

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY****LANGLEY BUILDING BYLAW 2008 NO. 4642****AMENDMENT BYLAW 2015 NO. 5132****EXPLANATORY NOTE**

Bylaw 2015 No. 5132 amends the Langley Building Bylaw 2008 No. 4642 to amend Appendix A of Langley Building Bylaw 2008 No. 4642 by establishing the Green Building Permit Rebate Program as a permanent ongoing initiative beyond the previous 2014 one year interim period.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY BUILDING BYLAW 2008 NO. 4642**

**AMENDMENT BYLAW 2015 NO. 5132**

WHEREAS it is deemed necessary and desirable to amend Langley Building Bylaw 2008 No. 4642;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2015 No. 5132”.
2. The “Langley Building Bylaw 2008 No. 4642” is amended as follows:
  1. Existing “Appendix A” is amended by adding new section 16.0 after existing section 15.0 as follows:

**16.0 GREEN BUILDING PERMIT REBATE PROGRAM**

A) For the purpose of this Appendix, the following definitions apply:

“**Eligible Dwelling Unit**” means Construction of a new dwelling unit less than 600m<sup>2</sup> in Building area where a Permit Application is submitted on or after January 1, 2014, and upon completion of Construction achieves an EGH energy efficiency rating, as defined by Natural Resources Canada’s EnerGuide for New Houses Program to a minimum level of:

- a) for a single family dwelling as designated in the Township of Langley Zoning Bylaw as amended, a level established by the EnerGuide Rating System of 80 and above, or
- b) for units that are two family dwellings, townhouses, rowhouses, or manorhomes as designated in the Township of Langley Zoning Bylaw as amended, a level established by the EnerGuide Rating System of 82 and above.

“**Green Building Permit Rebate**” means a rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder in the amount of:

- a) \$750 for a single family dwelling as designated in the Township of Langley Zoning Bylaw as amended, or
- b) \$150 for each dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended.

**“Sustainable Construction Fee”** means a fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as described in sections 7.1 and 7.2 of Appendix A of this Bylaw.

- B) The Sustainable Construction Fee as prescribed by this Appendix is payable at the time of Permit Issuance in accordance with the following as established by the valuation schedule in Appendix A of this Bylaw:
- a) \$0.90 for work the valuation of which is not more than \$1,000.00;
  - b) \$0.35 for each additional \$1,000.00 or fraction thereof up to and including \$50,000.00;
  - c) \$0.30 for each additional \$1,000.00 or fraction thereof in excess of \$50,000.00 up to and including \$500,000.00; and
  - d) \$0.10 for each additional \$1,000.00 or fraction thereof in excess of \$500,000.00.
- C) The Green Building Permit Rebate fee as prescribed by this Appendix may be issued for an Eligible Dwelling Unit when the Permit Holder has provided to the satisfaction of the Building Inspector within 90 days of receiving an accepted final inspection notice:
- a) the program enrollment form,
  - b) confirmation from a Certified Energy Advisor that a pre-construction energy efficiency evaluation was conducted for the Eligible Dwelling Unit (P file),
  - c) verification from a Certified Energy Advisor that Construction has achieved an EnerGuide rating to a minimum level for consideration as an Eligible Dwelling Unit as described in this Appendix in the form of an Energy Efficiency evaluation report (N file),
  - d) verification that the Eligible Dwelling Unit information file has been submitted and accepted to National Resource Canada’s EnerGuide for Houses database, and
  - e) the program rebate submission form.
- D) Entitlement to receive a Green Building Permit Rebate under this Appendix shall in no way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

2. Existing "Appendix B" is deleted in its entirety

READ A FIRST TIME the 16 day of February , 2015.  
READ A SECOND TIME the 16 day of February , 2015.  
READ A THIRD TIME the 16 day of February , 2015.  
RECONSIDERED AND ADOPTED the day of , 2015.

\_\_\_\_\_ Mayor \_\_\_\_\_ Deputy Township Clerk

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** FEBRUARY 16, 2015 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** LANGLEY BUILDING BYLAW AMENDMENT  
GREEN BUILDING PERMIT REBATE PROGRAM

**REPORT:** 15-18  
**FILE:** 3900-25-5132

### RECOMMENDATION:

**That** Council give first, second, and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2015 No. 5132.

### EXECUTIVE SUMMARY:

In October of 2013, Langley Building Bylaw 2008 No.4642 was amended to introduce a new Green Building Permit Rebate Program intended as a pilot program for a total period of one year duration throughout 2014.

The Green Building Permit Rebate Program was developed to provide incentives to encourage energy efficient new residential construction. The voluntary program was developed in collaboration with the building industry and BC Hydro to recognize new residential construction in the Township that reaches energy performance levels beyond what is required by the BC Building Code. This was to be achieved through an incentive program through partial rebate of building permit fees.

After working with the program in 2014 on a one-year trial basis, the program is now proposed to be extended into 2015 and beyond as a permanent and ongoing initiative.

There has been significant positive feedback and support from the industry with an increasing number of participants anticipated in the coming years. While there was a slow take up of the program at the beginning of its adoption in 2014, staff efforts in promoting the program have been fruitful, with close to 500 residential dwelling units forecast to take advantage of the program in 2015.

This proposed revision is administrative in nature, revising the program beyond the one year trial basis to become a permanent initiative. The day-to-day administration, fee amounts, and rebate values remain unchanged as those established in 2014, with no revisions being proposed.

### PURPOSE:

To request Council's consideration of amending the Township of Langley Building Bylaw to incorporate provisions for the Green Building Rebate Program.

