

Proposed BC Building Code 2024 Revisions

The following revisions are proposed this fall:

- Part 4 – Seismic Elastic Behaviour & Vs30
- Seismic Retrofit to Existing Buildings
- Canadian Construction Materials Centre (CCMC) approvals – accepting innovative products
- Secondary Suites – NBC option
- Small homes in cold climates

Proposed Revisions: CCMC - Accepting Innovative Products

Canadian Construction Materials Centre Technical Guides, Evaluations, Listings and Reports



Process	Proposed: Acceptable as Building Code Compliant
<ul style="list-style-type: none">✓ Coordinate with regulators✓ Comprehensive Building Code analysis✓ Acceptable solution benchmark✓ Testing, research, and analysis✓ Alternative solution evaluation report	<ul style="list-style-type: none">➤ Acceptable solutions (Division B)➤ Alternative solutions benchmark➤ CCMC Evaluation Report

Proposed Revisions: Stratifications – Secondary Buildings

What is the current problem?

- There are inconsistencies as to how the BC Building Code is applied to existing properties during the strata conversion process via the deposit of a strata plan
- Current wording in the Strata Property Act in section 242(5)(c) is causing confusion

Strata Property Act, 242 (5)(c)

(5)The approving authority must not approve the strata plan unless the building substantially complies with the following:

(a)the applicable bylaws of the municipality or regional district;

(b)applicable Nisga'a Government laws;

(b.1)the applicable laws of the treaty first nation;

(c)the building regulations within the meaning of the *Building Act*, except, in relation to a treaty first nation that has entered into an agreement described in section 6 of that Act, to the extent that the agreement enables the treaty first nation to establish standards that are different from those established by the building regulations.

Proposed Revisions: Stratifications – Secondary Buildings

What is a strata conversion?

- The process of converting an existing property into a strata-titled property.
- Individual units or strata lots can be sold separately rather than being owned by a single owner or entity.

What is the proposal?

- Proposed code change to the BC Building Code

What is the intent?

- To provide clarity to code users on the application of the BC Building Code to existing buildings that are part of a strata plan
- To support small-scale multi-unit housing (SSMUH) and make it easier to intensify land uses in established neighbourhoods.
- To provide the local authority a degree of confidence that the existing housing stock is also adequately protected from potential impacts from the proposed development while supporting the SSMUH initiative



Proposed Revisions: Part 4 Seismic - Table 1.3.1.2. and Article 4.1.8.23

Table 1.3.1.2. Documents Referenced in Book I (General) of the British Columbia Building Code ⁽¹⁾⁽²⁾ Forming Part of Sentence 1.3.1.2.(1)			
Issuing Agency	Document Number ⁽³⁾	Title of Document	Code Reference
CSA	A23.3:19	Design of concrete structures	Table 4.1.8.9. 4.1.8.18.(7) 4.3.3.1.(1) A-4.1.3.2.(4) A-4.1.8.16.(1) A-4.1.8.16.(4) A-4.3.3.1.(1)
CSA	A23.3:24	Design of concrete structures	4.1.8.23.(8)
CSA	S16:19	Design of steel structures	Table 4.1.8.9. 4.3.4.1.(1) A-4.1.5.11. A-Table 4.1.8.9. A-4.3.4.1.(1)
CSA	S16:24	Design of steel structures	4.1.8.23.(8)
CSA	S304-14	Design of masonry structures	Table 4.1.8.9. 4.3.2.1.(1) A-5.1.4.1.(6)(b) and (c)
CSA	S304-24	Design of masonry structures	4.1.8.23.(8)

4.1.8.23. Additional Performance Requirements for Post-disaster Buildings, High Importance Category Buildings, and a Subset of Normal Importance Category Buildings

8) Notwithstanding Sentence 1.3.1.1.(1), for the purpose of defining “behave elastically” with respect to Article 4.1.8.23., the design is permitted to be in accordance with the 2024 editions of:

