

THE CORPORATION OF THE CITY OF NELSON REQUEST FOR DECISION

DATE: November 7, 2023, Regular Meeting
TOPIC: Step Code and Building Amendment Bylaw No. 3580, 2023
PROPOSAL: Adoption of bylaw amendment
PROPOSED BY: Staff

ANALYSIS SUMMARY:

At Council's October 10, 2023 Regular Meeting staff presented a report to Council proposing that the Building Bylaw be amended to adopt higher energy efficiency and lower carbon emission requirements for Part 9 complex buildings (*applicable occupancies noted below*), and Part 3 buildings. Building Amendment Bylaw No. 3580,2023 is now presented for adoption.

BACKGROUND:

To summarize, the amendment bylaw includes the following changes:

- Part 3 buildings, and Part 9 buildings with occupancies of "Offices or Other Business & Personal Service (BCBC Group-D) or "Mercantile Occupancies" (BCBC Group E), and "Hotels and Motels or Other Residential Occupancies" (BCBC Group C) be required to meet Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code. In other words, the Zero Carbon Step Code would be introduced to building regulation for Part 3 buildings in Nelson and regulations related to the Energy Step Code would be advanced.

Of note: BCBC refers to the current edition of the British Columbia Building Code.
EL stands for Emissions Level as per Section 10.3 or the BCBC.
BC Energy Step Code Level as per Section 10.2 of the BCBC.

The BC Energy Step Code, first introduced in 2017, enables BC Authority Having Jurisdictions (AHJs) to go beyond the requirements of the minimum provisions in the BC Building Code to increase the energy efficiency of new buildings. In February 2023, the Province published Revision 5 to the 2018 BC Building Code, which was adopted by the Province on May 1st 2023, and included the introduction of the BC Zero Carbon Step Code, which seeks to address building operational greenhouse gas emissions. This standard was developed in part due to a finding that the Energy Step Code was not resulting in the desired reduction of greenhouse gas emissions. Revision 5 also included provisions to require that all new Part 9 house construction meet Step 3 of the Energy Step Code, and Step 2 for all new Part 3 Residential buildings across the province. Both Step Codes seek to advance CleanBC's building decarbonization plans.

Below is the summary of the City of Nelson's implementation of the BC Energy Step Code and BC Zero Carbon Step Code:

- 2019
 - Step 1 for Part 9 Buildings
- 2021
 - Step 3 for Part 9 Buildings
 - Step 2 for Part 3 Buildings
- 2023

- Step 4 OR Step 3 + EL-3 for Part 9 Buildings (*August 31, 2023*)
- Current Proposal**
- **Step 3 + EL-2 for Part 9 complex & Part 3 Business, Mercantile & Residential buildings** (*Proposed for May 1, 2024*)

To continue to stay ahead of provincial regulation, and align with the City’s climate action commitments, including Nelson Next, staff are proposing that the Bylaw be amended to state the following:

16.1 In order to address the conservation of energy and the reduction of GHG emissions, the City has adopted BCBC Sections 9.36.6, 9.37, 10.2 and 10.3 (the British Columbia Energy Step Code and the British Columbia Zero Carbon Step Code) in accordance with Sections 16.2, 16.3, 16.4, and 16.5 of this Bylaw.

GROUP A – ‘PUBLIC’

16.3 A building regulated by Part 3 of the BCBC, fitting Group A occupancy such as Schools other than Colleges, Libraries, Recreation Centres, Hospitals, or Care Centres must be designed and constructed to meet the minimum performance requirements specified in Step 2 of the Energy Step Code.

GROUP A – ‘PUBLIC’



- Schools other than Colleges
- Libraries
- Colleges
- Recreation Centres
- Hospitals
- Care Centres

GROUP D & E – ‘BUSINESS’ & ‘MERCHANTILE’

16.4 A building regulated by Parts 9 and 3 of the BCBC and fitting the occupancy of Offices or Other Business & Personal Service (Group D), or Mercantile Occupancies (Group E), must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code.

GROUP D & E – ‘BUSINESS’ & ‘MERCHANTILE’



GROUP C – ‘RESIDENTIAL’

16.5 A building regulated by Parts 9 and 3 of the BCBC, other than Part 9 residential buildings that comply with BCBC Sections 9.36 and 9.37, fitting the occupancy of Hotels and Motels or Other Residential (Group C) Occupancies must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code.

GROUP C – ‘RESIDENTIAL’



Council is also being updated by staff regarding the response from engagement of the Part 3 building community towards adopting the BC Zero Carbon Step Code and requiring higher steps of the BC Energy Step Code. This is to provide context to Council for the recommendation to change the building bylaw.

