



THE CORPORATION OF THE  
**DISTRICT OF WEST VANCOUVER**  
OFFICE OF THE MAYOR

March 2, 2012

File: 0190-06

The Honourable Rich Coleman, Minister  
Ministry of Energy and Mines and Minister Responsible for Housing  
PO Box 9053 STN PROV GOVT  
Victoria, BC V8W 9E2

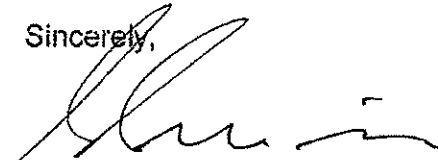
Dear Minister Coleman:

**Re: BC Building Code Renewal**

The District of West Vancouver Council at its February 20, 2012 regular meeting received the attached letter from the City of North Vancouver dated February 8, 2012 regarding BC Building Code Renewal. At that time Council resolved to send a letter to the Province to encourage the renewal of the BC Building Code and to support an increase in energy targets.

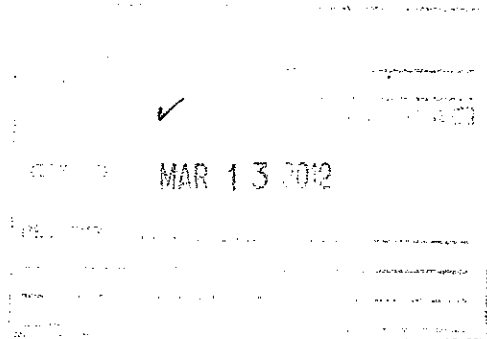
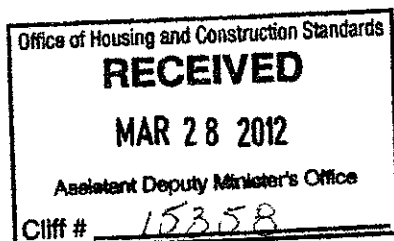
Accordingly, Council respectfully requests that the Ministry consider changes to the BC Building Code to improve energy performance and also to consider an increase in energy targets, towards reduction in greenhouse gas emissions.

Sincerely,



Michael Smith, Mayor

Attachment  
cc: Council





0190-06  
The Corporation of the CITY OF NORTH VANCOUVER

CITY CLERK'S DEPARTMENT

(11)

February 8, 2012

File: 3760-01

All Metro Vancouver Municipalities

VIA EMAIL

Dear Member:

Re: B.C. Building Code Renewal

The City Council at its regular meeting of Monday, February 6, 2012, unanimously endorsed the following resolution:

"PURSUANT to the report of the City Planner, dated February 1, 2012, entitled "B.C. Building Code Renewal":

WHEREAS both the Province and the City have committed to significantly reducing greenhouse gases which contribute negatively to climate change;

WHEREAS buildings are a key contributor representing 48% of total emissions in our City; and


WHEREAS Council has unanimously endorsed energy and emissions targets in the Official Community Plan;

NOW THEREFORE BE IT RESOLVED THAT the City of North Vancouver send a letter to the Province (Minister Rich Coleman, B.C. Ministry of Energy and Mines) expressing our disappointment that proposed changes to the B.C. Building Code do not address improvements in energy performance in a meaningful way;

AND THAT said letter be copied to Natural Resources Canada, Environment Canada, Metro Vancouver and all Metro Vancouver municipalities, B.C. Hydro, our local MP Andrew Saxton and our local MLA Naomi Yamamoto;

AND THAT staff report back to Council with options for public consultation to consider options for further increasing the energy efficiency of new buildings in the City in 2013, should the Province fail to enact substantive energy performance improvements in the B.C. Building Code."



