
2024 BC Building Code Changes
CARRIER LUMBER
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Northland
Tongue & Groove
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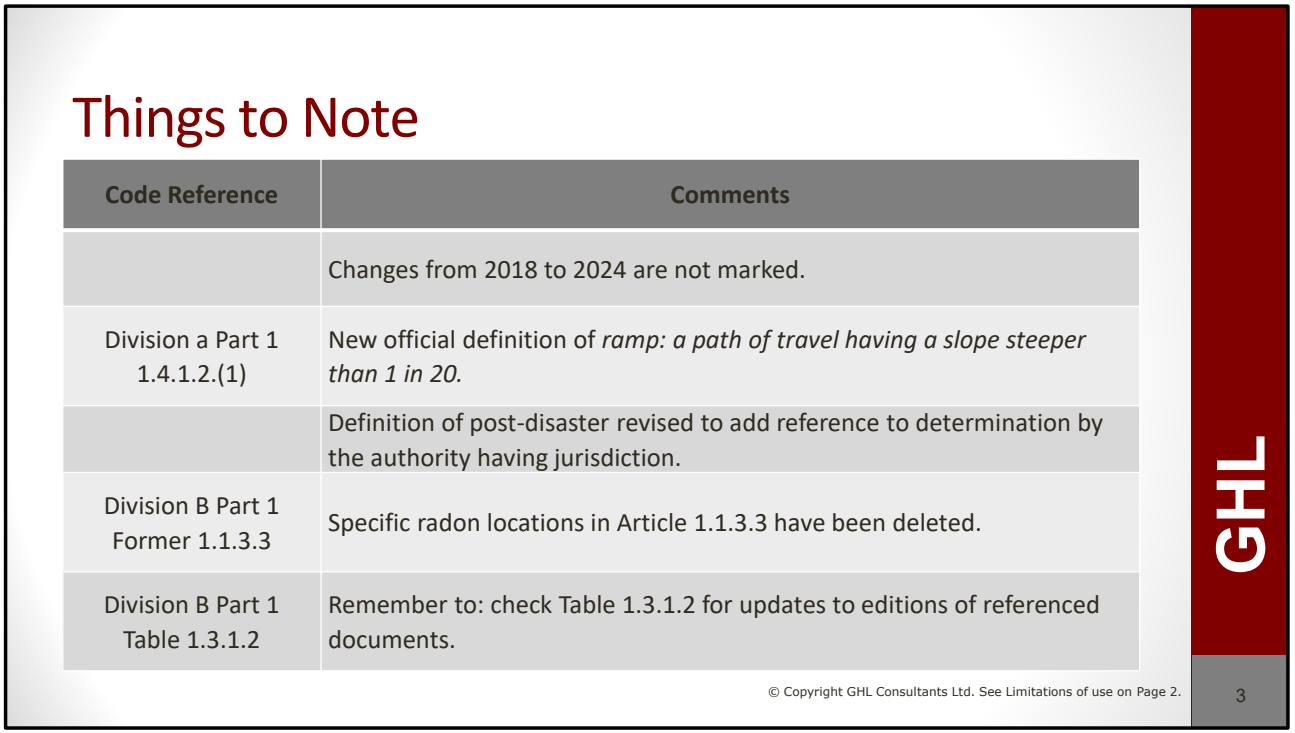


Code changes have previously been marked to show both the difference between the BC and the NBC and the difference between the current Code and the previous edition.

Post disaster – the intent is that this makes it easier for the AHJ to determine, as it is based on how they plan to use the building or facility, not simply whether the type of building or facility is on a list in the definition.

Radon – the Code previously included a list of locations with potential for radon, now it requires review for whether radon is an issue, everywhere.

# Things to Note

| Code Reference | Comments |
|---|---|
| | Things have been moved or rearranged without change:<br>Subsections 3.1.6 (tents) and 3.1.18 (EMTC) have been switched; tents is now 3.1.18 and EMTC is now 3.1.6.<br><br>Articles in Subsection 3.2.2 that were unique to BC: 3.2.2.48EMTC and 3.2.2.57EMTC renumbered 3.2.2.48 and 3.2.2.57. Subsequent articles from 3.2.2.49 to 3.2.2.56 changed by one and articles from 3.2.2.57 to 3.2.2.92 changed by 2. |

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Section 3.1
5

# Midrise Wood Frame Buildings

| Code Reference | Comments |
|---|---|
| 3.1.4.8.(2) | Midrise wood frame buildings now permitted up to 10% combustible cladding on the exterior wall facing a street provided the cladding is within 15m of a street or on-site fire department access route. |


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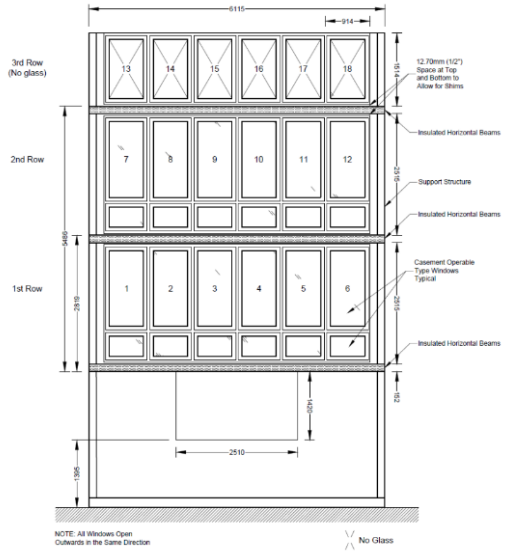
This allows for a little decorative wood at the building face at the street where the fire department can see it and get at it.

