

Step Code Presentation

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- Local licensed home builder, we currently build with the Step code. We have now built 3 homes to Step 3, 2 homes to Step 4 and are just starting our first Step 5 home.
- I am currently the President of CHBA-NBC and Vice Chair of CHBABC(provincial board).
- I have also just been asked to sit on the Energy Step Code Council, which is an advisory body that supports government and industry on the path to Step Code.

WHAT IS STEP CODE?

- It is a Provincial regulation that local Governments may use, if they wish, to incentivize or require a level of energy efficiency in new construction.

PURPOSE

- To provide a performance based approach with STEPPED performance targets that reduce the energy consumption of all new construction between now and 2032.
- The requirements are different for each climate zone and include building envelope, mechanical system and airtightness targets.

CLAIMS

- This is from the BC Housing web site.
 - Step 1 – improved performance (airtightness)
 - Step 2 – 10% better
 - Step 3 - 20% better
 - Step 4 – 40% better
 - Step 5 – Net Zero Ready
- This a general claim, not entirely accurate.
- Right now there are some problems with the metrics used to work out the various steps.

ISSUE OF CONCERN

Nothing is mandatory right now until 2022, then Step 3 will be. Almost no builders are doing anything at this time, even simple blower door tests. If we wait until 2022, there will be a huge pressure on builders and building officials to figure out how to comply. I have talked to a few people from BC Housing about this. ??????

SUGGESTION

Offer incentives to encourage builders to try applying Step 1 to their projects. It will cost them about \$1200 for the EA. A few communities in southern BC and a couple in the Kootney's have offered some incentives and some, Kimberly for one, has made Step 2 mandatory. The problem with this is that they made their ruling before the latest changes and now builders are finding it much more difficult to reach even that step.

I would caution you to not move to far to fast. At least wait until they have worked out the kinks. They hope to have it worked out by this fall. I will gladly keep you informed as thing progress.

I talked to Maya Chorobik from the Community Energy Association. They support small communities with Step Code.

This is from an email that I received from her last week.

CEA is a non-profit organization that supports local governments on climate and energy planning, capacity building, and project implementation. We have received funding from BC Hydro and Real Estate Foundation of BC to provide direct Step Code implementation support to small communities (<75,000 pop.). Support could include, but is not limited to:

- 1. Delegation to Council*
- 2. Staff capacity building, including staff training on best practices and relevant resources*
- 3. Support writing/updating bylaws, policies or incentive programs*
- 4. Putting on an industry training event (we have been working with a number of training providers, and BCIT would be one possibility)*
- 5. Coordinating industry consultation, including surveys, builder breakfasts, or other events (could be in conjunction with full day training workshop)*

We also run a peer network for local government staff that meets online every few months. It's a great opportunity for staff to receive updates about the Step Code and hear lessons, successes, and challenges from other communities. You can pass on my email to the appropriate staff contact and I'll add them to the list.

I'm including my colleague Peter on this email, as he is currently working with the City

of Prince George on a few things and will be a good resource in your region.

I will pass on her contact information to Tanya.

Questions??