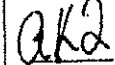
Yours truly,

  
Robyn C. Anderson  
City Clerk

Encl. (Electronic version posted on [www.cnv.org/city\\_hall/council\\_meetings/council\\_meeting\\_agenda](http://www.cnv.org/city_hall/council_meetings/council_meeting_agenda))

cc E. Adin, City Planner  
P. Melville, Manager, Inspections

Document: 790031-v1

 Dept. Manager	 Director	 City Manager
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The Corporation of THE CITY OF NORTH VANCOUVER  
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Emille K. Adin, City Planner

SUBJECT: B.C. BUILDING CODE RENEWAL

Date: February 1, 2012

File No: 6410-01

*The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the City Planner, dated February 1, 2012, entitled, "B.C. Building Code Renewal":

**WHEREAS** both the Province and the City have committed to significantly reducing greenhouse gases which contribute negatively to climate change;

**AND WHEREAS** buildings are a key contributor representing 48% of total emissions in our City;

**AND WHEREAS** Council has unanimously endorsed energy and emissions targets in the Official Community Plan;

**THAT** the City of North Vancouver send a letter to the Province (Minister Rich Coleman, BC Ministry of Energy and Mines) expressing our disappointment that proposed changes to the BC Building Code do not address improvements in energy performance in a meaningful way;

**AND THAT** said letter be copied to Natural Resources Canada, Environment Canada, Metro Vancouver and all Metro Vancouver municipalities, BC Hydro, our local MP Andrew Saxton and our local MLA Naomi Yamamoto;

**AND THAT** staff report back to Council with options for public consultation to consider options for further increasing the energy efficiency of new buildings in

the City in 2013, should the Province fail to enact substantive energy performance improvements in the BC Building Code.

#### **ATTACHMENTS:**

1. Draft Letter to Minister Rich Coleman, BC Ministry of Energy and Mines
2. BC Hydro news story, dated January 13, 2012, distributed to all BC municipalities

#### **PURPOSE:**

The purpose of this report is to bring for Council's consideration a draft letter to Minister Rich Coleman, BC Ministry of Energy and Mines, expressing our disappointment in the proposed 2012 BC Building Code, which was recently unveiled for public comment. This report also proposes next steps for the City's own efforts in regards to our encouragement of energy efficient buildings.

#### **BACKGROUND:**

Council unanimously resolved in July 2009 "that Community Development staff be directed to prepare options to significantly reduce both energy consumption and GHG emissions in buildings." Staff convened the Energy Efficient Buildings Working Group in September 2009 to gather technical expertise, inter-departmental staff and community and industry representation to respond to this directive.

The Energy Efficient Buildings Working Group included members of the local development industry and representation from the Greater Vancouver Home Builders Association, the Association of Professional Engineers and Geoscientists of BC, and the Architectural Institute of BC, as well as other organizations such as the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) BC Chapter and Lighthouse Sustainability Centre.

In 2010, Council passed resolutions to require higher energy performance for all buildings within the City, once a base density threshold has been surpassed. Smaller residential buildings have been required to meet an energy performance goal of EnerGuide 80, which represents a 4% energy performance reduction from a 2007 baseline. Residential buildings over 4 storeys, as well as commercial, institutional and industrial buildings, have been required to meet an energy performance goal of the internationally recognized standard of ASHRAE 90.1 (2007), which represents a 5% reduction over that required by the current BC Building Code. Both requirements took effect on January 1, 2011, and so far there has been 100% uptake by the development community.

While the City of North Vancouver is following the lead of the City of Vancouver in setting these higher energy standards, the City's zoning amendment changes were not made lightly. The City's preference has been articulated several times: that the Province and the Federal Government take a stronger leadership role on encouraging higher energy conservation in the construction industry such that the City's energy standards can again match those of the BC Building Code.

## DISCUSSION:

Significant improvements to energy performance are needed in order to put the B.C. building sector on track for meeting the Province's commitments to significantly reduce greenhouse gas emissions. In 2009, when the City's Energy Efficient Buildings Working Group was first convened, Provincial staff advised City staff that the BC Building Code would move to higher energy standards in 2010. Then both 2010 and 2011 came and went without any energy updates to the Code. Public consultations in late 2010 indicated that changes to energy performance requirements would occur in a 2012 edition of the B.C. Building Code. Higher energy performance standards were not included in the recent draft of the Building Code, which has been released for public input.