# Combustible Windows and Sashes




| Code Reference | Comments |
|---|---|
| 3.1.5.4.(5) | Combustible windows and sashes permitted in a building required to be of noncombustible construction provided they are vertically non-contiguous between storeys. |





This change is the result of fire testing and based on the test report, the intent in the wording *vertically contiguous* is to permit individual windows provided they do not touch each other.

# Wood Walls

| Code Reference | Comments |
|---|---|
| 3.1.5.5.(4) | New Sentence 3.1.5.5.(4) refers to the use of wood walls in buildings required to be non-combustible. |

"Standard Method of Fire Test of Exterior Wall Assemblies."

**Table D-6.1.1.**
**Construction Specifications for Exterior Wall Assemblies that Are Deemed to Satisfy the Criteria of Clause 3.1.5.5.(1)(b) when Tested in Accordance with CAN/ULC-S134**

| Wall Number | Structural Members | Absorptive Material | Sheathing | Cladding | Design |
|---|---|---|---|---|---|
| EXTW-1 | 38 mm × 89 mm wood studs spaced at 400 mm o.c.[1][3] | 89 mm thick rock or slag fibre in cavities formed by studs[3][4] | — | 12.7 mm thick fire-retardant-treated plywood siding[5] | |
| EXTW-2 | 38 mm × 140 mm wood studs spaced at 400 mm o.c.[1][3] | 140 mm thick rock or slag fibre in cavities formed by studs[3][4] | Gypsum sheathing ≥ 12.7 mm thick | Noncombustible exterior cladding | |
| EXTW-3 | 38 mm × 140 mm wood studs spaced at 400 mm o.c.[1][3] | 140 mm thick rock or slag fibre in cavities formed by studs[3][4] | 15.9 mm thick fire-retardant-treated plywood[5] | Noncombustible exterior cladding | |
| EXTW-4 | 38 mm × 140 mm wood studs spaced at 600 mm o.c.[1][3] attached to cross-laminated timber (CLT) wall panels ≥ 38 mm thick[6] | 140 mm thick glass, rock or slag fibre in cavities formed by studs[6] | Gypsum sheathing ≥ 12.7 mm thick | Noncombustible exterior cladding | |
| EXTW-5 | 89 mm horizontal Z-bars spaced at 600 mm o.c. attached to CLT wall panels ≥ 105 mm thick[6] | 89 mm thick rock or slag fibre in cavities formed by Z-bars[3][4] | — | Noncombustible exterior cladding attached to 19 mm vertical hat channels spaced at 600 mm o.c. | |

**Notes to Table D-6.1.1.:**
[1] The stated stud dimensions are maximum values. Where wood studs with a smaller depth are used, the thickness of the absorptive material in the cavities formed by the studs must be reduced accordingly.
[3] Horizontal blocking between the vertical studs or horizontal stud plates must be installed at vertical intervals of not more than 2 324 mm, such that the maximum clear length between the horizontal blocking or stud plates is 2 286 mm.
[4] The absorptive material must conform to CAN/ULC-S702.1, "Standard for Mineral Fibre Thermal Insulation for Buildings, Part 1: Material Specification."
[5] The absorptive material must have a density not less than 32 kg/m³.
[5] The fire-retardant-treated plywood siding must conform to the requirements of Article 3.1.4.5. and must have been conditioned in conformance with ASTM D2898, "Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing," before being tested in accordance with CAN/ULC-S102, "Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies."
[6] The fire-retardant-treated plywood must conform to the requirements of Article 3.1.4.5.



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It is now possible in buildings required to be of noncombustible construction (i.e. the structural elements are noncombustible) to have nonloadbearing infill exterior walls of wood framing.

# Continuity of Fire Separations

| Code Reference | Comments |
|---|---|
| 3.1.8.3.(2)<br>3.1.8.3.(3) | New requirement to maintain the continuity of a fire separation where it abuts another fire separation or a floor or roof assembly using a firestop having an FT rating not less than the fire resistance rating of the abutting fire separation when tested to CAN/ULC S115. |
| | ▪ Historically joint firestops were used between dissimilar materials where a smoke tight joint was difficult.<br>▪ Gypsum board to concrete<br>▪ Gypsum board to steel<br>▪ Concrete to steel |



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Previously 3.1.8.3 was a generic requirement to make a ‘smoke-tight’ joint at the juncture of fire separations: wall to wall, wall to floor, wall to roof.

2024 3.1.8.3.(3) requires the continuity is maintained at joints using a tested firestop having an FT rating the same as the fire separation.

# Continuity of Fire Separations

| Code Reference | Comments |
|---|---|
| 3.1.8.3.(2)<br>3.1.8.3.(3) | Previous editions of the Code described generic “smoke-tight joints” where fire separations abut another fire separation or other assembly, floor, roof or exterior wall. |
| | 2024 describes firestops at joints where a fire separation abuts another fire separation, a floor, a ceiling or a roof. |
| 3.1.8.3.(5) | Exception to Sentences 3.1.8.3.(2) and (4) that waives the joint firestop where the joints are backed by framing that restrict the passage of flame and smoke. |





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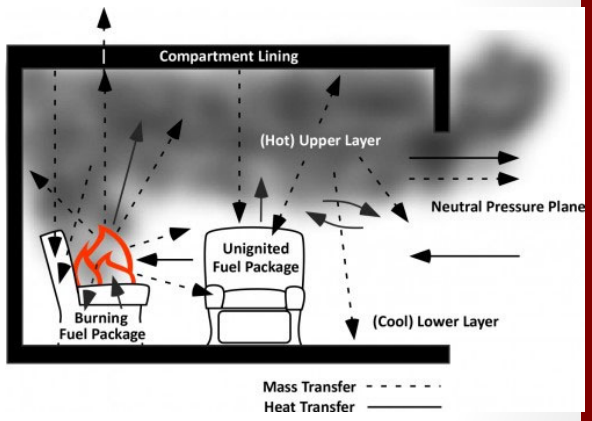
The exception applies to wood framing as the joints are inherently backed by top and bottom plates and backing at corners, steel stud assemblies and assemblies using resilient channel need closer review.

