

CleanBC Better Homes

New Construction Program

REBATE ELIGIBILITY REQUIREMENTS - VERSION 2

Effective date: For building permits issued on or after April 1, 2022



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GENERAL ELIGIBILITY REQUIREMENTS:

1. Home must be constructed by one of the following types of builders:
 - a. a licensed residential builder with a GST number and a valid B.C. business license;
 - b. an **owner builder** authorized by BC Housing; or
 - c. a builder authorized in writing by an Indigenous community in British Columbia in one of the following categories:
 - i. a First Nation “band” as defined by the *Indian Act (Canada)*;
 - ii. a Treaty First Nation government; or
 - iii. Nisga’a Government.
2. Home must be constructed in compliance with Part 9 of the BC Building Code and, where applicable, the municipally-adopted minimum BC Energy Step Code requirement. If the home is being built in an Indigenous community, as defined in section 1c, any valid laws, by-laws, or regulations of the Indigenous community with respect to buildings or structures must be complied with.
3. Home must be a year-round primary residence and one of the following types of residential buildings:
 - a. single family home (detached dwelling);
 - b. laneway home (detached dwelling);
 - c. duplex (semi-detached dwelling);
 - d. triplex (attached dwelling); or
 - e. row home or townhome (attached dwelling).
4. The following types of homes are not eligible:
 - a. multi-unit residential buildings such as condominiums, high-rises and apartment buildings;
 - b. garages, workshops and outbuildings; and
 - c. additions to existing homes.
5. Home must be located within the electrical service area of one of the following utilities:
 - a. BC Hydro; or
 - b. New Westminster Electric Utility.
6. Homes in Non-Integrated Areas of the electricity grid must contact betterhomesbc@gov.bc.ca for pre-approval prior to pre-registration.
7. Each home or unit in a duplex, triplex, row home, or townhome must be individually metered.

8. An applicant may be a licensed residential builder, owner builder authorized by BC Housing, builder authorized by an Indigenous community, or a **Program Qualified Energy Advisor** that is applying on behalf of an eligible builder. The **Energy Advisor Appointment Consent Form** must be completed by a builder who is authorizing and appointing an Energy Advisor to apply on their behalf.
9. Applicants can apply for either the Heat Pump pathway or Energy Step Code pathway. Only one pathway may be selected.
10. Applicants must receive a heat pump rebate or an Energy Step Code rebate in order to apply for the Energy Advisor Support Rebate.
11. Heat pump rebates cannot exceed the cost on the invoice and the paid cost of the heat pump.
12. Heat pump rebates, Energy Step Code rebates, and Energy Advisor Support Rebates can only be claimed once per home or unit.
13. Program rebates may be combined with municipal Energy Step Code–related offers.
14. Program rebates cannot be combined with the Zero Emissions Building Exchange’s (ZEBx) Near Zero offer.

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Heat pump pathway

AIR SOURCE HEAT PUMP

Rebate requirements:

1. The new heat pump must:
 - a. be sized to function as the primary heating system for the home (a primary heating system must have the capacity to heat a minimum of 50% of the home for the entire heating season to 21°C);
 - b. serve a main living area (e.g. family room, living room or open-concept kitchen-living room);
 - c. have an AHRI certified reference number that references all components of the heat pump; and
 - d. be listed as an eligible system on the **Qualified Heat Pump Product List**.
2. Air source heat pumps with fossil fuel back up are not eligible.
3. A program approved heat load calculation is required to properly size the system. Rule of thumb equipment sizing will not be accepted. Supplemental heating from other electric or non-fossil fuel heating systems may be taken into account in the heat load calculation. Program approved methodology can be found at betterhomesbc.ca/faqs/heat-load-calculations.
4. The new heat pump must be installed by a licensed contractor with a GST number and a valid B.C. business license for the trade applicable to the system being installed (e.g. heat pumps must be installed by a licensed heating and cooling contractor). Self-installations are not eligible.

