



Vancouver, British Columbia

Greenhouse Gas and Energy Limits By-Law

The Energize Vancouver program requires large office and retail buildings to meet greenhouse gas intensity (GHGI) targets starting in 2026. Starting in 2040, the program begins regulating natural gas and district energy use with limits in heat energy intensity (HEI). By 2040, properties will be required to achieve net zero emissions and an HEI of no more than 0.09 gigajoules per square meter per year.

Learn More:[Program Website](#)[Covered Building List](#)[Regulation Text](#)

Covered Buildings

Commercial and retail buildings with a gross floor area of 100,000 sq. ft. (9,290 sq. m.) are required to meet the greenhouse gas and energy limits.

Compliance Pathways

1. Standard Compliance Pathway

A property is compliant if it meets the performance targets for emissions intensity and, by 2040, heat energy intensity.

2. Alternative Compliance Payment

A covered building that has exceeded its GHGI or HEI target will be assessed fees of \$350 per metric ton of carbon dioxide equivalents emitted and/or \$100 per gigajoule of heat energy used over the limits.

Exemptions & Provisions

Residential buildings, hotels and certain healthcare facilities of 100,000 sq. ft. and larger are required to submit annual energy and emissions reports, but they are not subject to GHGI or HEI limits.

Buildings undergoing demolition are exempt from the requirements.

The owner of a covered building may be granted one two-month extension per year.

Penalties & Enforcement

Owners of covered buildings that exceed targets are required to pay the alternative compliance payment of \$350 per metric ton of carbon dioxide equivalents exceeding the emissions limit and \$100 per gigajoule over the heat energy limit. Noncompliance may result in additional penalties.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

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