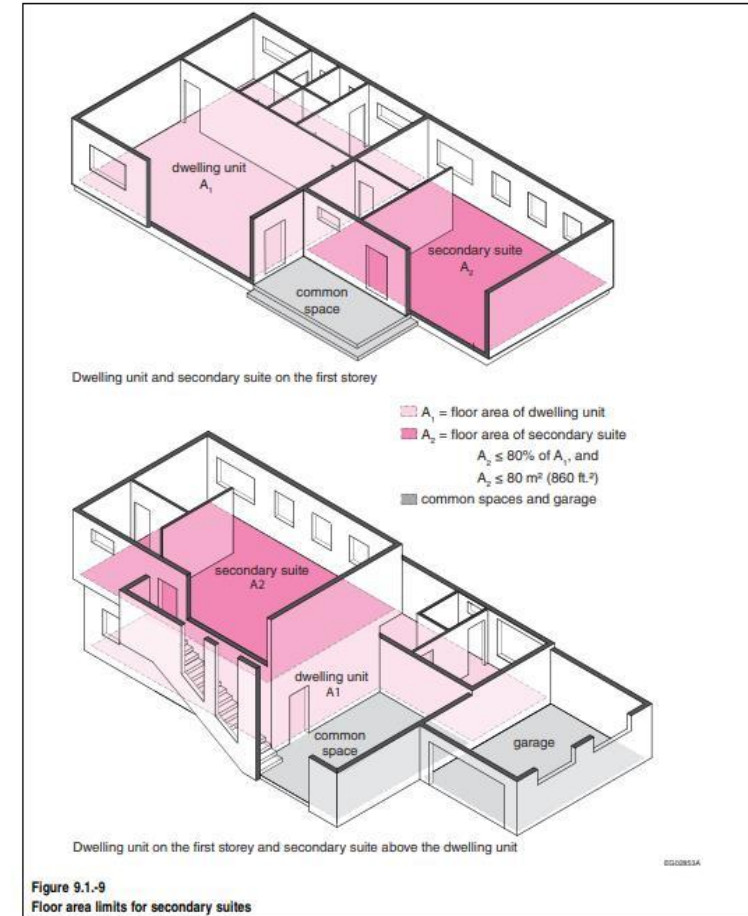
- a) CSA A23.3 Design of Concrete Structures, clauses 21.12.2 and 21.12.3,
- b) CSA S16 Design and Construction of Steel Structures, clause 27.1.10, and
- c) CSA S304 Design of Masonry Structures, clause 17.3.5.

Proposed Revisions: Secondary Suites – NBC option

- BC may be simpler for single family dwellings with a small secondary suite.
- Key differences:
 - Smoke Tight Barrier vs Fire Separation
 - Lesser of 80M2 area limitation or 80% of the total floor area of the other dwelling unit (excluding their common spaces and the garage)
 - Only 2 units with secondary suites between firewalls in a row home
 - No interconnected heating or ventilation systems permitted

General

9.1.



2020 NBC Illustrated Guide

Proposed Revisions: Small Homes in Cold Climates

Adjustment of Step Code Metrics for Small Homes in Cold Climates

22010R BC Energy Step Code Analysis

Small Homes in Cold Climate – Proposed Adjustments

Draft Addendum

2024-07-18 Rev 0



- Improves affordability for smaller homes
- Creates more cost parity and matches the level of effort when compared to larger Part 9 residential archetypes
- Adjustments to both TEDI (Thermal Energy Demand Intensity) and MEUI (Mechanical Energy Use Intensity)
- Applies to homes with floor area of 210 m² or less

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Responsible for Housing,
Province of BC

Proposed Revisions: Seismic Retrofits to Existing Buildings



Proposed: Compliance of Seismic Retrofits

- Determination of **performance target**
- **How to achieve** with existing structure
- **Registered professionals** to apply **Commentary L** to seismic retrofits to existing buildings
- Good engineering practice:
 - Seismic Retrofit Guidelines
 - ASCE/SEI 41 will not be referenced, rather:
NRC, “Level 3 – Seismic Evaluation Guidelines (SEG) for Existing Buildings in Canada,” and
NRC, “Seismic Upgrading Guidelines (SUG) for Existing Buildings in Canada.

For more information,
please contact the
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THANK YOU