

What is the Step Code?

Province - optional compliance path in the BC Building Code toward Energy Efficiency. Promotes Health and Comfort, Climate Leadership and Less Energy / Lower Bills

Kamloops – A compliance path that will become mandatory in January, 2022. Both Part 9 and Part 3 buildings will need to meet Step 3.

Step 3 – 20% more efficient

Step 4 – 40% more efficient

Step 5 – Net Zero Ready

Steps:

Build a relationship with an EA. Interview them, make sure you find one that wants to help you succeed. If need be, have multiple EA's model one of your stock houses to determine which one is best for you. This may cost a bit of money up front but in the long run, it will pay off.

Work with your designer, EA and client, if it is a custom, to generate drawings and a Pre-construction Energy Compliance Report. This is the time to discuss the budget implications associated with decisions.

Apply for your BP, your Pre-construction Energy Compliance Report is part of this application. The CoK currently requires a copy of the **25 page** Hot 2000 report too. **Make sure you print this on double sided paper to save trees!**

Start to build your house. Pay close attention to details and ensure that all products that are used in your build comply with the various R values noted in your pre-construction report. Photograph these elements as they go into your build.

One of the key factors in compliance is achieving a certain ACH or Air Changes per Hour. The ACH for your house will be noted in your Pre-construction Energy Compliance Report. **Houses fail if they do not achieve the required air tightness.** The air tightness is calculated through a blower door test.

Although not required, pay for the mid construction blower door test, especially as you are getting started. This will allow you to test your system before it is too late! It is much easier to fix things at this stage than at the final blower door test. Make sure your EA provides you with a prep sheet, for the blower door test, to ensure accuracy. This should be standard practice.

Do not panic if you cannot achieve an ACH that you and your EA are comfortable with. Although costly, there are options available.

Once you reach a mid-construction ACH number that you are comfortable with, proceed with your build. It is critical not to make changes on the fly. Run any potential changes by your EA as the house is a complete system when determining its efficiency.

When you are ready to call for your final, contact your EA and arrange for the final blower door test. Unlike the mid-construction test, this one is mandatory. It is at this time that the EA will do a final audit of the house to ensure that it complies with the pre-construction report. For spec builders, appliances are technically required to be installed at this time. Work with your EA to come up with a reasonable solution.

It will be critical in 2022 to arrange enough time for the testing to be done and the paperwork to be generated BEFORE you call for your Occupancy inspection. The CoK will require an As Built Compliance Report from your EA before issuing finals. Think of this as your Schedule C from your engineers.

Rebates

The major rebates are provided by Fortis and Hydro. Each company is predatory and makes it difficult to maximize the rebates without committing fully to gas or electric heating and domestic HW systems. Work with your EA to determine which rebates work best within your building style. Your EA should apply for your rebates on your behalf once the As Built Compliance report is generated.

CHBA CI is here to help. Contact us www.chbaci.ca for any questions.