

B.C. ENERGY STEP CODE AND ZERO CARBON STEP CODE IMPLEMENTATION & INFORMATION

What is the B.C. Energy Step Code and Zero Carbon Step Code?

- The Energy Step Code was enacted by the Province in 2017 with the intention to require all applicable buildings to be “Net Zero Ready” by 2032. The Province also enacted the Zero Carbon Step Code in May of 2023 with the intention to require all new applicable buildings to be “Zero Carbon Ready” by 2030. Both step codes are considered Provincial standards that provide incremental and consistent approaches to achieving more energy-efficient and zero carbon ready buildings that go beyond the requirements of the base BC Building Code.
- The Energy Step Code measures the overall energy demand and airtightness of new buildings. The Zero Carbon Step Code deals only with carbon emissions emitted from a building and targets are typically achieved with electrification of space heating, water heating and cooking appliances. It is important to note that, under both standards, secondary heating sources such as woodburning stoves or decorative gas fireplaces are still permitted.
- 📄 For more information on both step codes, visit the BOABC’s [Energy Step Code Resources](#) page.

Implementation

- The Towns OCP calls for accelerated adoption of the Step Codes to be in tandem with member municipalities. In 2024, the following requirements were approved under the new [Building & Plumbing Bylaw 2024, No.2174](#).

	Energy Step Code		Zero Carbon Step Code	
	Part 3 Buildings	Part 9 Buildings	Part 3 Buildings	Part 9 Buildings
October 1 st , 2024	Step 2	Step 3	EL-1 (measure only)	EL-1 (measure only)
January 1 st , 2026	Step 2*	Step 3*	EL-1(measure only)	EL-4**
January 1 st , 2028	Step 2*	Step 3*	EL-4	EL-4
January 1 st , 2030	Step 4	Step 5	EL-4	EL-4

* - It is possible that the Province may implement a higher step than what is shown. If the * remains after the date shown, please check with your Building Inspector for confirmation.

** - Applies only to new single-detached dwellings with or without a secondary suite.

Compliance with the ESC & ZCSC

- All newly constructed and substantially reconstructed homes will require pre-building permit energy modeling performed by a certified Energy Advisor. Energy Advisors will be required to return mid-construction and prior to occupancy to confirm that the work meets the pre-construction modeling. Occupancy permits will be contingent upon the Town of Ladysmith’s Building Inspectors receiving a compliant final energy advisor report.
- Pre-permit energy modeling is most efficiently completed if performed during the design stage by way of a collaborative effort between the home designer or architect and the energy advisor as early as possible in the process.

Please note : This information was prepared to provide convenient information, and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is a contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.



What is an Energy Advisor?

- An **Energy Advisor** is someone who provides energy modeling, recommends more efficient solutions, reviews construction progress, provides mid-construction and final testing, as well as, assists with applying for any rebates available.
- 📄 [BC Step Codes – Energy Advisors](#)
- 📄 [Working with an Energy Advisor](#)

Find an Energy Advisor

- **New home construction and significant reconstruction to existing homes** will require energy modeling done by an Energy Advisor. The Town of Ladysmith recommends that you find an Energy Advisor that can perform both energy modeling and mid-construction blower door testing.
- 📄 [How to Find a Energy Advisor](#)



BC Building Code

[Section 10.2.3](#)
Energy Step Code



[Section 10.3](#)
Greenhouse Gas
Emissions

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