# Continuity of Fire Separations

| Code Reference | Comments |
|---|---|
| 3.1.8.3.(2)<br>3.1.8.3.(3) | 2024 describes firestops at joints where fire separations abut another fire separation, a floor, a ceiling or a roof.<br><br>It is not clear whether this means bottom of wall/top of floor. |

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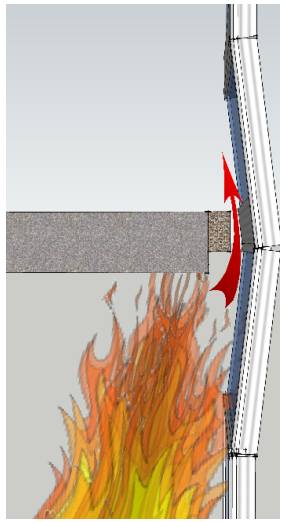
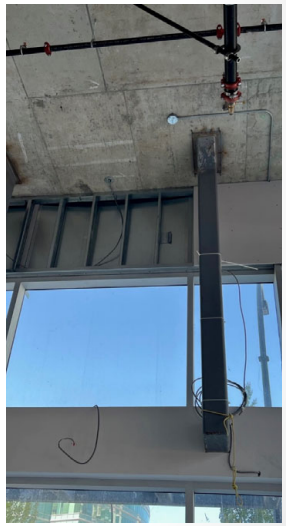
It’s not entirely clear whether the firestop is required at the joint only at the underside of floor or topside (wall to floor) or both, some firestop listings show both, the joint at the topside is not as much of a concern.

The concern is with heat and smoke at the upper half of the room, the hot layer, the joint between the bottom of the wall and the top of the floor is not the weak point in the fire separation.

# Continuity of Fire Separations

| Code Reference | Comments |
|---|---|
| 3.1.8.3.(4) | New permission to use a firestop system at the juncture of a floor and an exterior wall system (curtain wall) tested to ASTM E2307, "*Standard Test Method for Determining Fire Resistance of Perimeter Fire Barriers Using Intermediate-Scale, Multi-storey Test Apparatus*". |







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The ASTM tested firestop systems are proprietary, they determine which curtainwall system can be used, it is likely these still require alternative solutions or engineering judgements.

# Wired Glass and Safety Glazing

| Code Reference | Comments |
|---|---|
| Table 3.1.8.17<br>Articles 3.1.8.17, 3.1.8.18<br>and 3.1.8.19. | Added 'or safety glazing' to wired glass in Table 3.1.8.17 *Restrictions on Temperature Rise and Glazing for Closures*, and the exception in Article 3.1.8.19.<br><br>Does not change the requirement for a fire resistance rating at the exit enclosure (result is fire-rated safety glazing) |





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The permission to use safety glazing (tempered or laminated) where wired glass is permitted does not negate the requirement for fire protection rating.  In order to make this work you need fire rated safety glass.

# Firestops

| Code Reference | Comments |
|---|---|
| 3.1.9.4.(4) | Change to the requirement for 50Pa pressure differential between the exposed and unexposed sides in the firestop test - **is waived in buildings 3 storeys or less**. |





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The Code previously required the 50Pa pressure differential in the firestop test for all combustible water distribution pipe in Sentence (2) and combustible DWV pipe in Sentence (4). The additional test requirement for pressure differential now applies only in buildings more than 3 storeys.

## Combustible to Noncombustible Pipe Transitions

| Code Reference | Comments |
|---|---|
| 3.1.9.4.(7) | New sentence clarifies that transitions between combustible and noncombustible pipe are permitted above/below a horizontal fire separation and describes requirements for firestops.<br>Not previously addressed in the Code. |




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The rationale with the change to NBC describes the addition of permissions to use combustible pipe based on the reference to (7) and (8) in Sentence 3.1.9.4.(3).

The Code always permitted transitions between combustible and noncombustible drain, waste and vent (DWV) pipes at vertical fire separations under Sentence 3.1.9.5.(5). It did not address transitions between combustible and noncombustible DWV pipes at horizontal fire separations, which has caused inconsistent field interpretations and led to several interpretations being issue by the BC Building Code Interpretations Committee, dating back to 1998.

The change clarifies that transitions are permitted.

# Transitions

| Code Reference | Comments |
|---|---|
| 3.1.9.4.(7) | New sentence to permit transitions between combustible and noncombustible pipe provided the pipe is firestopped at the fire separation. |

Clamp removed for clarity

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Transitions between plastic and metal pipe are permitted at horizontal fire separations/rated assemblies…provided they are firestopped. The plastic DWV pipe in the photo is firestopped at the underside of the floor and the transition made immediately at the top of the floor (see slide 22 for explanation). This addresses, for example, the typical plastic pipe in the parking garage and metallic pipe in the wood-frame building above. The firestop is located at the underside of the floor and is a system designed for use with plastic pipe.

