

**November 12, 2021**

**To:** City of Vernon  
3400, 30 Street  
Vernon, BC  
B1T 5E6

**From:** Canadian Home Builders' Association – Central Okanagan (CHBA – CO)  
216 – 1884 Spall Road  
Kelowna, BC  
V1Y 4R1

**Attn:** *Kim Flick, Craig Broderick, Dan Gellein, Shawn Knuhtsen, Mayor and Council*  
**Re:** BC Energy Step Code Implementation

The Canadian Home Builders' Association – Central Okanagan (CHBA-CO) serves over 290 members in the residential construction industry, representing home builders, renovators, suppliers, and subcontractors from Peachland to Revelstoke. Combined, our members employ over 13,000 residents and contribute over \$1.5 billion dollars to our local economy in new home construction and renovation projects.

The Province of British Columbia has committed to taking incremental steps to increase energy-efficiency requirements in the BC Building Code to make new buildings net-zero energy ready by 2032. To achieve this goal, the province has opted for an incremental approach, known as the 'Step Code', a series of five iterative steps focused on the energy consumption of a typical home. The purpose of these steps is to ensure industry and municipalities are well prepared in advance of BC Building Code changes. The first phase of these changes will require all new buildings to meet BC Energy Code Step 3, in which a building must be 20% more energy efficient than previous years, effective via the Building Code by December 2022.

Through the work of our members in regions where Steps 1 through 3 have already been implemented, we have come to understand that both the learning curve and the cost impact can be significant. As much of our local industry builds throughout the Okanagan, we are asking that those jurisdictions adopt a unified approach to the Step Code, to ensure a smooth transition and a well-prepared industry.

We would like to open a dialogue with the City of Vernon to ensure a successful implementation plan so that designers, builders, and municipalities aren't overwhelmed with issues pertaining to Step 3 once in effect. One option we recommend is the adoption of 'Step 1' as quickly as possible to allow the industry and the municipality to create processes at a lower

step and collect feedback from local industry. This could also come in the form of incentives to ensure the initial impact of cost isn't a burden.

We look forward to collaborating to ensure the implementation of BC Energy Step Code is a success for all. Please indicate if you would like to participate in an online meeting, and who the contact would be for this meeting, and we can organize a discussion soon.

Thank You,



Steve Jackson  
**Step Code Committee Chair**



Darren Witt  
**President**