Heat pump type	Efficiency requirements
Ductless mini-split heat pump, ductless multi-split heat pump, or central ducted heat pump (Tier 2)	1. SEER ≥ 16; HSPF (Region IV) ≥ 10.0 2. Variable speed compressor

Upgrade	Rebate	Northern top-up rebate*	Rebate maximum
Ductless mini-split heat pump, ductless multi-split heat pump, or central ducted heat pump (Tier 2)	\$3,000	+ \$3,000	Maximum one primary space heating system rebate per home or unit, regardless of the number of systems installed.

*To qualify for the northern top-up, eligible homes must be located north of and including the District of 100 Mile House (latitude 51.628°N).

Supporting documentation:

1. Copy of the home's building permit must be submitted during pre-registration. In jurisdictions that do not require building permits, proof of the start of construction must be submitted (e.g. invoice for foundation work).
2. Copy of the heat load calculation based on program-approved methodology found at betterhomesbc.ca/faq/heat-load-calculations.
3. Paid invoice (**see sample invoice for requirements**).

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your heat pump installation invoice and no later than December 31, 2023.

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Heat pump pathway

AIR-TO-WATER HEAT PUMP OR COMBINED SPACE AND HOT WATER HEAT PUMP

Rebate requirements:

1. The new air-to-water heat pump or combined space and hot water heat pump must:
 - a. be sized to function as the primary heating system for the home (a primary heating system must have the capacity to heat a minimum of 50% of the home for the entire heating season to 21°C);
 - b. serve a main living area (e.g. family room, living room or open-concept kitchen-living room); and
 - c. be listed as an eligible system on the **Air-to-Water Heat Pump Qualifying List**.
2. A program approved heat load calculation is required to properly size the system. Rule of thumb equipment sizing will not be accepted. Supplemental heating from other electric or non-fossil fuel heating systems may be taken into account in the heat load calculation. Program approved methodology can be found at betterhomesbc.ca/faqs/heat-load-calculations.
3. The new heat pump must be installed by a licensed contractor with a GST number and a valid B.C. business license for the trade applicable to the system being installed (e.g. air-to-water heat pumps must be installed by a licensed heating and cooling contractor and/or plumber). Self-installations are not eligible.

Heat pump type	Rebate	Northern top-up rebate*	Rebate maximum
Air-to-water heat pump	\$3,000	+ \$3,000	Maximum one primary heating system rebate per home or unit, regardless of the number of systems installed.
Combined space and hot water heat pump	\$4,000	+ \$3,000	Maximum one primary space heating system rebate and one primary water heating system rebate per home or unit, regardless of the number of systems installed.

*To qualify for the northern top-up, eligible homes must be located north of and including the District of 100 Mile House (latitude 51.628°N).

Supporting documentation:

1. Copy of the home's building permit must be submitted during pre-registration. In jurisdictions that do not require building permits, proof of the start of construction must be submitted (e.g. invoice for foundation work).
2. Copy of the heat load calculation based on program-approved methodology found at betterhomesbc.ca/faq/heat-load-calculations.
3. Paid invoice (see sample invoices for requirements—**sample 1** and **sample 2**).

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your heat pump installation invoice and no later than December 31, 2023.

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Heat pump pathway

HEAT PUMP WATER HEATER

Rebate requirements:

1. The new heat pump water heater must be the primary water heater for the home.
2. Eligible systems are listed as Tier 2 or higher on the Northwest Energy Efficiency Alliance's (NEEA) **Advanced Water Heater Specification Qualified Products List for Heat Pump Water Heaters**.
3. The new heat pump water heater must be installed by a licensed contractor with a GST number and a valid B.C. business license for the trade applicable to the system being installed (e.g. heat pump water heaters must be installed by a licensed heating and cooling contractor and/or plumber). Self-installations are not eligible.

Heat pump type	Rebate	Rebate maximum
Heat pump water heater	\$1,000	Maximum one primary water heating system rebate per home or unit, regardless of the number of systems installed.

Supporting documentation:

1. Copy of the home's building permit must be submitted during pre-registration. In jurisdictions that do not require building permits, proof of the start of construction must be submitted (e.g. invoice for foundation work).
2. Paid invoice (**see sample invoice for requirements**).

