

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3118

A Bylaw to amend Bylaw No. 2899, cited as the
“Building Regulation Bylaw No., 2017, No. 2899”

The Council of the Corporation of the Township of Esquimalt, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the “Building Regulation Bylaw, 2017, No. 2899, Amendment Bylaw, 2023, No. 3118.”
2. Bylaw No. 2899, cited as the “Building Regulation Bylaw, 2017, No. 2899” is hereby amended as follows:

- (1) At Section 2.1, by deleting the words “British Columbia Building Code 2012, as amended”, and replacing them with the words “Building Code”.
- (2) At Section 2.2, by deleting the definition of “Building Code” and replacing it with the following:

“Building Code” means the *British Columbia Building Code* as adopted by the Minister responsible under provincial legislation, as amended or re-enacted from time to time.

- (3) At Section 2.2 by adding the following definitions:

“**Compliance Report**” means a standardized report that demonstrates that the building complies with the applicable requirements of the Energy Step Code and the Zero Carbon Step Code, in a form acceptable to the Director of Community Safety Services or that person’s successor in function pursuant to Officers Bylaw, 2011, No. 2077, as amended or replaced from time to time.

“**Energy Step Code**” means the system of energy performance requirements set out in Division B, Part 10 of the Building Code.

“**Zero Carbon Step Code**” means the system of Greenhouse Gas (GHG) emission performance requirements set out in Division B, Parts 9 and 10 of the Building Code.

- (4) By adding the following as sections 6A to 6E immediately following section 6.5:

6A. APPLICATION OF THE BC ENERGY STEP CODE - JANUARY 1, 2024

For Permit applications received on or after January 1, 2024, a building regulated by Part 3 of the Building Code that is 6 storeys or less and composed of wood-frame construction must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code.

6B. APPLICATION OF THE BC ZERO CARBON STEP CODE - JANUARY 1, 2024

- 6B.1 For Permit applications received on or after January 1, 2024, a building regulated by Part 9 of the Building Code must be designed and constructed to meet or exceed the performance requirements specified in GHG Emission Level 4 of the Zero Carbon Step Code.
- 6B.2 For Permit applications received on or after January 1, 2024, a building regulated by Part 3 of the Building Code must be designed and constructed to meet or exceed the requirements specified in GHG Emission Level 1 of the Zero Carbon Step Code.

6C. APPLICATION OF THE BC ZERO CARBON STEP CODE – JULY 1, 2024

- 6C.1 For Permit applications received on or after July 1, 2024, a multi-unit residential building regulated by Part 3 of the Building Code that is six storeys or less must be designed and constructed to meet or exceed the performance requirements specified in GHG Emission Level 4 of the Zero Carbon Step Code.

6D. APPLICATION OF THE BC ZERO CARBON STEP CODE – NOVEMBER 1, 2024.

- 6D.1 For Permit applications received on or after November 1, 2024, a building regulated by Part 3 of the Building Code must be designed and constructed to meet the performance requirements specified in GHG Emission Level 4 of the Zero Carbon Step Code.

(5) By adding the following as sections 7.1.12 and 7.1.13:

- 7.1.12 include detailed documentation showing how the building will be designed and constructed to meet the applicable Energy Step Code requirements;
- 7.1.13 include detailed documentation showing how the building will be designed and constructed to meet the applicable Zero Carbon Step Code requirements;

(6) By adding the following as section 8.2.6, and renumbering the subsequent two sections as 8.2.7 and 8.2.8, respectively:

8.2.6. a compliance report;.

READ a first time by the Municipal Council on the 30th day of October, 2023.

READ a second time AS AMENDED by the Municipal Council on the 30th day of October, 2023.

READ a third time by the Municipal Council on the 30th day of October, 2023.

ADOPTED by the Municipal Council on the ____day of _____, 2023.

BARBARA DESJARDINS
MAYOR

DEBRA HOPKINS
CORPORATE OFFICER