Staff had anticipated, as a result of our discussions with Provincial staff and with energy code experts, that any new Code released provincially would cite energy performance standards reflecting, at a minimum, energy performance goals of EnerGuide 80 for Part 9 buildings (residential buildings 4 storeys and under) and ASHRAE 90.1 (2007) or ASHRAE 90.1 (2010) for Part 3 buildings (residential buildings over 4 storeys, as well as all commercial, institutional and industrial buildings).

In order for the B.C. Building Code to be an effective part of the market transformation needed for the building sector in B.C., staff recommends that the City of North Vancouver communicate to the BC Office of Housing and Construction Standards that it make substantial improvements to the new B.C. Building Code to be released in 2012, in particular, by including new elements to improve energy performance.

A letter dated December 16, 2011 to Minister Rich Coleman from the Pembina Institute, our partner in the Green Building Leaders project, puts the case very well:

*Re: Increased energy performance standards for new Part 3 and Part 9 Buildings*

The building industry in British Columbia, as well as local governments, supporting industries and community groups, has been expecting higher standards on energy performance for new buildings since 2007. **We recommend that the B.C. Building Code be amended with energy performance standards reflecting, at minimum, the energy performance goals of EnerGuide 80 for Part 9 and ASHRAE 90.1 (2010) for Part 3.** The delays in implementing these improved energy performance standards has led to

confusion within the building industry and loss of opportunity for environmental benefits resulting from these improvements.

It should also be noted that not all senior levels of government have been as reticent as the BC Government in setting higher energy standards for new buildings. The new Ontario Building Code, which has already come into effect, now mandates EnerGuide 80 (CNV's requirement) for smaller residential buildings, and ASHRAE 90.1 (2010), which exceeds the City's current requirement, for all other buildings.

The federal government has recently updated the Model National Energy Code for Buildings. A recent study undertaken by EnerSys Analytics Inc. for BC Hydro found that the new National Energy Code for Buildings (2011) would result in energy savings of 23.4% over BC Building Code current requirements, and in energy cost savings of 18.9% over the BC Building Code, if mandated across British Columbia. Ontario's required ASHRAE 90.1 (2010) energy standard would result in energy savings of 10.8% over the current BC Building Code cited standard, and in energy cost savings of 11.6% over Code, if this standard were implemented in BC.

Unfortunately provinces are not required to adopt the National Energy Code for Buildings (NECB). Yet it is evident that there is an opportunity for the Province of BC to adopt this new standard as its own energy code; the NECB has been developed based upon lengthy and detailed research by the National Research Council as a model code for all Canadian jurisdictions. Alternately, the Province of BC could follow the lead of the Ontario Government in mandating the ASHRAE 90.1 (2010) energy standard, which is also considerably more energy efficient than the ASHRAE 90.1 (2004) standard currently cited in the BC Building Code.

#### **NEXT STEPS:**

The Province has shown leadership in setting provincial greenhouse gas reduction targets and in requiring local governments to do the same.

However, the implementation gap towards meeting these ambitious goals widens with each year that Province-wide building energy efficiency standards are delayed. If there is a continued delay by the Provincial Government on increasing the energy efficiency requirements of new buildings, the City may wish to increase energy requirements cited in our zoning bylaw. The City might wish to increase energy standards to the next logical increments, i.e., EnerGuide 82 or 83 for homes and small residential buildings which seek to surpass their basic density threshold, and ASHRAE 90.1 (2010) for all other buildings that take advantage of the density bonussing provisions of the City's Zoning Bylaw.

