

Builders' Bulletin: 2024 BC Building Code Changes

For New Building Construction and Building Alteration permits

This bulletin is intended to provide clarification on the new 2024 edition of the BC Building Code (BCBC). Please be sure to consult the relevant Village of Pemberton Bylaws, 2024 BC Building Code, or contact staff if you have questions: developmentsservices@pemberton.ca

General Information:

The 2024 BC Building Codes (BCBC) and Plumbing Codes will be in effect as of Friday March 8th, 2024. There are several Code items relating to *adaptable buildings* and *earthquake* that will take effect in March 2025. Applicants will have the following 2 options for BCBC compliance based on the date of permit application.

Option 1:

All permits submitted before 4:00pm on Thursday March 7th, 2024, shall be compliant with the 2018 edition of the BC Building Code. As part of the application the building code edition must be clearly specified on the drawings.

Option 2:

All applications submitted at or after 08:00am on Friday March 8th, 2024, shall be designed and constructed under the new 2024 BC Building Code requirements.

Changes in the Code:

Part 9:

- Specified loads (9.4.2)
- Radon (9.13)
- Foots & Foundations (9.15)
- Heat transfer, Air Leakage, & Condensation Control (9.25)
- Roofing & Cladding (9.26 & 9.27)
- Interior Cladding & Ceiling Finishes (9.29)
- Overheating (9.33 & 6.2.1.1)
- Energy Step Code (9.36)
- Greenhouse Gas Emissions (9.37)

Part 3:

- Accessibility (3.8 & 9.5.2)

Part 4:

- General structural design requirements have been changed for dead, live, snow, and wind loads
- Seismic design values have changed throughout the province
- Steel storage racks now require full structural engineering involvement and will require a Building Permit and must comply with the BC Fire Code



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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:

- Reinforcement of bathroom walls to allow future installation of grab bars
- Early adoption national provisions to improve design changes for housing and small buildings with high seismic hazard values.

More information:

The BCBC establishes 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.

Questions?

Please contact developmentsservices@pemberton.ca for any additional questions you may have.