

Bulletin: 2024 BC Building Code Changes



Bulletin # 18-06
Created: December 22, 2023

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.

Purpose

To inform architects, engineers, developers, builders, subcontractors, designers, home owners, and staff of the new 2024 edition of the BC Building Code (BCBC).

General Information

The 2024 BC Building and Plumbing Codes will be in effect as of Friday March 8th, 2024 and will bring a number of changes for new building construction and building alteration permits. However, a few Code items noted below relating to *adaptable buildings* and *earthquake* will take effect a year later on March 10, 2025. Applicants will have the following two options for BCBC compliance 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 4:00 pm on Thursday March 7th 2024 shall be compliant with the 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](#)).

Option B

All applications submitted at or after 08:00 am on Friday March 8th, 2024 are required to be designed and constructed under the new 2024 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. Codes can be accessed for free online through BC Publications by visiting www.bcpublications.ca or www.bccodes.ca or call 1-800-663-6105 for information.

Changes of Note

The following are examples of notable changes in the 2024 BCBC. This does not include all changes, so the Code should be reviewed in detail to determine how the changes may impact each specific project.

Part 9

- Specified Loads (9.4.2)
 - Snow drift accumulation calculations added
- Radon (9.13)
 - Added more specific requirements and increased Radon area to include full Province for rough-in of radon-extraction system.
- Footings & Foundations (9.15)
 - Minimum foundation wall thickness 150mm
 - Added ICF to 9.15.4.3 and Modified reinforcing information

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
FAX 250 862-3314

- Heat Transfer, Air Leakage, & Condensation Control (9.25)
 - Clarifications and changes to align with NBC, and requirements to insulate full height of foundation walls for basement or heated crawlspace (9.25.2.3.(4))
- Roofing & Cladding (9.26 + 9.27)
 - Revised asphalt shingles for 1:6 slope roofs
 - Added insulated vinyl siding and vinyl soffits
- Interior Cladding & Ceiling Finishes (9.29)
 - New requirement for application of gypsum board to ICF
- Overheating (9.33 + 6.2.1.1):
 - Adopting cooling requirements to provide one living space that does not exceed 26°C
- Energy Step Code (9.36)
 - New RSI tables added, and HVAC equipment performance requirements revised
- Greenhouse Gas Emissions (9.37)
 - New section added to limit greenhouse gas emissions (AHJ to determine if adopted)

Part 3

- Accessibility (3.8 + 9.5.2)
 - Modified to become more aligned with the National Building Code requirements.
 - Minimum accessible room requirements in hotels/motels have doubled.
 - Accessible path of travel minimum width has been reduced to 1,000mm and bump-out dimensions reduced to 1,700 x 1,700mm
 - Space on push side of door increased to 1,500mm and controls height min. reduced to 400mm
 - Increased sleeping room turning area to 1,500 x 1,700 mm and added clear area at closet and kitchen

Part 4

- **General Structural Design** requirements have been changed for dead, live, snow, and wind loads.
- **Seismic Design** values have changed throughout the province, and some requirements have become more stringent.
- **Steel Storage Racks** now require full structural engineering involvement and will require a Building Permit and must comply with the BC Fire Code.

Part 7

- Reference to the *BCBC Code Book II (Plumbing Systems)* is being removed completely and now Part 7 directly references the 2020 National Plumbing Code.

March 2025 Changes

- Requiring 100% adaptable dwellings in large condominium and apartment buildings and the first level of dwelling units in new small apartments and condominiums to be adaptable.
- Reinforcement of bathroom walls to allow future installation of grab bars
- Early adopting national provisions to improve earthquake design changes for housing and small buildings with high seismic hazard values

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 2024 BCBC. For information about the 2024 BCBC changes visit:

www.gov.bc.ca/buildingcodes