KEY CONSIDERATIONS

The BC Energy Step Code relies on a performance-based approach to achieve energy-efficiency requirements for new construction. To meet the requirement of any step of the BC Energy Step Code, a model of the proposed building design must be completed prior to Building Permit application and construction. This is intended to confirm that the design should result in the building meeting, or exceeding, the minimum required metric targets

for each step. Staff requires confirmation of compliance prior to issuing a building permit in the form of a Pre-construction Compliance form¹. Prior to occupancy approval, a blower door test² is completed to verify that the as-built construction meets, or exceeds, the minimum required metrics and an As-Built Compliance Form will then be submitted to the City. For Part 3 and Part 9 complex buildings, the energy modelling process is more complicated but still involves similar testing and verification of the building envelope and operational systems.

Design and verification of compliance with the BC Zero Carbon Step Code is completed and illustrated on the same Step Code compliance form. The forms are used by staff to verify that the greenhouse gas intensity (GHGI) metric complies with the City's Zero Carbon Step Code performance requirement (e.g., proposed EL-2 for Part 3 buildings).

To ensure that our recommendations were informed by the affected industry, and local professionals who are impacted by these regulatory changes, staff conducted a series of 1 on 1 meetings with key stakeholders. A group stakeholder meeting was also held to discuss the proposed changes. The following are some of the key conclusions taken from the engagement meeting:

- Initial apprehension was expressed regarding electrical capacity in the region if the Zero Carbon Step Code was adopted for Part 3 buildings. Upon discussion with Nelson Hydro, and local electrical engineers, it was determined that there is currently enough capacity until at least 2030. Increased energy efficiency and tighter building envelope will also mitigate increased demand for electricity. On a related note, it was discussed that the addition of transformers, including their availability and delivery times as well as other infrastructural components, should be considered early in the building / development planning process to mitigate addition of unplanned cost and time constraints and delays during construction.
- Although there was some initial concern about access to heat pumps, through our engagement it was determined that this is not a factor or concern of building professionals working on Part 3 buildings in Nelson.
- We received unanimous support from the stakeholders who were engaged to increase the energy efficiency performance and decrease the GHG emissions of new Part 9 complex and 3 buildings in an incremental and steady manner.

Another common concern with changes to building regulation and building practice, especially those targeting operational greenhouse gas emissions, is its impact on building costs. Although there has not been any localized study assessing the cost impacts in Nelson, the Province did recently publish a 2022 Metrics Report, Section 6.1.5³, outlines some prospective cost implications of these regulatory changes across all climate zones in the province. The report findings are summarized below:

- BC Energy Step Code: Due to the variety of occupancies and uses across Part 3 building archetypes (i.e., retail, office, hotels, housing), coupled with the fact that

1 Pre-Construction Compliance form is a summary of the design model of the building provided by the Energy Advisor (EA), refer to <https://www.energystepcode.ca>

2 An onsite blower door test is performed by an EA. The building is depressurized and measured to test the performance of the air tightness of the building envelope.

3 BC Energy Step Code Metrics Report Update: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/reports/bc_energy_step_code_metrics_report_2022-09-29_r1_-_compressed.pdf

different occupancies have different top Steps (e.g., the top step that an office can hit is Step 3, while hotels can hit Step 4), the costing data varies based on those factors. The average cost impacts taken from the 10 lowest incremental capital cost (ICC) options within Climate Zone 5 (where Nelson is located) for the Part 3 building occupancies most relevant to Nelson are summarized below:

- For a Low-Rise Multi-Residential Building in Climate Zone 5, the cost of moving to Step 3 is an increase of 0.4% and to Step 4 is 2.3%.
- For Offices in Climate Zone 5, moving to Step 3 generally results in a savings of 2.0%.
- For Retail in Climate Zone 5, moving to Step 3 generally results in a savings of 9.0%
- BC Zero Carbon Step Code: The costs, per the Report, for meeting EL-4 for all archetypes modelled (i.e., Part 9 and Part 3 buildings) are believed to range from a 0.1% cost savings to a high of 2.2% increased costs. For a Low-Rise Multi-Residential Building to hit Step 3 or 4 and EL-4 in Climate Zone 5, the estimate cost savings was 0.1%.

Staff are requesting that Council adopt the Bylaw now, however it would not become effective until May 1, 2024, to allow for the industry adequate time to prepare for this change and submit projects that may have designs in progress or completed.

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

A key benefit to adopting the BC Zero Carbon Step Code, and a higher standard of the BC Energy Step Code, is its ability to help the City of Nelson meet its greenhouse gas emission reduction and climate resilient ambitions. Significantly, complex Part 9 and Part 3 buildings are large and thus impact our community emissions more significantly. The Zero Carbon Step Code has been introduced by the Province as a more targeted means of reducing greenhouse gas emissions. The proposed changes will help the City of Nelson move towards our goal of zero carbon buildings, and net zero ready new construction – as outlined in Nelson Next.

