

Bulletin: 2018 BC Building Code Changes



Bulletin # 18-06

Updated:

Created: November 14, 2018

This bulletin is effective immediately and is developed to ensure compliance with the requirements of the BC Building Code.

If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.

For any specific questions about the completeness of application packages please contact City staff:

Building & Permitting
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8960
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Purpose:

To inform architects, engineers, developers, builders, subcontractors, designers, home owners and staff of the new 2018 edition of the BC Building Code (BCBC).

General Information:

The 2018 BC Building and Plumbing Codes will be in effect as of Monday December 10th, 2018 and will bring a number of changes for new building construction and building alteration permits. Applicants will have the ability to submit permits that comply to the current BCBC (2012 edition) as outlined below.

Within the City of Kelowna there are two compliance options available based on the date of permit application:

Option A:

All permits submitted to the Building & Permitting Branch, at the application center on the 2nd floor of City Hall, BEFORE 4 pm on Friday December 7th 2018 may be compliant to either the 2012 or 2018 edition of the BCBC. As part of the application the building code edition must be clearly specified on the drawings. Incomplete applications will not be accepted (see [checklists](#) and [bylaws](#))

To extend 2012 BCBC compliant applications that may be delayed due to planning processes and approvals, you must provide a written request and the applicable extension fee as per the [Building Bylaw](#), within 6 months of the initial building permit application date.

Option B:

All applications submitted at or AFTER 8 am on Monday December 10th, 2018 are required to be designed and constructed under the new 2018 BCBC requirements.

NOTE: The codes establish minimum standards for health, safety, accessibility, energy, fire and structural protection of buildings. They also address water efficiency and protection of buildings from fire, water and sewer damage. The building and plumbing codes apply throughout the Province of BC, except for the City of Vancouver. Codes can be obtained in hard copy or online subscription from BC Publications by visiting www.bcpublications.ca or www.bccodes.ca or call 1-800-663-6105 for information.

Conclusion: The Engineers and Geoscientists of BC (APEG), the Building and Safety Standards Branch, the Architectural Institute of BC (AIBC) and the Building Officials Association of BC (BOABC) are collaborating to provide a series of seminars across the Province covering the changes brought into effect by the new codes. In addition, BC Housing and CHBA BC are providing update training courses for Part 9, primarily for housing construction under 2018 BCBC. For information about the 2018 BCBC changes visit: www.gov.bc.ca/buildingcodes