



Building Industry Newsletter



Low carbon new buildings

North Cowichan will be aligning the Building Bylaw to reflect provincial Step Code requirements for space and water heating in buildings.

As of May 1, 2023, the province requires all new residential and commercial buildings to demonstrate compliance with the BC Energy Step Code:

- Step 3 for Part 9 buildings (single-family homes, duplexes, townhomes)
- Step 2 for Part 3 buildings (larger apartment buildings, commercial, mixed use, office)

IMPORTANT TO KNOW: Building Permit Applications are required to be compliant with the minimum mandatory requirements and applications must include a Pre-Construction Report from an Energy Advisor.

North Cowichan will consider adopting Zero Emission Step Code EL-3, once the Building Bylaw is amended in October, with EL-4 effective July 1, 2024. We will also be engaging with the building industry to make sure we are on the right path with this roll out.

- First three readings of the Building Bylaw amendment will be on the [October 4 Council agenda](#), with adoption tentatively scheduled on October 18.

North Cowichan is progressing to the highest steps to build better homes while reducing carbon emissions and heating costs. This would mean that newly constructed buildings are energy-efficient and use low-carbon energy sources.

Already, more than half of new homes built in North Cowichan use electric energy for space and water heating.

The [BC Energy Step Code](#) is a provincial set of standards to construct energy-efficient and airtight buildings. These compliance standards ensure that the province will be Net-Zero Energy Ready by 2032. To reduce greenhouse gas (GHG) emissions associated with space and water heating in buildings, the Province has developed the [Zero Carbon Step Code](#).

Stay tuned for updates to the Building Bylaw and next steps on an engagement process for a higher Zero Emission level.

- Learn more at www.northcowichan.ca

Meet Tim Byron



Tim Byron is North Cowichan's new Chief Building Inspector. Tim has been with North Cowichan since 2016, first as a Building and Plumbing Inspector, and most recently as Senior Building Inspector. Tim is a Level 3 Registered Building Inspector. He is an experienced carpenter and worked for over 10 years in the residential building industry.

Tim can be reached at 250-746-3104 or by email at tim.byron@northcowichan.ca

Contact the Building department

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