

BUILDING DEPARTMENT INFORMATION BULLETIN

2024 BC BUILDING CODE CHANGES

This bulletin provides Property Owners, Builders, Designers, Registered Professionals, Contractors, and Developers with information about the upcoming 2024 edition of the BC Building Code.

IMPLEMENTATION

The 2024 BC Building and Plumbing Codes will be in effect as of Friday, March 8, 2024, and will bring several changes for new construction and alterations. However, a few code items relating to adaptable buildings and earthquake changes will take effect on March 10, 2025.

GENERAL INFORMATION

The previous 2018 BC Building Code will only remain applicable to in-stream applications and active building permits applied for under the 2018 BC Building Code.

All building permit applications submitted starting March 8, 2024, are required to be designed and constructed under the new 2024 BC Building Code requirements.

Although the 2024 BC Building Code includes most of the 2020 National Building Code requirements, some BC-specific code changes include:

- » requiring 100% adaptable dwelling units in large condominium and apartment buildings and some first-floor dwelling units in new small apartments and condominiums with shared entrances and common corridors to be adaptable (effective March 2025)
- » reinforcement of bathroom walls to allow future installation of grab bars (effective March 2025)
- » early adoption of national provisions to improve earthquake design changes for housing and small buildings with high seismic hazard values (effective March 2025);
- » more complete and specific language for constructing extended rough-ins for radon subfloor depressurization systems (March 2024)
- » adopting cooling requirements to provide one living space that does not exceed 26 degrees (March 2024); and
- » retaining existing ventilation requirements for systems serving single dwelling units.

ADDITIONAL RESOURCES

The new 2024 British Columbia Building Code can be reviewed here: [2024 British Columbia Building Code](#). Alternatively, the upcoming changes can be viewed on the Province's [Building Codes and Standards webpage](#)