This proposal does not include explicit consideration of embodied carbon emissions (i.e., emissions produced through the manufacturing, transportation, installation, maintenance, and disposal of building materials). The Province has still yet to incorporate standards and requirements to enable action on reducing embodied carbon emissions within the Building Code. Staff are aware of the challenges this presents and want to be strategic with how to tackle emission reduction strategies so as to not lose trust or commitment from our strong building community. By pursuing practical, creative, and locally relevant solutions, staff believe that it will give Nelson the greatest ability to meaningfully reduce embodied carbon emissions over the long term, with a collaborative effort from the community.

The Province will require that all new Part 3 buildings with a 'Business', 'Retail' or 'Residential' related occupancy meet Step 3 of the BC Energy Step Code by 2027 and expected to meet the EL-2 level by sometime in 2024. A draft timeline for Nelson's long-term building bylaw changes has been included in the attached slide deck. Staff and a majority of building community members who engaged with us over the past year, believe that it is to our benefit to continue to stay ahead of minimum provincial requirements.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

The City's current Building Bylaw already references BC Energy Step Code requirements. To mandate a higher level of BC Energy Step Code compliance and introduce BC Zero Carbon Step Code regulation however, the Building Bylaw must be amended to reflect the updated requirements.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

Adopting the proposed bylaw amendment will not have an impact on the City budget.

IMPACT ON SUSTAINABILITY OBJECTIVES AND STAFF RESOURCES:

The adoption of higher steps of the BC Energy Step Code and the BC Zero Carbon Step Code will help the City of Nelson move closer to its energy use and emission targets. These benefits are described in more detail in the above "Benefits" section.

COMMUNICATION:

The City's Development Services and Climate Leadership team has been engaging with the building community and analysing internal energy compliance form submission data over the past year to assess how the City can pursue building decarbonization with support of the building community. We have continued to compile this data for future reference, as well as to track progress. This data can be utilized in informing Council and the community.

If Council adopts the proposed amendment, it will be consolidated with the Building Bylaw and be made available online. Staff will develop informational content to inform the public in advance of this new requirement going into effect May 1, 2024.

OPTIONS AND ALTERNATIVES:

1. Adopt the bylaw amendment
2. Do not adopt the bylaw amendment
3. Refer to staff with other direction

ATTACHMENTS:

- City of Nelson Building Amendment Bylaw, No. 3580, 2023
- Nelson's long-term building bylaw changes
- Step Code Presentation Slides for Council Meeting on October 10, 2023

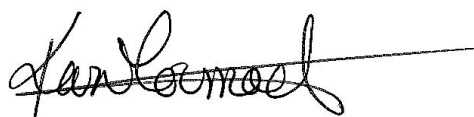
STAFF RECOMMENDATION:

That Council passes the following resolutions:

THAT "The Corporation of the City of Nelson Building Amendment Bylaw No. 3580" be finally adopted.

AUTHOR:

BUILDING OFFICIAL

REVIEWED BY:

CITY MANAGER

THE CORPORATION OF THE CITY OF NELSON

BYLAW NO. 3580, 2023

**BEING A BYLAW TO AMEND “THE CORPORATION OF THE CITY OF NELSON
BUILDING BYLAW NO. 3456, 2019”**

The Council of the Corporation of the City of Nelson considers it desirable and expedient to amend “The Corporation of the City of Nelson Building Bylaw No. 3456, 2019” (hereinafter called “said Bylaw”);

The Council of the Corporation of the City of Nelson, in open meeting assembled enacts as follows:

1. That the said Bylaw be amended by deleting Part 16 of the said Bylaw in its entirety and replacing it with the following Part 16:

PART 16 – ENERGY CONSERVATION AND GHG EMISSION REDUCTION

16.1 In order to address the conservation of energy and the reduction of GHG emissions, the City has adopted BCBC Sections 9.36.6, 9.37, 10.2 and 10.3 (the British Columbia Energy Step Code and the British Columbia Zero Carbon Step Code) in accordance with Sections 16.2, 16.3, 16.4, and 16.5 of this Bylaw.

16.2 A residential building regulated by Part 9 of the Building Code must be designed and constructed to meet the minimum performance requirements specified in Step 4 of the BC Energy Step Code or Step 3 of the BC Energy Step Code if EL-3 of the Zero Carbon Step Code is achieved.

16.3 A building regulated by Part 3 of the BCBC, fitting Group A occupancy such as Schools other than Colleges, Libraries, Recreation Centres, Hospitals, or Care Centres must be designed and constructed to meet the minimum performance requirements specified in Step 2 of the Energy Step Code.

16.4 A building regulated by Parts 9 and 3 of the BCBC and fitting the occupancy of Offices or Other Business & Personal Service (Group D), or Mercantile Occupancies (Group E), must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code.