# Transitions

| Code Reference | Comments |
|---|---|
| 3.1.9.4.(8) | New sentence to permit transitions between combustible and noncombustible DWV pipe at either side of a vertical fire separation provided the transition is not made inside a vertical service space.<br><br>This is an exception to permit combustible pipe entirely inside a fire compartment. |





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Sentence (8) is an exception to (7) and Sentence (7) is a requirement for firestopping, thus in the scenario in Sentence (8) firestopping is not required. This is not a riser in a fire separation, it is a riser in a partition wall inside a suite and thus, the riser is firestopped, and fire contained, at the floor above and below.

Based on the note (8) describes a metallic riser in a partition wall inside a fire compartment and plastic trap arms and fixture drains between the riser and the fixture.


Section 3.2

# Fire Alarm Audible and Visible Signals

| Code Reference | Comments |
|---|---|
| 3.2.4.18.(6) | New requirement for audibles to emit low frequency signals in sleeping rooms in residential and care occupancies. |
| 3.2.4.19.(1) | Added Clauses (e), (f), (g) and (h). New locations for visible signal devices (*strobes):*<br><br>(e) in public corridors in B, C, D, and E occupancies<br>(f) in corridors used by the public in assembly occupancies<br>(g) in 10% of suites in a hotel or motel<br>(h) in public washrooms |

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Low frequency audibles address occupants with hearing loss.

# Fire Alarm Audible and Visible Signals

| Code Reference | Comments |
|---|---|
| 3.2.4.19.(2) | New sentence permitting strobes in lieu of audible signal devices in hospital areas of refuge (operating, recovery, delivery, intensive care etc.) |
| 3.2.4.20.(7) and (8) | New requirement for smoke alarms to include visual signals in 10% of sleeping rooms in hotels, motels. |
| 3.2.4.20.(17) | Sleeping rooms and bed spaces in care occupancies that are not served by a 2-stage fire alarm system require strobes. |


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Articles 3.2.4.18 (audible signals) and 3.2.4.19 (visual signals) significantly rearranged.

These sleeping rooms are not bedrooms in dwelling units, they are rooms in dormitories, boarding houses, shelters, work camp accommodation etc.

# Normal Lighting

| Code Reference | Comments |
|---|---|
| 3.2.7.1.(4)<br>3.2.7.1.(5) | New minimum normal light level 100 lx at:<br>– the entire length of escalators and movators<br>– controls in 3.8.2.6. (thermostats, faucets, door and window hardware, intercoms, electrical outlets used by occupants) except controls that are internally illuminated and light switches. |
| 3.2.7.1.(6)<br>3.2.7.1.(7) | New minimum normal light level 200 lx at:<br>visual information (signs) at controls in (5)<br>horizontal exits, maglocks, crossover, floor numbers, stair numbers and all signs for accessibility. |



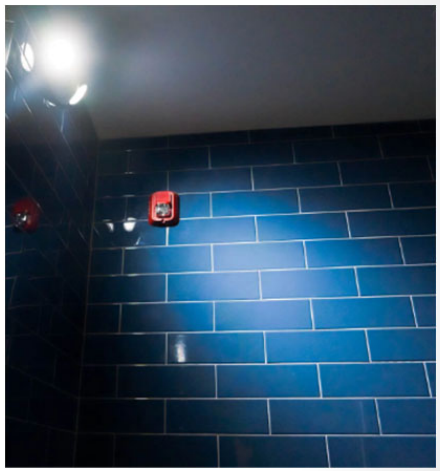


GHL

The increase in minimum light levels is unlikely to create a need for additional lighting as the previous minimum of 50lx is much dimmer than typical lighting in buildings.

# Emergency Lighting

| Code Reference | Comments |
|---|---|
| 3.2.7.3.(1) | Requirement for emergency lighting in universal washrooms, shower rooms and accessible change spaces; reinforces emergency lighting at maglocks per 3.4.6.16. |







GHL

The Code previously said public washrooms,  now says both public washrooms and universal washrooms.

# Use of NFPA13D in Townhouses

| Code Reference | Comments |
|---|---|
| 3.2.5.12.(3) | Where townhouses are sprinklered, new provision to permit the use of NFPA13D with limits on up/down suites except for secondary suites and criteria for vertical fire separations, water supply, passive purge to maintain potable water in the sprinkler system, and consideration of sprinklers for limiting distance. |





GHL

This allows the use of NFPA 13D instead of 13R in side-by-side townhouses. There are specific requirements for fire separations and the sprinkler system design and if the sprinkler system is used to address exposure to property lines or other buildings, then all rooms at that building face must be sprinklered, even if 13D says not.


Section 3.3 and 3.4

# Tactile Warning Indicators

| Code Reference | Comments |
|---|---|
| 3.3.1.19.(1) | Relocated Tactile Walking Surface Indicators to 3.3.1.19.<br>Tactile warning indicators are to comply with Clauses 4.3.5.3.1, 4.3.5.3.3 and 4.3.5.3.4 of CSA B651, 'Accessible Design For The Built Environment' and be provided at the top of flights of stairs that are **unenclosed** and at drop-off edges with a change in elevation greater than 300mm unless protected by a guard.<br>Note A-3.3.1.19.(1): clarifies applies to stairs in open spaces, stairs from mezzanines, and stairs that are not separated from the floor area by a door or gate; transit platforms and reflecting pools are example of drop off edges. |





GHL

Clarification that enclosed exit stairs do not require tactile indicators (this is not a change; it is a clarification).

