



The BC Energy Step Code is a provincial standard that aims to create healthier, more energy-efficient and comfortable new buildings. It does so by establishing measurable performance-based energy-efficiency requirements for new construction.

As of January 2, 2023, building permit applications for new construction will be required to show compliance with the BC Energy Step Code. The following table outlines the District of Highlands' BC Energy Step Code requirements.

BC Building Code / Building Type	Step Code Requirement	IF Low Carbon Energy System** Incorporated
Part 9 Residential – NEW Single Family Dwelling 420m ² (4,521 sq. ft.) or less*	Step 5	Step 3
Part 9 Residential – NEW Single Family Dwelling 420.1m ² (4,522 sq. ft.) or greater*	Step 5	Step 4
Part 9 NEW Commercial	Step 2	N/A
Part 3 NEW Wood Frame Multi-Family Residential	Step 4	Step 3
Part 3 NEW Complex Concrete Multi-Family Residential and Commercial	Step 4	Step 3
Renovations & Additions	No requirement	

*Compliance with the Step Code will require the input of an Energy Advisor at various stages of the project, including design, construction and building completion. Building Permit applications must include a performance modelling report along with construction details that show how the proposed house will comply with the BC Energy Step Code and the low carbon energy system pathway, if applicable.

**Low Carbon Energy System (LCES) means a mechanical system that provides thermal conditioning and domestic hot water for a building primarily from low carbon energy sources such that:

- (a) the total modelled Greenhouse Gas Intensity is no more than 3 kg CO₂e/m²/yr; and
- (b) seasonal average coefficient of performance greater than 2.

Helpful Links:

Energy Step Code: <https://energystepcode.ca/>

Compliance Reports for Part 9 Buildings: <https://energystepcode.ca/compliance-tools-part9/>

Compliance Reports for Part 3 Buildings – Link: <https://energystepcode.ca/compliance-tools-part3/>

Energy Advisors: <https://energystepcode.ca/energy-advisors/>