



STAFF REPORT TO COMMITTEE

DATE OF REPORT December 21, 2023
MEETING TYPE & DATE Electoral Area Services Committee of January 17, 2024
FROM: Inspection and Enforcement
Land Use Services
SUBJECT: *Zero Carbon Step Code* Amendment Bylaw No. 4543, 2024
FILE: 3900-30

PURPOSE/INTRODUCTION

The purpose of this report is to introduce an amendment to CVRD Building Regulation Bylaw No. 4433, 2023, respecting the implementation of the *BC Zero Carbon Step Code* and have it be forwarded to the Board for three readings and adoption.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the Zero Carbon Building Regulation Amendment Bylaw No. 4543, 2024, be forwarded to the Board on January 24, 2024, for three readings and adoption.

BACKGROUND

At the December 13, 2023, Board meeting, direction was given to staff to prepare and present a Building Regulation amendment bylaw respecting the enforcement of the *BC Zero Carbon Step Code*.

That staff prepare amendments to CVRD Bylaw No. 4433 – Building Regulation Bylaw, 2023, to implement Zero Carbon Step Code Emission Level 3 immediately and Emission Level 4 on July 1, 2024.

Emission Level (EL) – 1: Voluntary Compliance – Measure Only
Emission Level – 2: Mandatory Electrified Home Heating Systems
Emission Level – 3: Mandatory Electrified Home Water Heating
Emission Level – 4: Mandatory Electrified Home Cooking Appliances

ANALYSIS

It is not complicated for the owner of a new proposed dwelling to comply with the *Zero Carbon Step Code* provided that there is enough power available within the surrounding neighborhood and that the owner performs their due diligence respecting their electrical service and total load calculations. However, implementing the administration of the *Zero Carbon Code* may prove logistically challenging without sufficient time to educate the general public and local builders.

Staff have considered the Board's direction against staff resources and other factors. Based on this analysis, staff are proposing the following for the Committee's consideration:

Implementation of EL-3 in March is feasible but challenging given that timing coincides with introduction of the 2024 edition of the *BC Building Code*. Graduating from EL-1, to EL-3, to EL-4 in a short time frame may prove confusing for the public, energy advisors and local builders.

Given that the difference between March and July is minimal, it would be less complicated for staff to track the changes and to enforce the Zero Carbon Code starting at EL-4 on July 1, 2024.

Staff will be receiving extensive training in March of 2024 respecting the new *BC Building Code 2024* and associated energy and GHG regulations contained therein. In addition to the resources committed to this training, it is typical for building permit applications to spike in the lead up to a new *Code* or regulation coming into effect, which can impose additional load on the department.

Draft Amendment Bylaw No. 4543, 2024, proposes a start date of July 1, 2024, for the implementation of EL-4 but does not include any prior implementation respecting EL-3.

Option 1 (Recommended Option):

That it be recommended to the Board that draft Amendment Bylaw No. 4543, 2024, be forwarded to the Board on January 24, 2024 for three readings and adoption.

Option 2:

That it be recommended to the Board that draft Amendment Bylaw No. 4543, 2024, be amended to include a start date of March 8, 2024, to implement EL-3 and be forwarded to the Board for three readings and adoption.

FINANCIAL CONSIDERATIONS

N/A

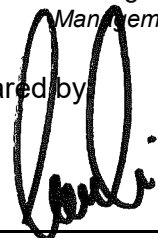
COMMUNICATION CONSIDERATIONS

Staff will inform the public of *Code* and bylaw changes using the website and local media. Staff have already made local builders aware that changes are imminent.

Referred to (upon completion):

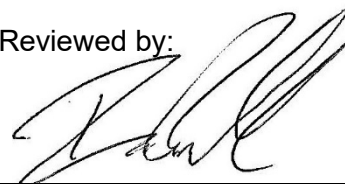
- ☐ Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)
- ☐ Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)
- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:



Sonny Bryski, RBO, RSE
Chief Building Official

Reviewed by:



Ian MacDonald, RBO
Senior Manager



Ann Kjerulf, MCP, MCIP, RPP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

☒ Corporate Officer

Financial Considerations:

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Draft Amendment Bylaw No. 4543