



The Corporation of the District of North Cowichan

**Building Amendment Bylaw**

BYLAW NO. 3932

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*A bylaw to amend Building Bylaw 2003, No. 3172, to include BC Zero Carbon Step Code provisions*

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The Council of The Corporation of The District of North Cowichan, enacts in open meeting assembled, as follows:

**Citation**

1 This Bylaw may be cited as "*Building Amendment Bylaw No. 3932, 2023*".

**Amendment**

2 Building Bylaw 2003, No. 3172, is amended by striking out section 15(3) and inserting the following in its place:

- "3. The owner, or the owner's agent, must notify the Building Inspector at least 24 hours before work is ready to be inspected and ensure that the Building Inspector inspects and accepts work
- (a) after completing the foundation and footing forms, before pouring concrete in them,
  - (b) after reinforcing steel for Flat Insulating Concrete Form Foundation walls in place but prior to placing concrete therein,
  - (c) after removing the forms from the foundation, installing perimeter drain tiles and roof drains, and damp-proofing, before backfilling against the foundation,
  - (d) after the installation of the under slab insulation and soil gas control,
  - (e) when framing and sheathing the building or structure, before insulating, lathing, or applying an interior or exterior finish, that would hide the building or structure's framing and sheathing,
  - (f) after completing the plumbing rough-in
    - (i) under slab,
    - (ii) for the water supply system under test, and
    - (iii) for the drainage system under test,
  - (g) after the "Second Plane of Protection", as described in the Building Code, has been installed and before any portions of the "First Plane of Protection" is installed,

- (h) after insulating and installing the vapour barrier, before applying drywall,
- (i) Required interior braced wall panels shall be inspected when
  - (i) sheathed or finished both sides with wood-based material, or
  - (ii) finished on both sides with gypsum board,
- (j) before covering water service, or a building drain or sanitary or storm sewer,
- (k) while constructing a masonry fireplace, before completing the smoke chamber,
- (l) after completing the rough-in of new
  - (i) prefabricated fireplaces and chimneys, and
  - (ii) solid fuel-burning appliances, before covering clearances to combustibles in them, and chimneys,
- (m) after completing the building or structure, but before occupying it., and
- (n) any additional inspections as required by the Building Official.”

3 Building Bylaw 2003, No. 3172, is amended by striking out section 19.1 [Energy Conservation and GHG Emissions Reduction] and inserting the following in its place:

**“Energy Conservation and GHG Emissions Reduction**

**19.1**

- (a) In relation to the conservation of energy and Green House Gas omission, the Municipality incorporates by reference the British Columbia Energy Step Code and Zero Carbon Step Code in accordance with section 19.1 b and c.
- (b) Any new building or structure to which the BC Building Code applies and is within the scope of application of the Energy Step Code, as described in the BC Building Code, must be designed and constructed to meet the performance requirements specified in the BC Building Code.
- (c) Any new building or structure to which Part 9 and Part 3 of the BC Building Code applies and is within the scope of application of the Zero Carbon Step Code, as described in the BC Building Code, must be designed and constructed to meet the performance requirements specified in Emission Level 2 (EL-2) of the BC Zero Carbon Step Code where the building permit application is submitted after the adoption of this bylaw.”

4 This bylaw shall come into force and effect on January 1, 2024.

READ a first time on \_\_\_\_\_.  
 READ a second time on \_\_\_\_\_.  
 READ a third time on \_\_\_\_\_.  
 ADOPTED on \_\_\_\_\_.

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CORPORATE OFFICER

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PRESIDING MEMBER