# Wired Glass

| Code Reference | Comments |
|---|---|
| 3.3.1.20 | 3.3.1.20 still references CAN/CGSB 12.11M (1990) for 'wired safety glass' as an option.<br><br>3.3.2.17 is unique to assembly occupancies. |





GHL

Wired glass is still required in all the locations it used to be in occupancies other than assembly. The standard in this article is from 1990 and it does include wired glass.

# Safety Glazing

| Code Reference | Comments |
|---|---|
| 3.3.2.17 | New Article Safety Glazing - conforming to Class A of CAN/CGSB-12.1 *Safety Glazing* when installed in individual fixed or operable panels of doors and windows in Group A occupancies.<br><br>Exceptions still permit wired glass where:<br>▪ the glass is high (more than 1525mm above the walking surface on each side of the door)<br>▪ the glass panel is small (does not permit the passage of a sphere whose diameter is more than 75mm)<br>▪ the glass is located more than 915mm away from the walking surface on each side of the window measured perpendicular to the plane of the glazing. |





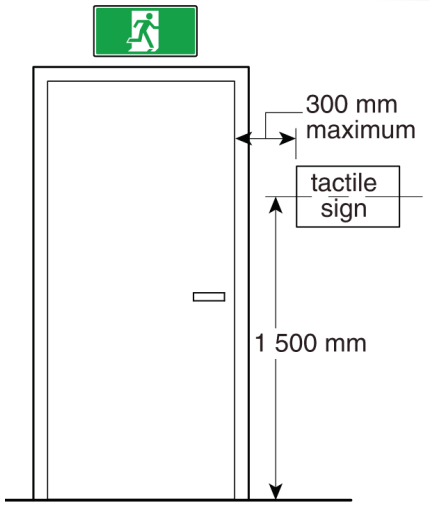
GHL

THE CHANGE IS SUBTLE – Article 3.3.1.20 still refers to the old CGSB standard for safety glass that includes wired glass.

3.3.2.17 is specific to assembly occupancies and does not reference the same CGSB standard, the standard in this article does not include wired glass.

# Exit Signage

| Code Reference | Comments |
|---|---|
| 3.4.5.1. | Visual exit signage (no change) |
| 3.4.5.2. | New article describing exit signs with 'tactile information' (per 3.8.3.) at the approach side of exit doors in direction of travel. |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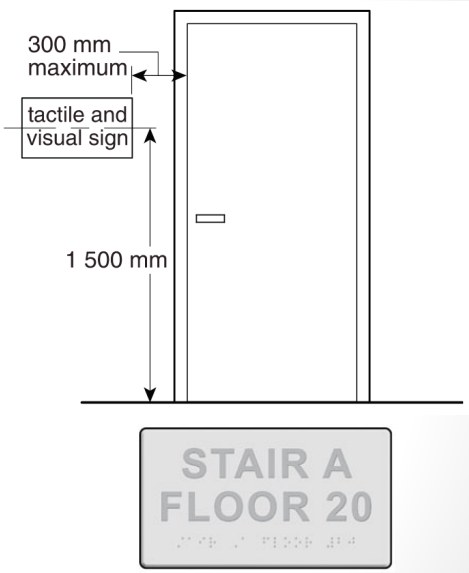
There are 2 exit signs: one visual and one tactile.

# Signage at Exit Stairs

| Code Reference | Comments |
|---|---|
| 3.4.6.19 | New requirement for floor number and stair designation signage to be:<br>▪ mounted permanently on the wall on the stair side and on the floor area side<br>▪ at the latch side of doors to exit stairs<br>▪ use upper case **letters** indicating the designation assigned to each exit stair<br>▪ both visual and tactile forms in accordance with Subsection 3.8.3. |



# Handrail Dimensions

| Code Reference | Comments |
|---|---|
| 3.4.6.5.(5) | Changes to dimensional (cross section) requirements for handrails:<br><br>a) Circular maximum allowable diameter **increased** from 43mm to 50mm (changed from 30-43 to 30-50)<br>b) Non-circular maximum perimeter **increased** from 125mm to 160mm and cross-sectional dimension from 45mm to 57mm. |

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# Ramp Slope

| Code Reference | Comments |
|---|---|
| 3.4.6.7.(1) | Change to ambulatory ramp slope: maximum ramp slope is 1:12 except in industrial occupancies. |
| 3.4.6.7.(2) | Ramp slope in industrial occupancies is 1:6 for interior ramps and 1:10 for exterior ramps. |
| 3.4.6.7.(3) | Criteria for curb ramps in 3.8.3.4.(1). CSA B651 "Accessible Design For the Built Environment" |





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The design criteria for curb ramps is not described in Section 3.8, it is all in CSA B651.

# Maximum Bevel on Stair Nosing

| Code Reference | Comments |
|---|---|
| 3.4.6.8.(8) | Change to maximum bevel on stair nosing from 10mm to 13mm. (6mm – 10mm now 6mm – 13mm) |


# Section 3.7 and 3.8

# Calculating Number of Water Closets

| Code Reference | Comments |
|---|---|
| 3.7.2.1.(2) | New Sentence (2) occupant load for purpose of calculating water closets in industrial occupancies is based on staff only. |
| 3.7.2.2. | ▪ **Deleted** – single universal washroom used to reduce occupant load by 10.<br>▪ **Deleted** – single universal washroom not considered in the count |

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Previously industrial occupancies required large numbers of water closets based on factories, many other buildings (like F2 self storage) have very low occupant loads.

