



Built Environment
Energy Efficiency Branch
PO Box 9314 Stn Prov Govt
Victoria, BC V8W 9N1
energy.efficiency@gov.bc.ca

Office of Housing and Construction Standards
Building Standards and Safety Branch
PO Box 9844 Stn Prov Govt,
Victoria BC, V8W 9T2
building.safety@gov.bc.ca

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BC Energy Efficiency Standards for Residential Windows

Residential windows are regulated by both the Energy Efficiency Standards Regulation (EESR) and the British Columbia Building Code (BCBC). The EESR applies to the manufacturing, sale and transfer of windows. The BCBC applies to the design, construction, and installation of windows in new construction, additions, and alterations.

Energy Efficiency Standards Regulation

The EESR requires product testing, certification and labelling and sets the minimum energy performance standard for windows manufactured and sold in the province. The EESR minimum energy performance standards are shown below.

Product Type	U-value* (W/m ² K)	Manufacturing Date
Windows and sliding glass doors	Maximum 1.80	June 2, 2018 to January 1, 2022
Windows and sliding glass doors	Maximum 1.61	On or after January 2, 2022

*The lower the U-value, the better the energy performance of the product.

The EESR applies to any party involved in the manufacturing, sale or transfer of windows, including distributors, retailers, developers, contractors, and builders. The windows and sliding glass doors discussed in this bulletin are those installed in residential buildings that are less than four storeys or have a floor space of 600 m² or less, per the EESR. These conditions should not be confused with BCBC terms “building height” and “building area.”

For general information on the EESR visit: [British Columbia | Energy Efficiency Standards](#)

For information on windows visit: [Regulatory Bulletin | Residential Windows Skylights Doors and Glazing](#)

BC Building Code

The BCBC offers multiple compliance paths for windows and other glazed products. Properly labelled, tested and compliant windows and sliding glass doors can assist planners, designers, architects, builders, homeowners and building inspectors in determining that the building envelope assembly meets the requirements for the chosen compliance path.



When applying the prescriptive compliance path, the U-values specified and installed must meet the minimum prescriptive values as outlined in the BCBC. When applying the trade-off compliance path, it is possible to install a higher U-value fenestration product (in relation to the BCBC prescriptive requirements) as long as the other components and assemblies have increased performance to account for the impact of the higher U-value product. The prescriptive and trade-off paths do not constitute an exemption from the EESR, meaning even though the BCBC might allow for the use of a higher U-value product, the EESR may not permit its manufacture, sale, or transfer.

When applying the performance compliance paths, a reference building is used to compare and determine performance of the proposed building. U-values for the reference building are those specified in the BCBC. The U-values specified in the EESR do not impact or inform the U-values specified in the BCBC for the reference building.

The BCBC is available free online at: [BC Publications](#).

Regulatory Compliance

While there are instances where the BCBC allows for higher U-value fenestration products than the EESR, parties involved in the manufacture, sale or transfer of windows are required to comply with the EESR in addition to the project meeting the BCBC.

Enforcement

Local governments are authorized under the Local Government Act and Community Charter to enforce the BCBC. Inspectors authorized by the Minister of Energy, Mines and Low Carbon Innovation are authorized to enforce the EESR. Determination of compliance with one regulation does not indicate compliance with the other.

Frequently Asked Questions

Can I sell or purchase old inventory?

The EESR applies to the date of manufacturing. Products manufactured before the effective date can be sold until stock runs out. Proof of manufacture date must be provided and maintained with the product.

Availability of old inventory does not constitute an exemption from the BCBC. Fenestration installed in buildings must meet the U-value requirements of the BCBC.

What is the Energy Efficiency Act (EEA) and the Energy Efficiency Standards Regulation (EESR)?

The EEA is legislation that enables the government to regulate the performance of energy devices in the province. The EESR is the list of energy devices and the standards that apply to those devices. The EESR can set minimum or maximum values for performance and can prescribe or prohibit specific technologies. The EESR also mandates labeling, testing and certification requirements.