

Energy & Zero Carbon Step Code (Part 3 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 all Part 3 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 If the date on this guide exceeds three (3) years, the information contained may be outdated- in such circumstance, refer to the current Bylaws, Codes and laws.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 July 1st, 2024, Part 3 buildings will have to meet minimum **Step 2 of the BC Energy Step Code** (for assembly, treatment, care, residential, business / personal service, and mercantile occupancy) **and EL-4 of the Zero Carbon Step Code** (for residential, business / personal service, and mercantile occupancy), as set out in Division B, Part 10 of the Building Code.

Buildings applying for a Building Permit, that were subject to a rezoning application receiving Second Reading by December 31st, 2023, are subject to the Energy Step Code and carbon emission requirements as specified by City policies and associated conditions of the Rezoning Bylaw; provided a complete Building Permit application is submitted to and accepted by the City, on or before December 31st, 2026.

Buildings connected to the Burnaby Mountain District Energy Utility are exempted from meeting the Zero Carbon Step Code in the interim. This exemption is expected to remain in place until the City has established a suitable emission level for Zero Carbon Step Code for this pre-existing system. Energy Step Code is not exempted in this circumstance.

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

At Building Permit application:

- Energy Modelling Report signed and sealed by registered professional- with reference to the submitted building permit drawings
- [Energy Design Checklist](#)

Prior to Occupancy:

- Air-tightness Testing Report
- Final (as-built) Energy Modelling Report
- Final [Energy Design Checklist](#)

The final Energy Modelling Report and Energy Design Checklist submitted must be signed and sealed by the responsible registered professional.

For More Information

Rezoning applications have additional administrative and submission requirements for Energy & Zero Carbon Step Codes, and green buildings. Refer to Burnaby's [Green Buildings & Land Development webpage](#) for further information.

For Part 9 buildings, refer to the [Energy & Zero Carbon Step Code \(Part 9 Buildings\)](#) information guide.

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

For any further questions, please contact the Building Division at permits@burnaby.ca or 604-294-7130.