The City of Vancouver will be conducting consultations on higher energy requirements for new buildings during the first 6 months of 2012. The City of Vancouver plans to bring new energy efficiency requirements before the public in 2012 following these

consultations, and plans to have its new energy efficiency requirements take effect on January 1, 2013. The City of North Vancouver might wish to match both the timeline and the requirements set by the City of Vancouver, if further analysis and consultation supports the City's efforts in this regard. Council may wish to direct staff to report back with options for public consultation on higher energy requirements, and to include energy efficiency as a priority item in the Community Development Department's 2012 Workplan.

There are some local and provincial studies currently underway which could help inform the City's decisions in terms of next steps. Staff will update Council once these studies become available to the public.

#### **FINANCIAL IMPLICATIONS:**

There is no direct financial implication to the City in exerting pressure on the Province to increase the energy efficiency of buildings through the BC Building Code renewal process. Any financial implications related to any future steps will be analysed when further reports are brought before Council.

#### **INTER-DEPARTMENTAL IMPLICATIONS:**

The Civic Projects Committee has reviewed this report on January 31st, 2012 and supports the recommendations outlined in this report.

#### **SUSTAINABILITY COMMENTS:**

Higher energy standards in new buildings will support the City's local resiliency in addition to reducing energy use and GHG emissions per capita. More energy efficient buildings not only reduce emissions associated with their heating and cooling, but higher standards also result in energy savings that exceed the initial investment in a short timeframe.

#### **CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

The integrated sustainability approach captured by the award-winning 2002 Official Community Plan ensured that energy issues were addressed. The OCP was updated on May 17, 2010 with new Community-wide Energy Planning Priorities.

Chapter 8 – Environment – of the OCP includes the following objectives:

**8.5 ENERGY PLANNING OBJECTIVES**

*8.5.2.1A To improve and record the energy efficiency of new and existing residential, commercial, industrial and institutional buildings in the City;*

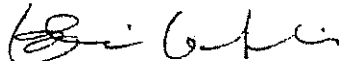
*8.5.2.2A To pursue increasingly aggressive energy standards for new and existing buildings over time beginning with a goal of achieving at least 20% better than BC Building Code.*

On the 100<sup>th</sup> anniversary of the City's founding, the City created a vision for the following 100 years—a vision for a sustainable city that uses drastically less energy, and produces net zero greenhouse gas. The City's award-winning 100 Year Sustainability Vision (2008) states that, "A city-wide commitment to the implementation of new building energy performance and intensive building retrofits means every future City resident could produce considerably less GHG emissions."

**STRATEGIC PLAN IMPLICATIONS:**

The Corporate Strategic Plan recognizes the community aspiration to be more sustainable—in all three spheres of sustainability (environmental, social and economic)—and it recognizes the value of staff leadership and teamwork in delivering the City's vision.

RESPECTFULLY SUBMITTED:

  
Emilie K. Adin  
City Planner

Attachments

EA:eb/skj

8



**The City of North Vancouver**  
OFFICE OF MAYOR DARRELL MUSSATTO



Date...

Honourable Rich Coleman  
Minister of Energy and Mines and Minister Responsible for Housing  
PO Box 9339 STN PROV GOVT  
Victoria, BC V8W 9M1

Dear Minister Coleman:

I am writing to follow up with you on the proposed changes to the BC Building Code with respect to improvements in energy performance. Major improvements to the energy performance of new buildings are needed in order to put the BC construction sector on track to meet the Province's commitment to significantly reduce greenhouse gas emissions.

When the City of North Vancouver's Energy Efficient Buildings Working Group convened in 2009, the Province advised the City that the BC Building Code would move to higher energy standards in 2010. We expected this commitment would finally be fulfilled this year. However, we are disappointed to find that the 2012 draft edition of the BC Building Code, which was recently released for public comment, fails to cite higher energy performance standards.

On the advice of the Province and various energy experts, the City of North Vancouver expected that any new provincial code would cite energy performance standards reflecting, at a minimum, EnerGuide 80 for smaller residential buildings, and ASHRAE 90.1 (2010) or the 2011 National Energy Code for Buildings for residential buildings over four storeys, as well as all commercial, institutional and industrial buildings. It is our understanding that this had also been the expectation of the Province's development industry. Indeed, the delay in implementing these improved energy performance standards has led to confusion within the building industry.

