



District of West Vancouver

9.

Building Bylaw No. 4400 2004, Amendment Bylaw No. 5257, 2023

Effective Date:

**Building Bylaw No. 4400, 2004,
Amendment Bylaw No. 5257, 2023**

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District of West Vancouver

Building Bylaw No. 4400, 2004, Amendment Bylaw No. 5257, 2023

A bylaw to provide for health, safety and protection of persons and property, and the reduction of greenhouse gases.

Previous amendments: *Amendment Bylaws 4521, 4542, 4663, 4685, 4698, 4704, 4720, 4729, 4798, 4933, 4961, 4970, 5056 and 5088.*

AND WHEREAS the Province of British Columbia has adopted a *Building Code* to govern standards in respect of the *Construction of Buildings* in the Province;

WHEREAS it is deemed necessary to provide for the administration of the *Building Code*;

NOW THEREFORE, the Council of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Building Bylaw No. 4400, 2004, Amendment Bylaw No. 5257, 2023.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Definitions

- 3.1 Deleting the following definition in Section 4.1:

“Low Carbon Energy System” means a mechanical system providing all thermal conditioning and all domestic hot water heating for a building primarily from low-carbon energy sources with the following characteristics:

- a. system seasonal average co-efficient of performance greater than two;
- b. modelled Greenhouse Gas Intensity of no more than 3 kg CO₂e/m²/yr; and
- c. any natural gas fired peak demand heating equipment is appropriately sized to augment the primary low carbon system under peak demand conditions;

3.2 Adding the following definitions to Section 4.1:

“Energy Step Code” means the performance requirements for building equipment and systems and building envelopes specified in Division B, Subsections 9.36.6 and 10.2.3. of the *Building Code*.

“Greenhouse Gas” means greenhouse gas as defined in sections 9.37 and 10.3 of the *Building Code*.

“Greenhouse Gas Intensity” means greenhouse gas intensity as defined in sections 9.37 and 10.3 of the *Building Code*.

“Zero Carbon Step Code” means the level of greenhouse gas (GHG) emissions and the greenhouse gas intensity (GHGI) permitted for a building as defined in sections 9.37 and 10.3 of the *Building Code*.

Part 4 Amends Part 9 Building Permits

Building Bylaw No. 4400, 2004 Part 9 Building Permits is amended by:

4.1 Replacing Subsection 9.1.16 with the following:

Sufficient documentation to demonstrate compliance with the level of the *Energy Step Code* and *Zero Carbon Step Code*, respectively, specified by S. 9.7 and S. 9.8 of this Bylaw, to the satisfaction of the *Building Inspector*;

4.2 Replacing Subsection 9.7 in its entirety with the following:

A new *Building* shall be designed to meet the specified requirements of the *Energy Step Code* and *Zero Carbon Step Code*:

9.7.1 Part 9 Building (Residential)	Step 5	Or	Step 4 at EL-3 of the <i>Zero Carbon</i>
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				<i>Step Code</i>
9.7.2	Notwithstanding section 9.7.1 of this Bylaw, for a detached secondary suite as defined by the Zoning bylaw	Step 5	Or	Step 3 at EL-3 of the Zero Carbon Step Code
9.7.3	Part 3 Building (Residential)	Step 4	Or	Step 2 at EL-3 of the Zero Carbon Step Code
9.7.4	Part 3 Building (Business and Personal Services or Mercantile Occupancies)			Step 2 at EL-3 of the Zero Carbon Step Code

4.3 Deleting Section 9.8 in its entirety.

Part 5 Effective Date

5.1 Building Bylaw No. 4400, 2004, Amendment Bylaw No. 5257, 2023 will be effective on November 01, 2023.

READ A FIRST TIME on July 10, 2023

READ A SECOND TIME on July 10, 2023

READ A THIRD TIME on July 10, 2023

ADOPTED by the Council on [Date].

Mayor

Corporate Officer