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your heat pump installation invoice and no later than December 31, 2023.

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Heat pump pathway

DUAL FUEL DUCTED HEAT PUMP (NORTHERN OFFER ONLY)

Rebate requirements:

1. Home must be located north of and including the District of 100 Mile House (latitude 51.628°N).
2. The new dual fuel ducted heat pump must:
 - a. be sized to function as the primary heating system for the home (a primary heating system must have the capacity to heat a minimum of 50% of the home for the entire heating season to 21°C);
 - b. serve a main living area (e.g. family room, living room or open-concept kitchen-living room);
 - c. be listed as an eligible system on the [Qualified Heat Pump Product List](#).
 - d. be integrated with a propane or natural gas heating system and all propane or natural gas heating equipment (piping, appliances, fuel containers, vents and associated infrastructure) must be installed in accordance with all applicable laws;
 - e. have the thermostat, outdoor temperature switch-over control or equipment control board set to 2°C for the duration of the product lifetime;
 - f. be sized to ensure it has the capacity to meet the home's heat demand at or below the region-specific outdoor set-point (i.e. the application balance point must be lower than the region-specific outdoor thermostat set-point); and
 - g. have an AHRI certified reference number that references the outdoor unit and the indoor unit(s) of the heat pump, or the outdoor unit, indoor unit, and air handler or furnace model number.
3. A program approved heat load calculation is required to properly size the system. Rule of thumb equipment sizing will not be accepted. Supplemental heating from other electric or non-fossil fuel heating systems may be taken into account in the heat load calculation. Supplemental heating from fossil fuel heating systems (e.g. gas fireplace) cannot be taken into account in the heat load calculation. Program approved methodology can be found at betterhomesbc.ca/faqs/heat-load-calculations.
4. The new heat pump must be installed by a licensed contractor with a GST number and a valid B.C. business license for the trade applicable to the system being installed (e.g. heat pumps must be installed by a licensed heating and cooling contractor). Self-installations are not eligible.

Heat pump type	Efficiency requirements
Dual fuel ducted heat pump	1. SEER ≥ 16; HSPF (Region IV) ≥ 10.0 2. Variable speed compressor

Heat pump type	Rebate	Northern top-up rebate*	Rebate maximum
Dual fuel ducted heat pump	\$3,000	+ \$3,000	Maximum one primary heating system rebate per home or unit, regardless of the number of systems installed.

*To qualify for the northern top-up, eligible homes must be located north of and including the District of 100 Mile House (latitude 51.628°N).

Supporting documentation:

1. Copy of the home's building permit must be submitted during pre-registration. In jurisdictions that do not require building permits, proof of the start of construction must be submitted (e.g. invoice for foundation work).
2. Copy of the heat load calculation based on program-approved methodology found at betterhomesbc.ca/faq/heat-load-calculations.
3. Paid invoice (**see sample invoice for requirements**).

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your heat pump installation invoice and no later than December 31, 2023.

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Energy Step Code pathway

ENERGY STEP CODE REBATE

Rebate requirements:

1. The new home must:
 - a. be all electric (i.e. use electric primary and secondary space and water heating systems and appliances). A wood or solid fuel heating system (wood or pellet stove, insert or furnace) may be used for supplemental space heating.
 - b. not be connected to a piped or stored fossil fuel source (e.g. natural gas, propane, oil, or diesel) including for any of the following uses:
 - i. space heating;
 - ii. water heating;
 - iii. cooktops/ranges or direct line gas barbecues;
 - iv. fireplaces;
 - v. clothes dryers; or
 - vi. any other use that requires a fossil fuel source.
 - c. be constructed in compliance with Part 9, Subsection 9.36.5 or 9.36.6 of the BC Building Code and, where applicable, the municipally-adopted minimum BC Energy Step Code requirement, or receive Passive House certification by a Passive House Institute accredited building certifier; and
 - d. be modelled and demonstrate compliance with the BC Energy Step Code in accordance with the BC Energy Compliance Report – Performance Paths for Part 9 Buildings – Instruction Manual, as updated from time to time, or in compliance with the Passive House Standard.
2. If the home does not achieve the targeted Energy Step Code step indicated on the pre-registration form, the rebate amount will be determined by the step achieved, given that a minimum of Step 3 and/or the municipally-adopted BC Energy Step Code requirement are met.
3. Energy Step Code pathway builders are required to work with a **Program Qualified Energy Advisor**. The Program Qualified Energy Advisor must declare that there is no fossil fuel connection or use in the home (i.e. no piping, meter, storage or associated equipment on the property) in the As-Built B.C. Energy Compliance Report.