That a single universal washroom was not counted was unique to BC, now they are counted.

# Areas Requiring Access

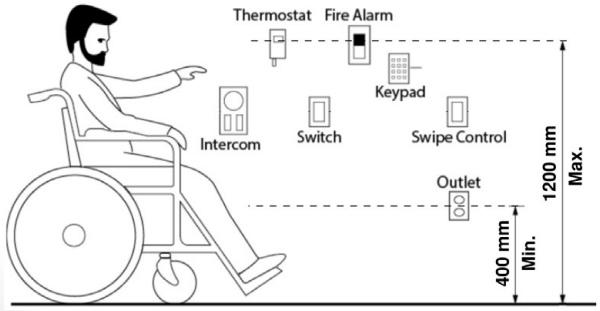
| Code Reference | Comments |
|---|---|
| 3.8.2.1.<br>3.8.2.3.<br>9.5.2. | Moved exception for apartments and condominium buildings.<br>3.8.2.3.(2) and 9.5.2.<br>Provision for non-accessible apartment buildings limited to 2 storey buildings with an inaccessible storey with up to 600m² floor area. |
| 3.8.2.2.(1) | Change to require accessibility at all pedestrian entrances to an accessible storey (except service entrances) – includes isolated suites.<br><br>Sentence (2) exception for first storey (CRU) isolated suites is deleted. |

# Areas not Requiring Access

| Code Reference | Comments |
|---|---|
| 3.8.2.3.(2) | **Additions/changes to list of areas not requiring access:**<br>▪ Small storeys (600m²) in two storey suites on any storey (formerly only first and second storey) not served by an elevator, platform passenger elevating device, escalator or inclined moving walk.<br>▪ Upper level of 2 storey residential suites (hotel, motel, etc.<br>▪ Parking levels without accessible parking spaces.<br>▪ Residential suites not designated by Code or authority having jurisdiction as accessible or adaptable.<br>▪ Small residential buildings not served by an elevator, platform passenger elevating device, escalator or inclined moving walk (this is on the previous slide). |

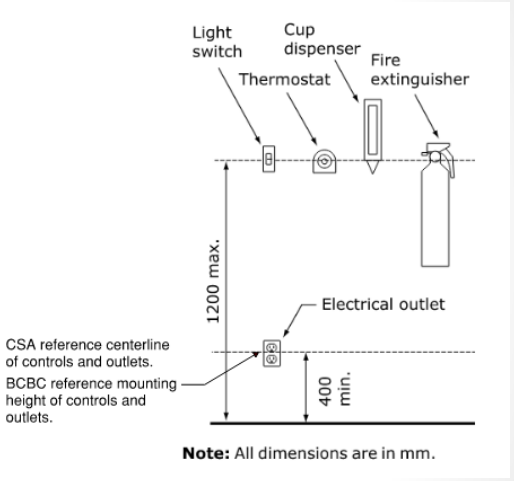
# Controls and Outlets

| Code Reference | Comments |
|---|---|
| 3.8.2.6. and 3.8.3.8. | (1) Controls for the operation of the building shall comply with Subsection 3.8.3 regardless of accessibility (except as required for elevators).<br>(2) Electrical outlets for general occupant use shall be located in conformance with Subsection 3.8.3 |



# Controls and Outlets

| Code Reference | Comments |
|---|---|
| 3.8.2.6. and 3.8.3.8. | Minimum mounting height of controls has been **reduced** from 455mm to 400mm.<br>▪ Controls must be located in or adjacent to an accessible path of travel.<br>▪ Controls with a feedback signal must be visual and audible. |




**Note:** All dimensions are in mm.

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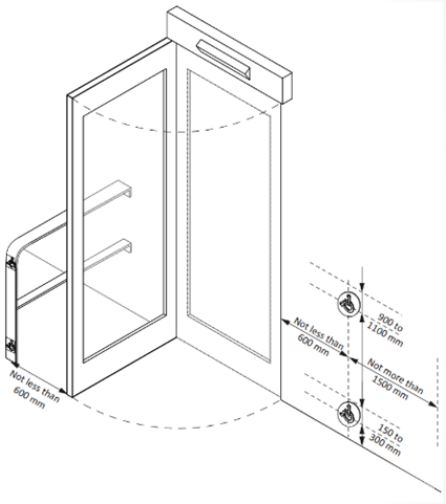
# Power Door Operators

| Code Reference | Comments |
|---|---|
| 3.8.2.7. | (1) Doors equipped with self-closing devices located in the accessible path of travel **between** accessible entrance and,<br><br>entrance doors to suites and rooms served by a public corridor or a corridor used by the public<br><br>▪ Accessible Washrooms doors require a power door operator.<br>▪ Exception for doors on electromagnetic hold-opens. |





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The requirement applies to doors on self-closers.

The exception applies to the same doors on hold-opens.

# Doors and Doorways

| Code Reference | Comments |
|---|---|
| 3.8.3.6.(2) | Minimum clear width of door **increased** from 810mm to 850mm. |
| 3.8.3.6.(12) | Distance between doors in series (in vestibules in accessible path of travel) **reduced** from 1500mm to 1350mm. |

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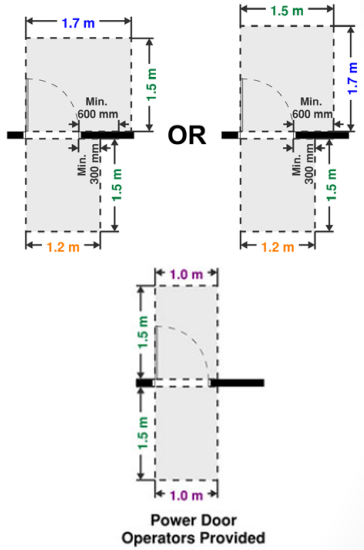
-> Minimum door width increased to 850mm. This standardized the door widths with the minimum widths of obstructions in Sentence 3.8.3.2(2).