16.5 A building regulated by Parts 9 and 3 of the BCBC, other than Part 9 residential buildings that comply with BCBC Sections 9.36 and 9.37, fitting the occupancy of Hotels and Motels or Other Residential (Group C) Occupancies must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code.

2. This Bylaw shall take effect May 1, 2024.

3. This Bylaw may be cited as "Building Amendment Bylaw No. 3580, 2023"

READ A FIRST TIME the 10th day of October, 2023

READ A SECOND TIME the 10th day of October, 2023

READ A THIRD TIME the 10th day of October, 2023

FINALLY PASSED AND ADOPTED the ___th day of _____, 2023.

Mayor

Corporate Officer

August '23

Building Bylaw Updating

**A 10-Year Timeline for Decarbonizing Nelson's
Buildings**

		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provincial Timeline		Part 9: Step 3				Part 9: Step 4					Part 9: Step 5	
		Part 3: Step 2*				Part 3: Step 3*					Part 3: Step 4*	
			Moderate (EL-2)			Strong (EL-3)			Zero (EL-4)			
Nelson Timeline	Proposed Regulation	Part 9: Step 4 OR Step 3 + EL-3 *PASSED*	Part 3: A - Step 2 D & E – Step 3 + EL-2 C – Step 3 + EL-2	Part 9: Step 4 + EL-3 OR Step 3 + EL-4 Part 3: A - Step 2 D & E – Step 3 + EL-3 C – Step 3 + EL-3		Part 9: Step 5 + EL-3 OR Step 4 + EL-4 Part 3: A - Step 2 D & E – Step 3 + EL-4 C – Step 4 + EL-4		Part 9: Step 5 + EL-4				



DRAFT

Deadlines

If Nelson wants to stick to the draft timeline outlined on Page 2 of this slide deck, these are the deadlines that Development Services should be aware of.

- **Fall 2023**
 - Go to Council to pass changes for Spring 2024 (i.e., for **Part 9 Complex & Step 3 + EL-2 for Part 3-Business, Step 3 + EL-2 for Part 3-Residential**)
- **Fall 2024**
 - Go to Council to pass changes for Spring 2025 (i.e., Step 4 + EL-3 OR Step 3 + EL-4 for **Part 9 Houses** & Step 3 + EL-3 for **Part 9 & 3-Office & Mercantile**, Step 3 + EL-3 for **Part 9 Complex & Part 3-Residential**)
- **Fall 2025**
 - No action needed
- **Fall 2026**
 - Go to Council to pass changes for Spring 2027 (i.e., Step 5 + EL-3 OR Step 4 + EL-4 for **Part 9 Houses** and Step 3 + EL-4 for **Part 9 & 3- Office & Mercantile**, Step 4 + EL-4 for **Part 9 Complex & Part 3-Residential**)
- **Fall 2027**
 - No action needed
- **Fall 2028**
 - Go to Council to pass changes for Spring 2029 (i.e., Step 5 + EL-4 for **Part 9 Houses**)

		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provincial Timeline		Part 9: Step 3 Part 3: Step 2*				Part 9: Step 4 Part 3: Step 3*					Part 9: Step 5 Part 3: Step 4*	
			Moderate (EL-2)			Strong (EL-3)			Zero (EL-4)			
Nelson Timeline	Proposed Regulation	Part 9: Step 4 OR Step 3 + EL-3 *PASSED*	Part 9: Step 4 + EL-2 OR Step 3 + EL-3 Part 3: A - Step 2 B - Step 3 + EL-2 C - Step 3 + EL-2	Part 9: Step 4 + EL-3 OR Step 3 + EL-4 Part 3: A - Step 2 B - Step 3 + EL-3 C - Step 3 + EL-3		Part 9: Step 5 + EL-3 OR Step 4 + EL-4 Part 3: A - Step 2 B - Step 3 + EL-4 C - Step 4 + EL-4		Part 9: Step 5 + EL-4				
DRAFT w/ possible embodied carbon regulation			Launch Award System w/ Point System		Introduce Embodied Carbon Regulation w/ Point System		Strengthen Embodied Carbon Regulation w/ Point System		Establish Absolute Cap Regulation			

		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provincial Timeline		Part 9: Step 3				Part 9: Step 4					Part 9: Step 5	
		Part 3: Step 2*				Part 3: Step 3*					Part 3: Step 4*	
			Moderate (EL-2)			Strong (EL-3)			Zero (EL-4)			
Nelson Timeline	Proposed Regulation	Part 9: Step 4 OR Step 3 + EL-3 *PASSED*	Part 3: A - Step 2 D & E – Step 3 + EL-2 C – Step 3 + EL-2	Part 9: Step 4 + EL-3 OR Step 3 + EL-4		Part 9: Step 5 + EL-3 OR Step 4 + EL-4		Part 9: Step 5 + EL-4				
				Part 3: A - Step 2 D & E – Step 3 + EL-3 C – Step 3 + EL-3		Part 3: A - Step 2 D & E – Step 3 + EL-4 C – Step 4 + EL-4						