Without higher energy performance standards, British Columbia risks falling behind the rest of Canada in this regard. The new Ontario Building Code (2011) mandates EnerGuide 80 for smaller residential buildings and ASHRAE 90.1 (2010) for larger buildings. Furthermore, there is an opportunity for the Province of BC to adopt the National Energy Code for Buildings (2011) as its own energy code. This code has been developed based on lengthy and detailed work by the National Research Council as a model code for all Canadian jurisdictions.

We urge the Province to renew the BC Building Code with meaningful energy performance targets that reflect the spirit of the provincial greenhouse gas reduction goals. The opportunity remains to revise the 2012 Draft BC Building Code to include energy performance standards of EnerGuide 80, and either ASHRAE 90.1 (2010) or the 2011 National Energy Code for Buildings, before it is released in its final form.

On behalf of City Council I would like to thank you for your consideration of this important matter. At your convenience, we would be pleased to discuss this with you and your staff in further detail.

Yours sincerely,

Darrell Mussatto  
Mayor

cc: City Council  
Honourable Naomi Yamamoto, MLA, North Vancouver-Lonsdale

# North Vancouver Density Bonus Bylaw



## North Vancouver – Making energy efficient building "the new normal"

Nina Winham  
for bchydro.com

For many dense urban communities, grappling with energy and greenhouse gas (GHG) reduction targets is a challenge. Unlike rural and suburban communities – where transportation emissions are relatively higher – a significant portion of an urban carbon footprint comes from buildings. Yet building standards are regulated at the provincial level, leaving local governments with limited tools for influencing energy efficiency in buildings.

So what's a forward-thinking municipality to do?

One practice is to offer developers additional density in return for improving the energy efficiency of their buildings. However, if total density across the community has already been established (or if increased density is a sensitive issue), this again becomes challenging.

That's why an innovative bylaw developed by the City of North Vancouver could offer local governments across the province a new tool for carbon reduction.

### Density bonussing – without adding density

North Vancouver's bylaw has established a two-tiered threshold for developable floor space ratio (FSR), based on the energy efficiency standards a developer achieves. Buildings that aim for the minimum B.C. Building Code energy standard are allowed a reduced floor space ratio. Developers who wish to utilize the full FSR permitted under North Vancouver's Official Community Plan (OCP), however, must build to higher energy efficiency standards – and prove that their building achieves the performance level required.

"Typically, other municipalities where you've heard of this being done are adding density on top of what the developer is already allowed," says Emilia K. Adin, City Planner for the City of North Vancouver. "Our approach is just creating a new normal. We put this calculation right inside the zoning bylaw, so the owners don't have to apply for a rezoning. We don't want energy efficiency to be part of what we negotiate on a case by case basis anymore; we want everyone to step up to the plate and contribute to energy conservation."

The bylaw makes its point clear with numbers: the difference between the low-performance density threshold and the "bonussed" density allowed for higher energy efficiency is significant.

Single family and duplex construction: homes that achieve an EG (EnerGuide) 80 rating (rather than EG 77 equivalent as required by the B.C. Building Code) are allowed to add space in the cellar.

Mid-rise residential construction: buildings that achieve EG 80 can increase their density from 1.0 FSR to the full 1.6 allowed in the OCP.

High rise/mixed use construction: developments that comply with the minimum B.C. Building Code are limited to 1.0 FSR, whereas those that achieve ASHRAE 90.1 2007 can utilize the full 2.6 FSR allowed in the OCP.

Politically, not increasing density above the OCP was important in gaining support for the new policy. "We're not selling the farm," says City of North Vancouver Mayor Darrell Mussatto. "In some cases, the additional

FSR might not even be noticeable to the person on the street. And yet it makes it more economically feasible for the builder and it gives us a better quality building."

