



BUILDING INDUSTRY NEWSLETTER

Amendments to the *Environmental Management Act*

Amendments to the *Environmental Management Act* related to the Province's contaminated site identification process take effect February 1, 2021, and will require all local governments in British Columbia to participate in the contaminated sites screening process.

Effective February 1, 2021, North Cowichan will require applicants for building permits, development permits, land use amendments, and subdivisions to provide a completed Site Disclosure Statement along with the other required application materials. Applications will not be processed until the Site Disclosure Statement is confirmed to be complete. Identification of "Schedule 2" industrial or commercial use on the property will typically require that the Site Disclosure Statement be forwarded to the Ministry of Environment. In this circumstance, North Cowichan cannot issue permits or grant development approvals until authorized to do so by the Ministry and any requirements for issuance or approval have been satisfied.

You can find more information on the Province of BC's website (on February 1): [Ministry of Environment and Climate Change Strategy](#).

Energy Advisors

Energy Advisor may be a new term in the construction industry, but soon with the higher efficiency requirements of the North Cowichan Energy Step Code (NCESC) and the upcoming B.C. Building Code requirements for higher efficient building, this title will become very familiar.

On May 1, 2021, it will be necessary to engage an Energy Advisor to fulfill the mandatory Energy Step Code requirements of the NCESC. The Energy Advisor will design and provide all necessary evidence that the building to be constructed will meet or exceed the efficiency required including a final compliance report at the occupancy stage of the project.

Keep in mind that residential buildings that achieve any step above step 2 of the NCESC are eligible for a rebate. More information: www.northcowichan.ca/stepcode

**Questions or concerns?
Send us an email!**

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