



# Corporate Report

NO: R079

COUNCIL DATE: May 12, 2008

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## REGULAR COUNCIL

TO: Mayor & Council DATE: May 12, 2008  
FROM: General Manager, Planning and Development FILE: 3760-01  
SUBJECT: New Green Requirements in the BC Building Code

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## RECOMMENDATION:

The Planning and Development Department recommends that Council receive this report as information.

## INTENT

The purpose of this report is to advise Council about the new green requirements in the BC Building Code and how they will be implemented in the City of Surrey.

## POLICY CONSIDERATIONS

The new green requirements in the BC Building Code are consistent with the City's draft Sustainability Charter and hold promise for achieving overall long term savings to building owners and for reducing development impact on the environment and energy consumption. The green requirements are also consistent with those being implemented in other jurisdictions nationally and internationally.

## BACKGROUND

In December 2007, Council received Corporate Report No. R274 – "Greening of the BC Building Code", which provided information related to the Province's development of a new, unified BC Green Building Code. The Province's initiative to green the BC Building Code includes new objectives for energy and water efficiency and requirements that will support sustainability in these areas and support innovation and design processes to enable green building solutions. The Province has made the greening of the BC Building Code a priority, seconding staff from the "Modernization Strategy" (another Provincial building regulation initiative) in order to expedite inclusion of the new green requirements into the Building Code. The effective date for these new Code provisions is September 5, 2008.

These requirements are the first of a series of anticipated amendments projected to affect new construction in BC. Staff has liaised with the Province on the new green requirements in the Building Code, as well as the Modernization Strategy, and will continue to do so as opportunities arise.

## **DISCUSSION**

The new green building requirements in the Building Code are summarized, as follows:

1. The new Code requires increased insulation standards for houses, multi-family residential buildings under five storeys, and small commercial and industrial buildings. As an alternative in housing, builders may opt to achieve an the necessary Energuide rating (77) through higher window efficiency, more efficient heating, ventilating and air conditioning systems and reduced envelope air leakage, in accordance with the Natural Resources Canada Energuide Rating System program requirements;
2. The new Code requires an increased energy efficiency rating for high-rise multi family buildings, and larger industrial, commercial and institutional buildings. These types of buildings must meet the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standard 90.1 (2004), which is an internationally recognized standard of energy efficiency in buildings; and
3. The new Code makes mandatory the use of ultra low flow toilets and other water saving plumbing fixtures and fittings in all new construction and renovations.

### **Implementation**

The new Code requirements take effect on September 5, 2008. Building Division staff will ensure that building permits issued after September 5, 2008 are issued in accordance with the new requirements. No changes are necessary to the City's Building By-law, which stipulates that all buildings within the City must be constructed in accordance with the BC Building Code.

Bulletins/Information advising builders of the new requirements will be made available to applicants for building permits and the general public, will be posted on the City's website and will be inserted, as information, with building permits being issued, commencing June 2008.

## CONCLUSION

This initiative by the Provincial government falls within the spirit of the draft Surrey Sustainability Charter and will contribute to the overall goal of reducing greenhouse gas emissions. The initiative is timely and will be administered by the Building Division staff. It is recommended that Council receive this report as information.

Jean Lamontagne  
General Manager  
Planning and Development

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