

BC Energy Step Code and GHG DPAs in the Township of Langley

RESIDENTIAL NEW CONSTRUCTION

START

Upon commencement of site/building design, hire an **Energy Advisor** to ensure your building meets **BC Energy Step Code** and **GHG DPA** requirements.



REMEMBER:
The **BC Energy Step Code** and **GHG DPA** requirements are components of the larger development/building process.



What is an Energy Conservation and GHG Emission Reduction (GHG) DPA?

GHG Development Permit Areas are areas in the Township of Langley that have building guidelines focusing on energy efficiency, GHG reduction, and comfort.

Is the building in an Energy Conservation and GHG Emission Reduction (GHG) DPA?

Yes

No



GHG DPAs include:

- Latimer • Smith
- Williams • Carvolth
- Brookwood/Fernridge

Refer to the corresponding neighbourhood plan for specific GHG DPA guidelines.

Development Permit Process (GHG DPA)

Hire Energy Advisor to ensure building designs conform to corresponding GHG DPA guidelines and Step Code requirements

Submit GHG DPA Report

GHG DPA Report reviewed

Development Permit Issued

Building Permit Process

Hire Energy Advisor

Submit Building Permit application and Pre-Construction energy modelling report

Building Permit application reviewed

Building Permit Issued

Construction (inspections as required)

Township of Langley Green Building Rebate Program:

- Rebates for high performance homes, energy evaluations, mid-construction blower door test, and more!
- See tol.ca/gbrp for details.

Energy Advisor completes final blower door test and verifies model results

As-Built energy modelling report submitted at final inspection. Building Permit given final approval

Submit rebate request forms and invoices within 90 days of final BP approval



BC Energy Step Code:

The BC Energy Step Code is a provincial standard that provides an incremental and consistent approach to achieve energy efficient construction. Any new building containing a residential occupancy must meet minimum:

- Step 2 as of January 1, 2020
- Step 3 in GHG DPAs in 2021
- Step 3 in all Township areas in 2022

Airtightness Compliance:

To ensure airtightness compliance, complete a mid-construction blower door test prior to drywall/cladding installation.
(Rebates available)

QUESTIONS?

Permit, Licence, and Inspection Services Department
20338 - 65 Avenue, Langley, BC V2Y 3J1
Monday - Friday 8:30am - 4:30pm (excluding statutory holidays)
t. 604.533.6018 f. 604.533.6182 greenbuildings@tol.ca



Township of Langley
Est. 1873