DRAFT

October '23

Prospective Building Bylaw Changes

Development Services & Climate Leadership

City of
NELSON

Presentation Outline

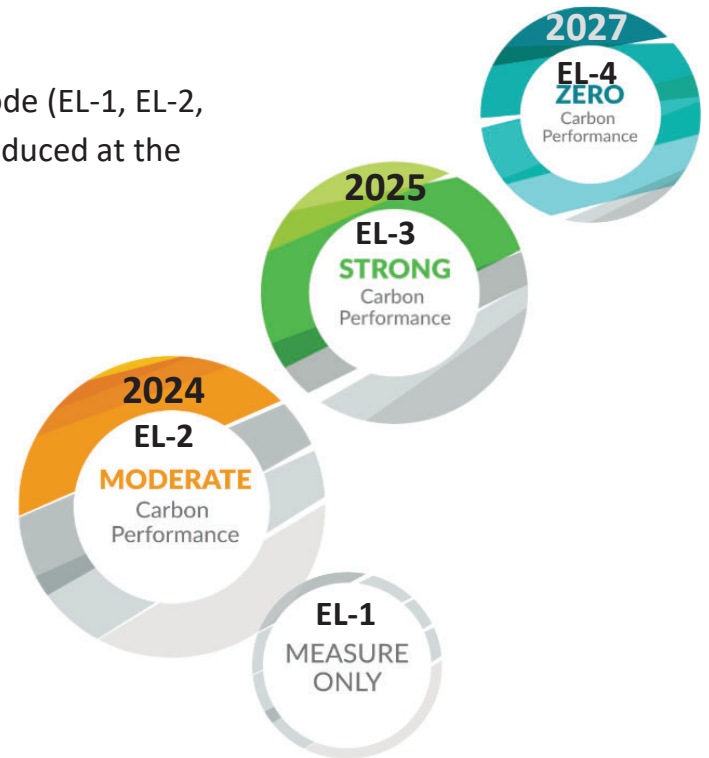
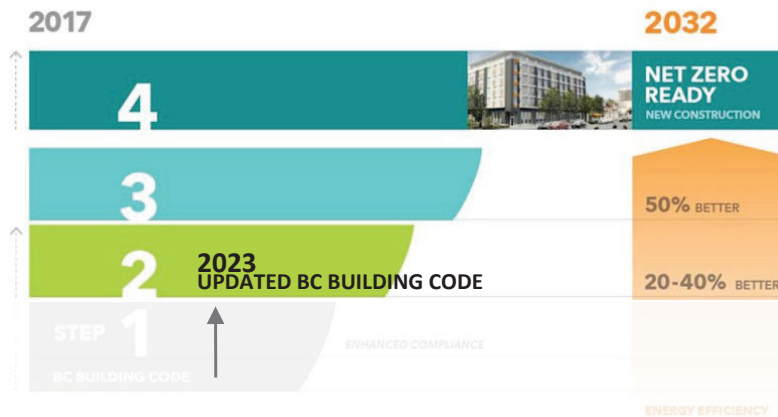
- *A little refresher about Building in BC*
- **How** does this relate to where we are at now?
- **What** are we recommending?
- **Why** this is important?

What are the provincial changes?

As of May 1, 2023...

All new Residential Part 3 buildings are now required to hit Step 2 of the BC Energy Step Code & new Part 9 houses are required to Hit Step 3 of the BC Energy Step Code.

AHJs now also have the power to adopt the Zero Carbon Step Code (EL-1, EL-2, EL-3, and EL-4). Minimum requirements are expected to be introduced at the end of 2024.



Where can you find these details in the BC Building Code?

ENERGY
STEPCODE
BUILDING BEYOND THE STANDARD

Seeks to address energy consumption via increased energy efficiency measures.

➔ **Smaller Buildings:** Section **9.36**
Larger Buildings: Section **10.2**

ZERO CARBON
STEPCODE

Seeks to address energy source emissions via encouraging mechanical systems that use energy sources with a lower emissions factor.

Smaller Buildings: Section **9.37 *NEW**
Larger Buildings: Section **10.3 *NEW** ←

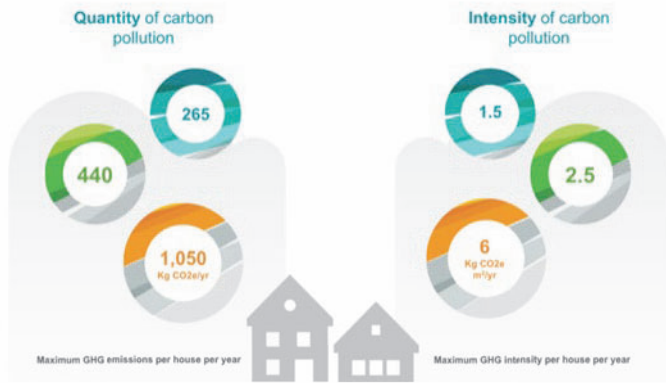
What instigated the introduction of the ZCSC?

