



# BC Energy Step Code Requirements for Part 3 Buildings

Building Division

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## Multi-residential and Commercial

### Port Moody Requirements

The table below outlines Port Moody's current Step Code requirements for Part 3 buildings.

Part 3 Building Type	Building Permit application filed on or after January 1, 2020
Group C: Residential – greater than 6 stories or non-combustible construction (not including hotels and motels)	Step 2, or Step 1 with a low carbon energy system
Group C: Residential – 6 stories or less with combustile construction (not including hotels and motels)	
Group D: Businesses and personal services	Step 1
Group E: Mercantile occupancies	
Group C: Hotels and motels	

\*If a development permit was issued prior to January 1, 2020 and remains valid, the applicant may apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Step Code requirements.

The table below outlines Port Moody's adoption timeline for higher Step Code requirements for Part 3 buildings. Builders, developers, and designers are encouraged to consider these future requirements.

Part 3 Building Type	Current Requirements	2021	2025	2030
Group C: Residential – greater than six stories or non-combustible construction (not including hotels and motels)	Step 2, or Step 1 with a low carbon energy system	Step 3, or Step 2 with a low carbon energy system	Step 3, or Step 2 with a low carbon energy system	Step 4, or Step 3 with a low carbon energy system
Group C: Residential – six stories or fewer with combustile construction (not including hotels and motels)	Step 2, or Step 1 with a low carbon energy system	Step 3, or Step 2 with a low carbon energy system	Step 3, or Step 2 with a low carbon energy system	Step 4, or Step 3 with a low carbon energy system
Group D: Businesses and personal services	Step 1	Step 2	Step 3	Step 3
Group E: Mercantile occupancies				
Group C: Hotels and motels				

\*A low carbon energy system is a professionally designed and maintained, highly efficient mechanical system that supplies a building's space heating, cooling, and domestic hot water heating demand primarily from renewable energy sources, and meets a greenhouse gas intensity limit of 6kg/m<sup>2</sup>/year.

## LCES Pathway Administration Requirements

The City may establish forms, processes, and similar administrative requirements in relation to a low carbon energy system (LCES) pathway:

- (a) evidence that a utility will purchase the LCES,
- (b) evidence that the ownership of the LCES has transferred to a utility,
- (c) evidence of long-term energy service,
- (d) evidence that the applicant has experience with other similar successful energy systems,
- (e) evidence of long-term supply of low-carbon energy,
- (f) annual reporting,
- (g) maintenance, warranty, and optimization contract(s),
- (h) long-term, owner-funded maintenance contract(s),
- (i) funding structure for long-term maintenance of strata-owned energy systems.

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## Energy Benchmarking

As an administrative requirement for occupancy, the City of Port Moody requires that prior to occupancy, the applicant must:

- Create an Energy Star Portfolio Manager profile of the building(s) (see [bchydro.com/powersmart/business/resources/energy-efficiency-benchmarking.html](http://bchydro.com/powersmart/business/resources/energy-efficiency-benchmarking.html)).
- Share the property profile with the City of Port Moody (Username “CityofPomo”) as a “Read Only” permission level.

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## Documentation

As part of development project applications that require rezoning, applicants are expected to conduct energy modelling and provide a statement to the City that their proposed design is able to meet the requirements of Energy Step Code that will be in place at the time of their application. Energy modelling must be submitted with development applications.

Note that Registered Professionals are already required to submit Letters of Assurance for their respective disciplines for Part 3 multi-residential buildings. The Registered Professionals for the architectural, mechanical, plumbing, and electrical disciplines each have specific responsibilities to energy efficiency requirements under the BC Energy Step Code. The City will not accept Letters of Assurance if the BC Energy Step Code section has been crossed out.

Where there is a discrepancy between the As-Built Compliance Report and designs submitted with the application, the City will refer the issue to the involved Registered Professionals for resolution.

**For further information, please contact the Building Department at [buildingpermits@portmoody.ca](mailto:buildingpermits@portmoody.ca).**

# Home Energy Labelling

As an administrative requirement for occupancy, the City of Port Moody requires that an energy label be affixed on or next to the electrical panel in each housing unit where an electrical panel is present.

**The following energy labels are acceptable:**

- EnerGuide Rating System energy label
- Passive House Certificate, and
- A comparable energy label including all required information outlined below.

**A comparable energy label can be used when:**

- Energy modellers using software tested in accordance with ANSI/ASHRAE 140 Evaluation of Building Energy Analysis Computer Programs
- Energy advisors not registered with the EnerGuide Rating System use HOT2000 to model a home and produce a BC Energy Compliance Report, or
- Registered energy advisors using HOT2000 but are unable to produce a formal EnerGuide Rating System home energy label. (e.g. when energy advisors use HOT2000 to model a townhome or row home as-a-building rather than as a unit). Note also that when EnerGuide Rating System energy advisors are using alternate energy modelling and blower door testing procedures they are not able to produce an EnerGuide home energy label.

<b>Comparable energy labels must include the following information:</b>	
Address	<ul style="list-style-type: none"> <li>• The street address of the home.</li> </ul>
Modeller	<ul style="list-style-type: none"> <li>• The date that the evaluation was conducted.</li> <li>• The company name and name of energy modeller that conducted the evaluation.</li> <li>• The name of the entity that provides quality assurance.</li> </ul>
Energy Rating	<ul style="list-style-type: none"> <li>• <b>Energy Rating:</b> Energy consumption of the home in GJ per year, including baseloads.</li> </ul>
Reference House Energy Rating	<ul style="list-style-type: none"> <li>• Reference house energy consumption in GJ per year, with baseloads.</li> </ul>
Energy Metrics	<ul style="list-style-type: none"> <li>• <b>Rated Annual Energy Consumption:</b> Energy consumption GJ per year, broken down by fuel type (Natural Gas, Electricity, Oil, and Propane).</li> <li>• <b>Breakdown of Rated Annual Energy Consumption by system:</b> Percentage of               <ul style="list-style-type: none"> <li>– Total energy consumption GJ per year by end use (space heating, space</li> <li>– Cooling, water heating, ventilation, lights &amp; appliances, and other electrical)</li> </ul> </li> <li>• <b>Rated On-site Renewable Energy Contributions:</b> Energy generated annually from onsite renewable sources (solar PV, wind, solar hot water).</li> <li>• <b>Rated Energy Intensity:</b> Measured in gigajoules per square meter per year.</li> <li>• <b>Rated Greenhouse Gas Emissions:</b> Annual amount of greenhouse gases emitted in tonnes/year.</li> <li>• <b>Total Heated Floor Area:</b> The total usable heated floor area of the building unit, including all above-grade heated areas regardless of ceiling height, and all below-grade heated areas with a ceiling height of more than 1.2m (i.e. basements).</li> </ul>

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