#### **Affordable green**

The City's new bylaw went into effect on January 1, 2011. Since then, every developer has chosen to build to the higher energy requirement in order to achieve the full density permitted by the OCP. "It's affordable for the developer," says Adin. "We believe as long as developers are informed early and often of these sorts of requirements, they can accommodate them."

"Every cost counts, so I don't want to diminish that, but if it's a choice between granite countertop in the kitchen or higher energy performance, we want them to choose the higher energy performance. The incremental cost can be a relatively small percentage of the total cost of construction." As of 2013, the bylaw is expected to save over 440 tonnes of GHG emissions per year and up to 1.3 GWh (gigawatt hours) of electricity per year, enough to fully power 118 B.C. homes every year.

Adin encourages other planners to consider similar measures. "A lot of other municipalities seem interested, but there are some misconceptions about what we've done," she says. "Many think our bylaw allows for densities above what is permitted by the OCP, and that daunts them because that can raise concerns from the public. I think sometimes staff have to take this challenge on, and find ways to present these ideas that make it acceptable and easy to do. This bylaw has received unanimous support across City Council."

Mayor Mussatto credits both staff and City residents for their leadership on sustainability. "Our community is asking, and our staff are delivering. Both of them have bought in, and that's critical," he says.

"The easy political hit is to do something that gets an immediate benefit now," he continues. "Whereas this is for future generations, for the people who come after us. So the members of Council who support this are looking to the long term benefit, beyond a political timeframe."

#### **BC Hydro's role**

BC Hydro is active in supporting local governments across the province to reduce their carbon footprint, save energy, and achieve their greenhouse gas reduction goals. The utility supported the City of North Vancouver's density bonussing initiative by modeling the impact of the policy on energy savings and through technical expertise included in the Community Energy Manager program, part of the Power Smart Sustainable Communities program.

Density bonussing offers one option for incenting more energy efficient buildings. Others include: reductions on parking requirements, processing times, development application fees, and Development Cost Charges; allowance for thicker walls in floor space calculations; and exemptions for certain energy efficiency technologies from height and lot coverage calculations.

For more information, visit BC Hydro's programs for local governments.

Last Modified: Jan 13, 2012

His Worship Michael Smith  
Mayor of the District of West Vancouver  
750 – 17<sup>th</sup> Street  
West Vancouver BC V7V 3T3

Dear Mayor Smith:

Thank you for your March 2, 2012 letter regarding energy targets in the British Columbia Building Code.

The Province remains committed to increasing the energy performance of new construction in British Columbia. However, the new energy provisions are not ready for inclusion in the 2012 British Columbia Building Code, which is currently being finalized for publication within the next few months.

Time is needed to address impacts on housing affordability and market readiness. I anticipate finalizing energy proposals, based on national model codes, in the fall of this year in preparation for adoption in 2013. I believe we are on course to provide standards that will conserve energy and significantly reduce greenhouse gas emissions in a way that works for British Columbians.

Thank you again for your interest in this matter.

Sincerely yours,

Rich Coleman  
Minister Responsible for Housing

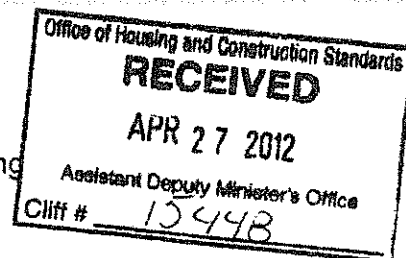


THE CORPORATION OF THE  
**DISTRICT OF WEST VANCOUVER**  
OFFICE OF THE MAYOR

March 26, 2012

File: 0005-01

The Honourable Rich Coleman, MLA  
Minister of Energy and Mines and Minister Responsible for Housing  
PO Box 9339 STN PROV GOVT  
Victoria BC V8W 9M1



Dear Minister:

**RE: 2012 Update to the BC Building Code - Energy Performance Requirements**

I am writing to address the proposed changes to the B.C. Building Code with respect to improvements in energy performance. Major improvements to the energy performance of buildings are needed in order to put the Province's construction sector on track to meet the Province's commitment to significantly reduce greenhouse gas emissions.