- As was discussed at the Council meeting in the Spring, the Zero Carbon Step Code was introduced in response to the BC Step Code Council publishing a report that found that there is **significant variation in the total GHGI** across the Energy Step Code levels. **Mechanical systems that use natural gas emit far more GHGs than those that use electricity.**

Fossil fuel space and water heating equipment contributes the majority of household carbon pollution.



What does the ZCSC address?



Part 9 Houses

Nelson's updated Bylaw came into effect on August 31, 2023



Part 9 Complex & Part 3 Buildings

What is staff recommending?

Part 9 Complex & Part 3 Buildings

A - Step 2

D & E – Step 3 + EL-2

C – Step 3 + EL-2

Introduce a minimum **Zero Carbon Step Code** requirement and advance **Energy Step Code** requirements for **new Part 3 buildings for 'Business' and 'Residential' occupancies**. No change for 'Public' occupancies.

May 1st, 2024

Adoption Date

What does this look like for Complex buildings in particular?

Options

ENERGY
STEPCODE

ZERO CARBON
STEPCODE

Part 3 buildings, different than Part 9 buildings, have different requirements for different occupancies.

There is also no prescriptive pathway for Complex Part 9 & Part 3 buildings.

E.g.,

- Schools other than Colleges	- Step 1 or 2
- Libraries	- ""
- Colleges	- ""
- Recreation Centres	- ""
- Hospitals	- ""
- Care Centres	- ""
- Hotels and Motels	- Step 1, 2, 3, or 4
- Other Residential Occupancies	- ""
- Offices	- Step 1, 2, or 3
- Other Business and Personal Service or Mercantile Occupancies	- ""

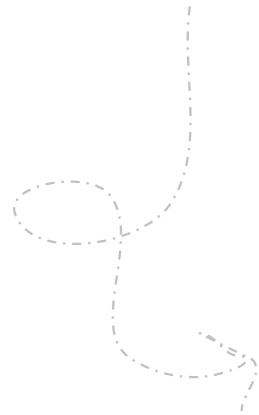
	EL-2	EL-3	EL-4
		n/a	
	9	4	2
	7	3	1.8
	5	3	1.5
	6	3	2

GHGI metric in kgCO₂e/m²/year

What does our building permit data tell us?

Since 2017, 17 The City of Nelson has received building permit applications for complex buildings

- 100% of those with Energy Step Code data **hit Step 3 or above**
- 13 (76%) don't have GHGI data(as this was not a requirement at the time)
- 2 of 3 (66%) of the projects with GHGI data would meet the **EL-2 level** of the Zero Carbon Step Code



Preliminary Takeaways:

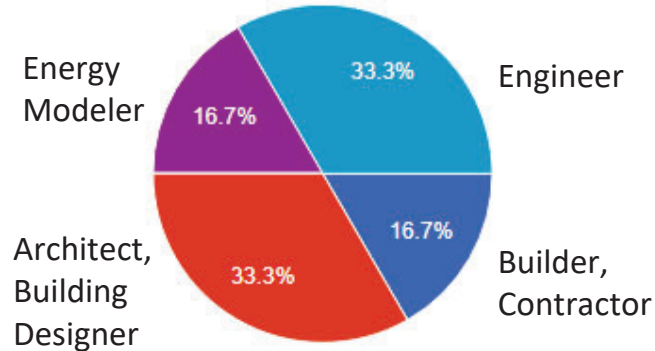
- We need to **improve our data tracking** for Part 3 and complex buildings built in Nelson to better allow us to track changes.
- Part 3 residential buildings that achieve Step 3 and EL-2 are already being built in Nelson. Our Part 3 **building community seems equipped** to meet higher steps of the Energy Step Code and new Zero Carbon Step Code performance requirements.

How does our building community feel about change?