# Doors and Doorways

| Code Reference | Comments |
|---|---|
| 3.8.3.6.(15) | Clear space requirements at **pull side of door** increased to 1700x1500mm (manual operation). |
| | Clear space requirements at **push side of door** increased to 1200mm x 1500mm (manual operation). |
| 3.8.3.6.(16) | New clear space requirements at **pull side of door** increased to 1000mm x 1500mm (power door operator) |
| | New clear space requirements at **push side of door** increased to 1000mm x 1500mm (power door operator) |



Power Door Operators Provided





GHL

Dimension (300mm and 600mm) on the latch side of the door has not change.

# Doors and Doorways

| Code Reference | Comments |
|---|---|
| 3.8.3.6.(17) | New requirement for doors leading from public corridors and corridors used by the public to an exit, or to a public area, to be visually contrasting, except in facilities for persons with cognitive disabilities. |

GHL

# Accessible Water Closet Stalls

| Code Reference | Comments |
|---|---|
| 3.8.2.8.(2) | New requirements for number of accessible stalls:<br><br>Accessible stall required in a washroom where more than 2 fixtures (2 water closets or 1 water closet and 1 urinal) are provided in a storey required to be accessible except in suites of care or residential occupancy. |

GHL

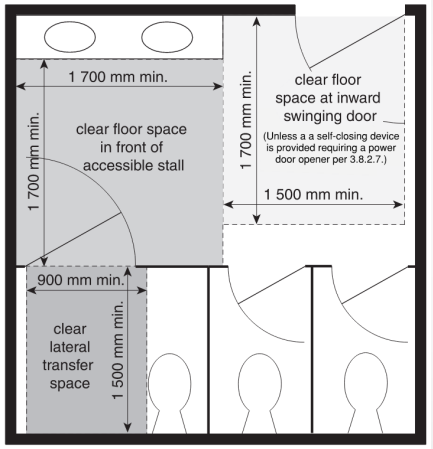




This is a change to how to determine whether accessible stalls are required in rooms with multiple fixtures, no longer determined by occupant  load (2012) or by proximity to other accessible washrooms (2018).

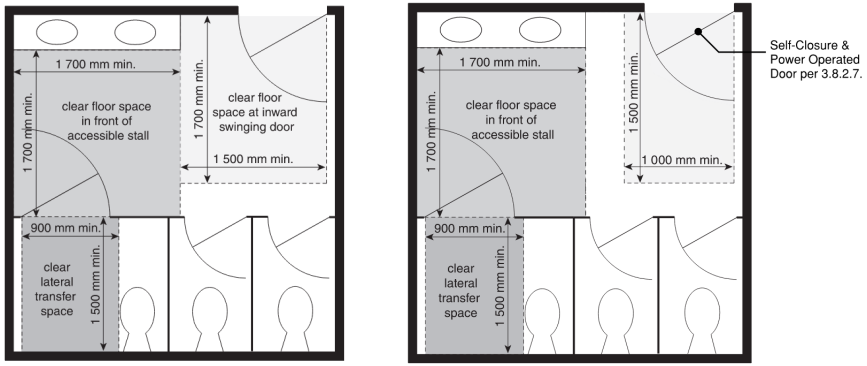
# Accessible Water Closet Stalls

| Code Reference | Comments |
|---|---|
| 3.8.3.12.(1) | Clear space in front of stall **increased** from 1500mmx1500mm to 1700mmx1700mm.<br>Clear lateral transfer space 1500mm long x 900mm wide.<br>Door is aligned with the transfer space or a clear floor space not less than 1700mmx1700mm within the stall. |




GHL

# Accessible Washroom Door Clearance




Without Self-Closer

With Self-Closer and ADO



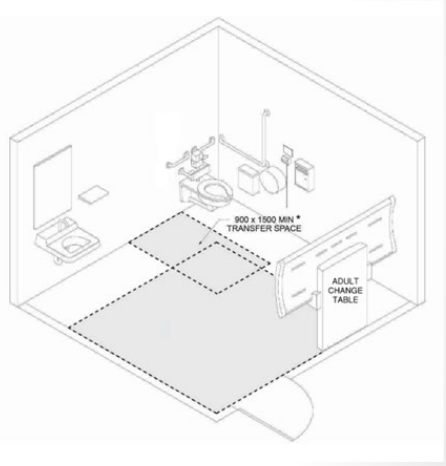


GHL

ADO = auto door opener.