**BACKGROUND/HISTORY:**

The Green Building Permit Rebate program was introduced to encourage builders and developers to construct more energy efficient new residential dwellings within the Township of Langley as a voluntary measure. This program, introduced through the Building Bylaw 2008 No 5023 amendment in 2013, was developed as an overall initiative to reduce energy consumption during the life cycle operation of residential buildings, thereby reducing overall greenhouse gas emissions in the community. The program recognizes new residential construction that reaches energy performance levels beyond what is required by the BC Building Code through a partial rebate of building permit fees.

Development of this program in 2013 recognized that construction and life cycle operation of residential buildings contribute significantly to community greenhouse gas emissions. In accordance with Township Sustainability Charter's objective to decrease community dependence on imported, non-renewable energy, this industry unique incentive program was developed to encourage energy efficient new residential construction.

The Green Building Permit Rebate Program has been targeted at reducing the use of energy in buildings related to new residential construction. The program, which is voluntary, rewards new residential construction that reaches energy performance levels beyond what is currently required by the British Columbia Building Code through a partial rebate of Building Permit fees. The Townships program utilizes the Natural Resources Canada EnerGuide Rating System (ERS) to measure annual energy consumption values that are anticipated from new residential home construction.

**DISCUSSION/ANALYSIS:**

The purpose of this proposed bylaw amendment is to extend the twelve month trial term of the Green Building Permit Rebate Program (GBPRP) that ended on December 31, 2014 to now continue on as a permanent initiative for the Township beginning in 2015.

A home constructed to the minimum requirements of the BC Building Code in 2014 would have achieved an average approximate EnerGuide Rating (ERS) of 77. Under the Township's program, single family dwellings (SFD) achieving minimum ERS 80 and multifamily dwellings (MFD) achieving minimum ERS 82 would have qualified for rebates of \$750 and \$150, respectively for each unit. Multifamily dwellings include two or more attached family dwelling units, townhouses, rowhouses and manorhomes. In addition to the Township's rebates, other industry initiatives also existed in 2014 and continue to exist moving into 2015 that aligned with the Township's program, thereby entitling program participants to also qualify for rebates offered by BC Hydro, FortisBC, and CMHC.

Eligible Dwelling Units under the Township's Green Building Permit Rebate program include:

- single family dwellings (less than 600m<sup>2</sup> in Building area) constructed to a minimum EnerGuide Rating System level of 80, and
- two family dwellings, townhouses, rowhouses, and manorhomes constructed to a minimum EnerGuide Rating System level of 82.

While the program was initially intended to operate on a one year trial basis throughout 2014, it has been found that in-stream development projects, that have not yet commenced construction, have expressed significant interest to be able to participate in the program. Continuing the Green Building Permit Rebate program as a permanent initiative moving forward will enable these in-stream applicants and others to be able to participate in the program, significantly contributing to the reduction of our community's greenhouse gas emissions.

During 2014, there were twelve (12) participants that successfully voluntarily enrolled in the program and received the rebate fee. The number of dwelling units that have expressed interest in the program during 2014 and are anticipated to be completed construction during 2015 includes 425 multi family and 35 single family units.

The Township's program, initially funded in part by a one-time grant received from BC Hydro, has been designed to financially sustain itself moving forward. The ongoing program funding is obtained by charging a minor sustainable construction fee levy on building permits, which is in turn used to contribute back to provide rebate fees where a builder or developer decides to voluntarily participate in the program, and thus receive the rebate.

Staff have received extensive positive feedback from the industry including requests to participate and present the Township's program model at various venues, such as BC Hydro's Power Smart Forum, meetings with industry groups, as well as numerous local government webinars. The uniqueness of the Township program was recognized at the recent UBCM 2014 Community Excellence Awards by being the recipient of an Honorable Mention award in the category of Leadership & Innovation, Climate Action.

To date the program has had successful participants enroll with energy efficient buildings to the level established by the Township's program from both the single family dwelling and multi family dwelling segments of the construction industry. A continually growing level of interest from builders and developers steadily increases as industry is provided with more information on the program, as staff are continually educating and explaining the program during submission of building permit applications and then through the permitting and inspection processes.

To expand awareness of the program even further beyond builders and developers, staff have now begun a survey of both existing residents and potential new homeowners in an effort to determine how important it is for consumers to purchase homes that are more energy efficient. The results from this poll will be used to market, improve and expand the Township's GBPRP further in 2015.

It is also of note that the Building Safety Standards Branch has published an amendment to the BC Building Code that came into effect December 20, 2014 to revise the construction requirements for all new residential buildings throughout British Columbia to require them to be more energy efficient. While the resultant changes have not yet been fully established in the construction industry during this transitional period of changing building code requirements, it is anticipated that these resulting building code changes will raise the profile of average house construction to approach an approximate ERS 79 rating as part of the new building code requirements.

With consideration of this revision by the Provincial Building and Safety Standards Branch, Township staff will be reviewing these new BC Building Code requirements along with expected changes to the BC Hydro / Fortis BC New Home Program further in 2015 with consideration given to the Township's program goals and benchmark levels established that enable participation and eligibility to receive the rebate.

Respectfully submitted,

Robert Baker  
ASSISTANT CHIEF INSPECTOR  
for  
COMMUNITY DEVELOPMENT DIVISION

This report has been prepared in consultation with the following listed departments.

<b>CONCURRENCES</b>	
<b>Division / Department</b>	<b>Name</b>
ENGINEERING DIVISION	R. Schmidt