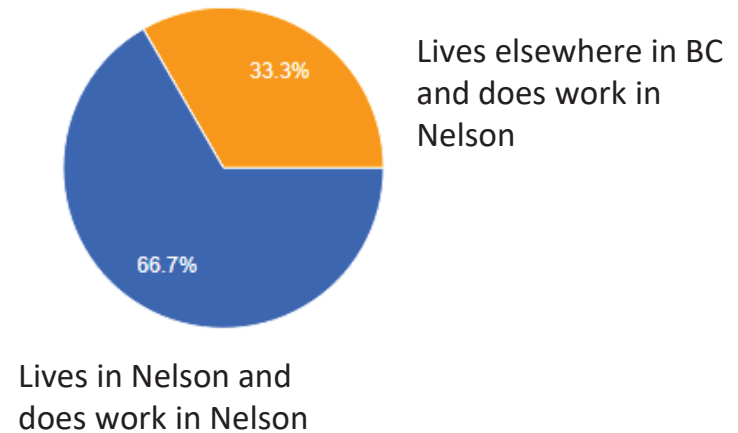
To build on the findings from our internal data analysis, we reached out directly to the building community. We conducted a similar engagement strategy as we did for Part 9 buildings.

1. Conduct Online Survey
2. Meet with Key Stakeholders
3. Hosted In-Person Stakeholder Group Meetings

What's your job?



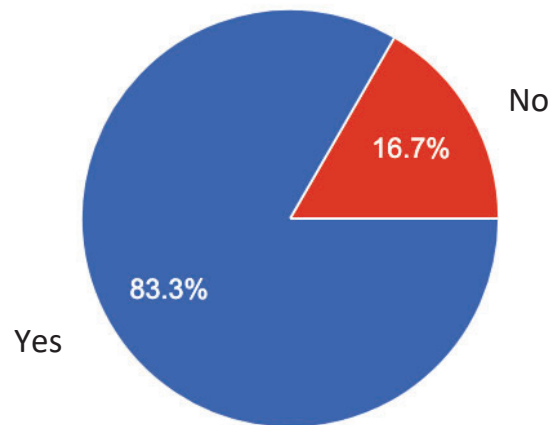
What describes you best?



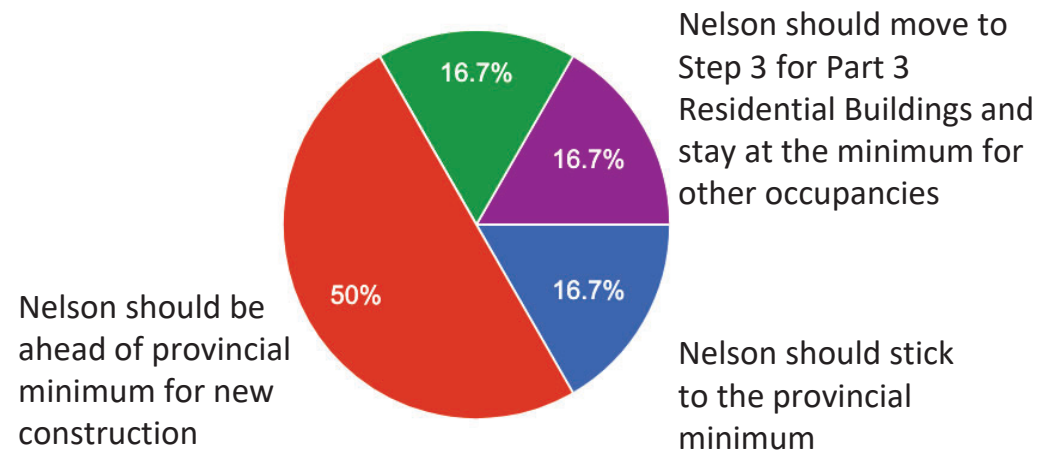
How does our building community feel about change?

ENERGY STEP CODE

Do you feel that Nelson is ready to move to higher steps of the Energy Step Code?



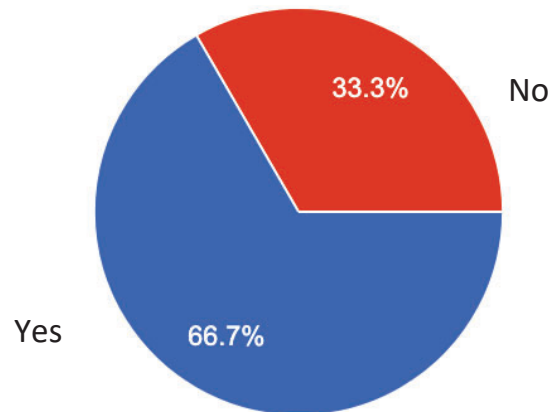
Generally, how do you feel about increasing the energy efficiency of new buildings (i.e., progressing with the Energy Step Code)?



