO Comments:

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Options:

1. Endorse the recommendation;
2. Receipt; or
3. Receipt and other action.

Recommendation:

#1: That the agenda item summary from Virgil Hoefels, Chief Building Official, dated April 4, 2023, regarding Building Amendment Bylaw 5435, be received. Further, that Cariboo Regional District Building Amendment No. 5435 be read a first, second and third time this 14th day of April, 2023.

#2: That Cariboo Regional District Building Amendment Bylaw No. 5435 be adopted this 14th day of April, 2023.