

Energy & Zero Carbon Step Code (Part 9 Buildings)

The purpose of this information guide is to inform designers, registered professionals, contractors, owners and developers, of the changes to the BC Energy & Zero Carbon Step Code requirements for Part 9 residential buildings.

The information contained within this guide is for convenience only and does not serve to substitute or supersede applicable City Bylaws, governing Provincial / Federal Codes, and laws. Any references to Bylaws, Codes and laws pertain to those effective at the time of this guide's creation or revision. If the date on this guide exceeds three (3) years, the information contained may be outdated- in such circumstance, refer to the current Bylaws, Codes and laws. Building Owners are responsible for ensuring that any existing or proposed construction, and other works, comply with all applicable Bylaws, Codes and laws.

Effective January 1st 2025, all Part 9 residential buildings, including most building types contained within the R1 Small-Scale Multi-Unit Housing (SSMUH) District, that are not more than 3 storeys in building height and not more than 600 m2 in building area (footprint), will have to meet minimum **Step 3 of the BC Energy Step Code**, and **EL-4 (Zero Carbon Performance) of the Zero Carbon Step Code**.

Step 3 of the BC Energy Step Code and EL-3 of the Zero Carbon Step Code apply to building permit applications submitted between January 1st, 2024, and December 31st, 2024.

To demonstrate compliance with the BC Energy & Zero Carbon Step Codes, the following documentation are required to be provided:

At Building Permit application:

- HOT2000 Report for proposed building (and for reference building where conforming to Step 5 of BC Energy Step Code)
- [BC Step Code Compliance Checklist \(Pre-Construction\)](#)
- Submitted drawings are required to indicate all energy efficiency upgrades (if applicable) on the cover sheet

Prior to calling for insulation inspection:

- [BC Step Code Compliance Checklist \(Mid-Construction\)](#)
- Mid-construction air-tightness test result should be within 0.5 ACH of proposed air-tightness or the insulation inspection will be rejected; a test will be required after improvement of the air-tightness

Prior to Occupancy:

- [BC Step Code Compliance Checklist \(As-Built\)](#)
- Final air-tightness test result should meet the required airtightness or occupancy will be rejected
- Written confirmation that EnerGuide Label has been applied for

All compliance checklists/reports must be signed and sealed by a registered professional- except where the EnerGuide Rating System is used. Where the EnerGuide Rating System is used, the compliance reports can be prepared by a Certified Energy Advisor.

Further Information

Note that the Energy Advisor will determine what gas-fueled appliances are permitted, based on the energy model and proposed compliance approach. Questions relating to allowance of gas-fueled appliances should be directed to your project's Energy Advisor.

For Part 3 buildings, refer to the informational guide on “Energy & Zero Carbon Step Code (Part 3 Buildings)”.

For questions on Energy & Zero Carbon Step Code transition dates, please contact Planning Division at 604-294-7400.

For more information on Energy Step Code, Zero Carbon Step Code, or green building requirements, refer to Burnaby's [Green Buildings & Land Development](#) webpage.

For any further questions, please contact the Building Division at 604-294-7130, or by email at Permits@Burnaby.ca.