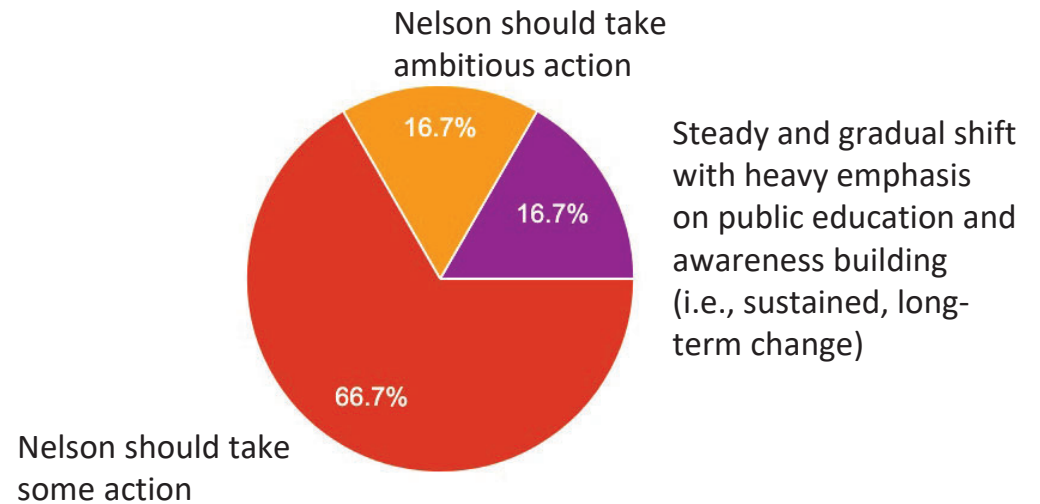
How does our building community feel about change?



Do you feel that Nelson is ready to adopt the Zero Carbon Step Code?



Generally, how do you feel about decarbonizing energy systems in our buildings (i.e., adopting the Zero Carbon Step Code)?



How does our building community feel about change?

Through a series of 1-1 meetings and 1 group stakeholder meeting, we found that...

ENERGY STEP CODE

- Hitting Step 3, especially for Part 3 residential buildings, is relatively easy
- We can and should progress with increasing our requirement of the Energy Step Code

ZERO CARBON STEP CODE

- Most of those engaged find that most of their projects are already meeting the EL-2 level of the Zero Carbon Step Code.
- Initial concerns were voiced around availability of electrification system equipment and capacity, but upon further discussion it appears that this should not negatively affect projects in Nelson.

OTHER COMMENTS

- For sustained action, we need to prioritize education and awareness building for both building professionals, local trades, and the public.
- Building professionals are interested to see how embodied emissions will relate to our regulatory framework

What is staff recommending?


CITY OF NELSON BUILDING UPDATE

As of **May 1, 2024** all new Part 3 (Part 9 complex buildings as well) built within the City of Nelson will have to meet updated Step Code Requirements. These requirements will differ based on the type of occupancy and are summarized below.


GROUP A - 'PUBLIC'

STEP 2	<ul style="list-style-type: none">• Schools other than Colleges• Libraries• Colleges• Recreation Centres• Hospitals• Care Centres
STEP 1	

GROUP D & E – 'BUSINESS' & 'MERCHANTILE'

STEP 3	+		5 kgCO₂e /m²/year Offices
2			6 kgCO₂e /m²/year Other Business & Personal Service or Mercantile Occupancies
STEP 1			

GROUP C - 'RESIDENTIAL'



4	+		9 kgCO₂e /m²/year Hotels & Motels
STEP 3			7 kgCO₂e /m²/year Other Residential Occupancies
2			
STEP 1			

What are other municipalities doing?

In the Kootenays, Nelson is currently the only municipality to take action to adopt the Zero Carbon Step Code ahead of it being required by the Province.

The City of Rossland has demonstrated interest in adopting similar Energy Step Code and Zero Carbon Step Code requirements They are planning to go to Council sometime in soon in 2023.

As of August 2023, the most ambitious municipalities in the province seem to be the District of North Vancouver, District of West Vancouver, City of North Vancouver, City of Victoria, District of Saanich, and District of Central Saanich, City of Burnaby, City of New Westminster, and the Resort Municipality of Whistler (i.e., adopting EL-3 & EL-4 now or in the near future and beginning to introduce Step 5 Energy Step Code requirements).

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Provincial Timeline		Part 9: Step 3				Part 9: Step 4					Part 9: Step 5	
		Part 3: Step 2*				Part 3: Step 3*					Part 3: Step 4*	
			Moderate (EL-2)			Strong (EL-3)			Zero (EL-4)			
Nelson Timeline	Proposed Regulation	Part 9: Step 4 OR Step 3 + EL-3 *PASSED*	Part 3: A - Step 2 D & E – Step 3 + EL-2 C – Step 3 + EL-2	Part 9: Step 4 + EL-3 OR Step 3 + EL-4		Part 9: Step 5 + EL-3 OR Step 4 + EL-4		Part 9: Step 5 + EL-4				
				Part 3: A - Step 2 D & E – Step 3 + EL-3 C – Step 3 + EL-3		Part 3: A - Step 2 D & E – Step 3 + EL-4 C – Step 4 + EL-4						

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