The District of West Vancouver matched the Province's GHG reduction targets of at least 33% below 2007 levels by 2020 and at least 80% below 2007 levels by 2050. In 2010, the District also produced a Community Climate Action Plan (CCAP), which documented the major sources of community GHG emissions, and provided a consolidated action plan to help the District to meet its GHG reduction targets.

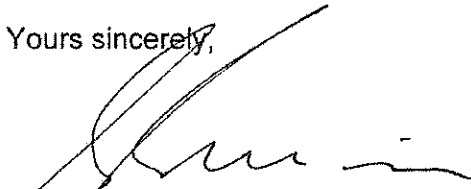
The CCAP showed that buildings are the major contributor to West Vancouver's community GHG emissions, representing 54% of total GHGs. To address this major source of emissions, the District has put forth a number of progressive policies that support green buildings, such as the inclusion of energy performance as a criterion for Council consideration of development applications, and our own West Vancouver green building standard that is placed on title for the sale of surplus municipal lands. While these progressive tools help to reduce GHG emissions from new buildings, the result is a mix of standards within the community, and they address only a small percentage of building construction in West Vancouver. Those who seek a building permit without prior Council consideration need not exceed the Provincial Building Code. While the District is eager to put forward energy efficiency targets for buildings, the Provincial Building Code remains the overriding legislative framework governing the development industry. It is for this reason that, if any effective market transformation is to occur, substantial changes to the B.C. Building Code need to be made.

While British Columbia is seen as a climate action leader among the provinces, it is in fact not leading in the building energy efficiency front. The new Ontario Building Code (which went into effect on January 2012) now contains the most progressive building energy requirements of any province. Without higher energy performance standards, B.C. risks falling behind the rest of Canada in this regard.

While the Province has shown leadership in setting provincial GHG reduction targets and requiring local governments to do the same, there remains an implementation gap that widens each year that Province-wide building energy efficiency standards are delayed. We urge the Province to renew the B.C. Building Code with meaningful energy performance targets that reflect the spirit of the provincial greenhouse gas reduction goals

On behalf of District of West Vancouver Council, I would like to thank you for your consideration of this important matter. At your convenience, we would be pleased to discuss this with you and your staff in further detail.

Yours sincerely,



Mayor Michael Smith

copy: District of West Vancouver Council  
Joan McIntyre, MLA, West Vancouver – Sea to Sky  
Ralph Sultan, MLA, West Vancouver - Capilano



15448  
6003  
Ref: 15448

JUL 19 2012

His Worship Michael Smith  
Mayor of the District of West Vancouver  
750 – 17<sup>th</sup> Street  
West Vancouver BC V7V 3T3

Dear Mayor Smith:

Thank you for your March 2 and March 26, 2012 letters regarding energy targets and performance requirements in the British Columbia Building Code. I applaud West Vancouver's commitment to reducing greenhouse gas emissions and to creating an ongoing action plan.

The Province remains committed to increasing the energy performance of new construction in British Columbia. However, the new energy provisions are not ready for inclusion in the 2012 British Columbia Building Code, which is currently being finalized for publication.

I anticipate finalizing energy proposals based on national model codes in the fall of this year in preparation for adoption in 2013. The national energy proposals for housing include some improvements on Ontario's provisions. British Columbia is considering energy provisions that are expected to achieve EnerGuide 80 in your community. Achieving this goal will put the Province in a leadership position for housing energy requirements in Canada.

Improving energy performance is a complex undertaking. I encourage you to contact the Building and Safety Standards Branch if you would like additional information. Please contact Trudy Rotgans, Executive Director, at 250 387-3133 or [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca).

Thank you again for your interest in this matter.

Sincerely yours,

Rich Coleman  
Minister Responsible for Housing