Rebate type	Energy Step Code step	Rebate (Single family homes and duplexes)	Northern top-up rebate** (Single family homes and duplexes)	Rebate (Triplexes and row/townhomes with 3+ units)	Northern top-up rebate** (Triplexes and row/townhomes with 3+ units)	Rebate maximum
Energy Step Code Rebate	Step 3	\$8,000	+ \$3,000	\$4,000	+ \$1,500	Maximum one Energy Step Code Rebate per home or unit.
	Step 4	\$10,000	+ \$3,000	\$5,000	+ \$1,500	
	Step 5*	\$14,000	+ \$3,000	\$7,000	+ \$1,500	

*Passive House certified homes will receive an equivalent rebate to Step 5 homes

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Supporting documentation:

1. Copy of the home's building permit must be submitted during pre-registration. In jurisdictions that do not require building permits, proof of the start of construction must be submitted (e.g. invoice for foundation work).
2. For BC Energy Step Code compliant homes:
 - a. Completed As-Built B.C. Energy Compliance Report; and
 - i. Section B and Section F of the As-Built B.C. Energy Compliance Report must indicate that there is no fossil fuel connection or use in the home (see **sample report** for Section B and Section F requirements).
 - b. EnerGuide (N) Evaluation Homeowner Information Sheet.
3. For Passive House certified homes;
 - a. Completed As-Built B.C. Energy Compliance Report;
 - i. Section B and Section F of the As-Built B.C. Energy Compliance Report must indicate that there is no fossil fuel connection or use in the home (see **sample report** for Section B and Section F requirements).
 - b. Passive House Planning Package (PHPP), version 9 or newer, prepared by a Certified Passive House Designer or Certified Passive House Consultant; and
 - c. a copy of the home's Passive House certificate.

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your As-Built B.C. Energy Compliance Report and no later than December 31, 2023.

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Additional rebates

ENERGY ADVISOR SUPPORT REBATE

Rebate requirements:

1. Applicants must receive a rebate for the Heat Pump pathway or Energy Step Code pathway and an energy model for the home must be completed to be eligible.
2. The EnerGuide (N) Evaluation and As-Built B.C. Energy Compliance Report must be completed by a **Program Qualified Energy Advisor**.

Rebate type	Rebate	Rebate maximum
Energy Advisor Support Rebate	<p>\$ 1,000 per individually modeled home or unit</p> <ul style="list-style-type: none">○ \$800 to the Builder○ \$200 to the Energy Advisor <p>or</p> <p>\$2,000 per individually modelled home or unit if northern top-up eligible*</p> <ul style="list-style-type: none">○ \$1,600 to the Builder○ \$400 to the Energy Advisor	Maximum one Energy Advisor Support Rebate per home or unit.

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Supporting documentation:

1. For heat pump pathway or BC Energy Step Code compliant homes:
 - a. Completed As-Built B.C. Energy Compliance Report; and
 - b. EnerGuide (N) Evaluation Homeowner Information Sheet for each individually modeled home or unit.
2. For Passive House certified homes:
 - a. Completed As-Built B.C. Energy Compliance Report;
 - b. Passive House Planning Package (PHPP), version 9 or newer, prepared by a Certified Passive House Designer or Certified Passive House Consultant; and
 - c. a copy of the home's Passive House certificate.

Deadlines:

1. Complete your project within 12 months of the date of your pre-approval confirmation email.
2. Submit the post-construction application and required supporting documentation within 6 months of the date of your heat pump installation invoice or As-Built B.C. Energy Compliance Report, as applicable for your rebate pathway, and no later than December 31, 2023.

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