

Participant guide

Small Commercial New Construction Program

July 2021



Rebates

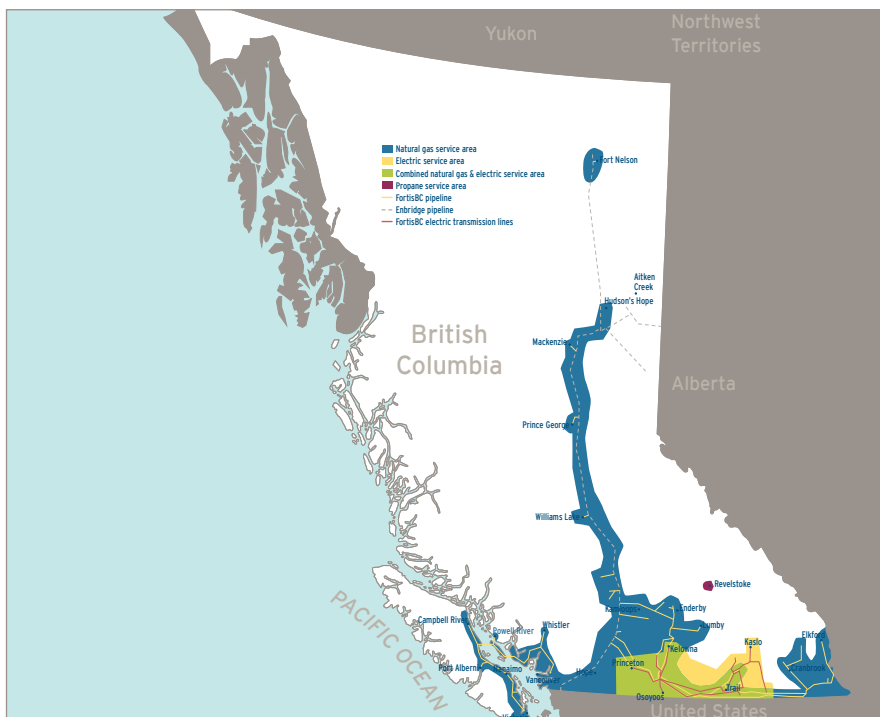


Partners in energy efficiency

To move towards a lower carbon energy future for BC, we've set an ambitious target to reduce our customers' greenhouse gas emissions by 30 per cent* by 2030. One way to achieve this goal is to encourage the construction of high-performance buildings that save energy and help reduce greenhouse gas emissions. *That's energy at work.*

Using the BC Energy Step Code, the Small Commercial New Construction Program encourages you to develop innovative energy-efficient solutions tailored to the design of your new building or facility. This guide provides an overview of the program, including details about the rebates and application requirements. For full program details, we encourage potential participants to review the [eligibility requirements and terms and conditions](#).

FortisBC service areas



Is this program right for you?

This program fulfills a need for BC Energy Step Code performance-based rebates for smaller multi-unit and mixed-use developments (MURB), as well as small commercial buildings. This program may be right for you, if the following applies:

- Your project is an office, retail, hotel, mixed-use or multi-unit residential building.
- You're planning to design a building with better energy performance than Step 1 of the BC Building Code.
- You're planning to implement energy-efficient technologies.
- The conditioned indoor space will be no more than 50,000 square feet (sq. ft.).
- There will be at least one commercial FortisBC meter in the building.
- At least two of the following end uses must use energy supplied by FortisBC:
 - space heating
 - ventilation
 - domestic hot water heating (DHW)

*From 2007 levels.

For MURBs and mixed-use MURBs located outside of FortisBC’s electricity service area using natural gas to service common, areas** the following conditions must be met for ventilation and domestic hot water (DHW), with the intent being to use natural gas as efficiently as possible:

Ventilation: the mechanical engineer must provide a description of the ventilation design in natural gas-served areas, including strategies to limit heating energy. This should include:

- a rationale for CFM/door for corridor ventilation (corridor adjustment factor must be <10 kWh/m²; if greater, then CFM/door should be reduced; this threshold is based on the formulae per Section 2.5.2 of the City of Vancouver Modelling Guidelines v2.0
- an explanation of lower temperature set points and other control strategies used wherever possible to reduce heating load
- gas-fired units must use condensing technology

DHW: the mechanical engineer must provide a description of the DHW design in natural gas-served areas to limit hot water use. This should include:

- water-efficient showerheads, faucets and other DHW flow rates that reduce hot water use versus BC Building Code maximum flow rates
- gas-fired boilers that use condensing technology

Available Rebates

Rebates are calculated based on the finished indoor square footage of the completed project as follows:

| BC Energy Step Code performance target | Rebate per sq. ft. of indoor floor area | |
|--|---|----------------|
| | Commercial | Non-profit |
| Step 2 | \$1.00/sq. ft. | \$1.50/sq. ft. |
| Step 3 | \$1.60/sq. ft. | \$2.40/sq. ft. |
| Step 4 and higher | \$2.20/sq. ft. | \$3.30/sq. ft. |

Additional rebates

Energy model rebate

The energy model rebate can help you with the cost of a detailed engineering analysis of your facility. The rebate is 50 per cent of the cost of the energy model—to a maximum of **\$5,000**.

Airtightness rebate

The airtightness rebate encourages you to include airtightness testing during and after construction, and feed the results back into the energy model. For each stage (mid-construction and post-construction test), you may be eligible for a rebate equal to 75 per cent of the cost of the airtightness test—to a maximum of \$2,500 per test (maximum of two tests).

Application process

Pre-approval is not required to be eligible for these rebates. But you must work with an energy advisor or energy modeller to develop a model and assist with airtightness testing. Apply for your rebate via email once construction has been completed, within six months of building occupancy.

**E.g. corridors, amenity spaces and/or first floor retail or office space.

Required documents

The following documents must be submitted:

1. **The completed and signed application form**

You must complete Appendix A, declaration of professional engineer, on the application form, if the project is a multi-unit residential or mixed-use residential/commercial building and:

- it's located in an area where FortisBC provides natural gas only (i.e., electricity supplied by BC Hydro),
- the natural gas is being used for DHW and ventilation in corridors, amenity rooms and/or retail/office space, but NOT in-suite

2. **The [BC Energy Step Code Part 3 Energy Design Report](#)**

You can find the latest version and information on how to complete the report via the hyperlink.

3. **The [Part 9 Energy Compliance Report](#)**

If the project is multi-unit residential under 6,458 sq.ft., complete and submit this report as well as the EnerGuide® N Report and Label for service organization energy advisors, or the energy model report signed by the professional engineer of record.

4. **As-built drawings**

To ensure an understanding of the final dimensions of your project, please submit as-built drawings, which will be layered with the modelling information provided.

5. **Energy model invoice or progress draw (optional)**

If applying for this rebate, submit your invoice or progress draw to receive up to 50 per cent of the cost to a maximum of **\$5,000**.

6. **Airtightness testing results and/or progress draw (optional)**

If applying for this rebate, submit the mid-construction and post-construction testing results as well as the invoice and/or progress draw.

7. **Additional documents requested by FortisBC**

Upon request, we may ask for additional documents should your project require further verification.

How to apply

1. Contact us and/or work with an [energy advisor or energy modeller](#) to develop a model and assist with airtightness testing.
2. Once construction has been completed and within six months of building occupancy, email your completed and signed application along with the required supporting documents.

Contact us

For more information, please contact your [natural gas energy solutions or key account manager or electricity technical advisor](#) to discuss your project.

Don't know who your account manager or technical advisor is?

Call **1-866-884-8833**

Email commercialrebates@fortisbc.com