# Accessible Change Space

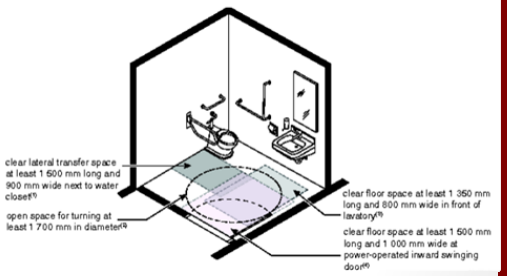
| Code Reference | Comments |
|---|---|
| 3.8.2.8.(15) | New requirement for accessible change space in a universal washroom on the main entrance storey in a building of A, B2 or E occupancy where at least one of the occupancies has an occupant load more than 500 persons.<br><br>(This is an adult change table, see 3.8.3.13.(2) for design criteria) |




GHL

# Universal Washroom

| Code Reference | Comments |
|---|---|
| 3.8.2.8.(1) | New requirement for universal washroom on every accessible storey where washrooms are provided with exceptions for residential, care, treatment and occupancies used predominantly by children. |
| 3.8.3.13.(2) | New requirement for 1500mm x 900mm lateral transfer space inside universal washroom. New requirement for 1700mm diameter turn space.<br>New requirement for emergency lighting. |




GHL



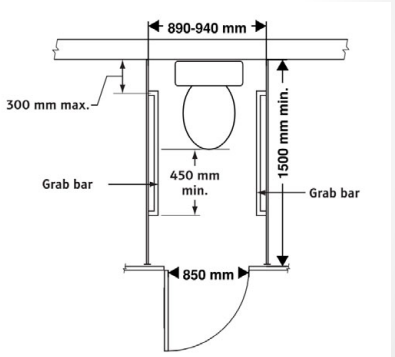


Code used to permit one universal washroom per building.

Now describes a universal washroom on each storey that is accessible and where washrooms are provided.

# Persons with Limited Mobility

| Code Reference | Comments |
|---|---|
| 3.8.2.8.(6)<br>3.8.2.8.(7)<br>3.8.3.15.(1)<br>3.8.3.15.(2) | New requirement for urinals and water closets in accessible washrooms:<br>1 urinal/1 water closet provided for persons with **limited mobility** for each 10 urinals/waterclosets. |




GHL





New kind of semi-accessible stall for persons with limited mobility.

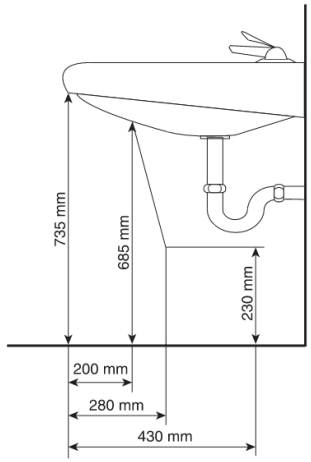
One to 9 fixtures no limited mobility stall required.

10 to 19 fixtures one required.

21 to 29 fixtures 2 required etc…

# Lavatories

| Code Reference | Comments |
|---|---|
| 3.8.3.16.(1) | ▪ Centerline clearance from wall added<br>▪ Reduced clear space in front of lavatory from 920mmx1350mm to 800mmx1350mm with no more than 430mm of the 1350 beneath the lavatory.<br>▪ Width of clearance beneath the lavatory increased from 760mm wide to 800mm<br>▪ Depth of clearance reduced from a point 500mm back from the front edge to a point 430mm back from the front edge.<br>▪ 685mm clearance height reduced from a point 250mm back from the front edge to a point 200mm back from the front edge.<br>▪ 250mm height at 500mm point is now 230mm at 430mm point. |




GHL





Requirement for center line to be at least 460mm from any wall has been added to the building code (was removed in the 2018).

Clear space requirements changes slightly (this diagram is in the notes in the Code).

Clear space in front of lavatory can include 430mm under (knee and foot space for wheelchairs is under the lavatory).

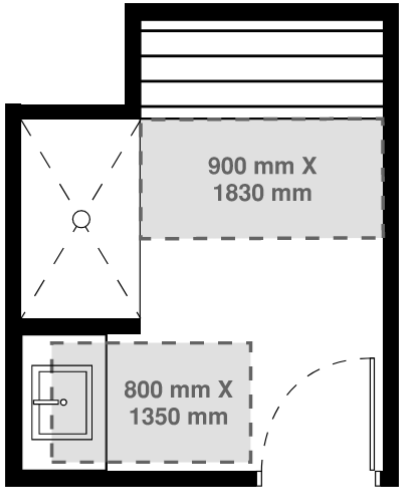
# Bathtubs

| Code Reference | Comments |
|---|---|
| 3.8.3.18.(1) | Increased clear space at bathtubs from 1500mm diameter to 1700mm diameter. |

GHL

# Showers

| Code Reference | Comments |
|---|---|
| 3.8.2.8.(13) | New requirement for universal shower and dressing room where showers are provided for the public or customers or as a common facility for employees. |
| 3.8.3.17.(1) | New design criteria for universal dressing and shower rooms.<br>▪ in the accessible path of travel<br>▪ lockable door with exterior release in emergency<br>▪ bench<br>▪ transfer space<br>▪ coat hook<br>▪ emergency lighting |






GHL



The bench is large: 760mm x 1830mm minimum.

The clear space is 900 x 1830 unless the bench is longer than 1830.

# Seating in Assembly Occupancies

| Code Reference | Comments |
|---|---|
| 3.8.2.3.(4) | New Sentence requiring accessible spaces in waiting rooms with fixed seats. |
| 3.8.2.3.(5) | New Sentence requiring adaptable seating in assembly occupancies with more than 25 seats. |
| 3.8.2.3.(6) | New Sentence requiring an accessible path of travel to 5% of the adaptable seats. |
| 3.8.3.22.(1) | New requirement for 1 in ***every*** 200 seats ***in assembly occupancy seating areas*** to be a permanent wheelchair space, the remaining accessible seats are permitted to be removable. |
| 3.8.3.22.(4) | New requirement for storage of mobility aids on same level, in same fire compartment and near the adaptable seats. |

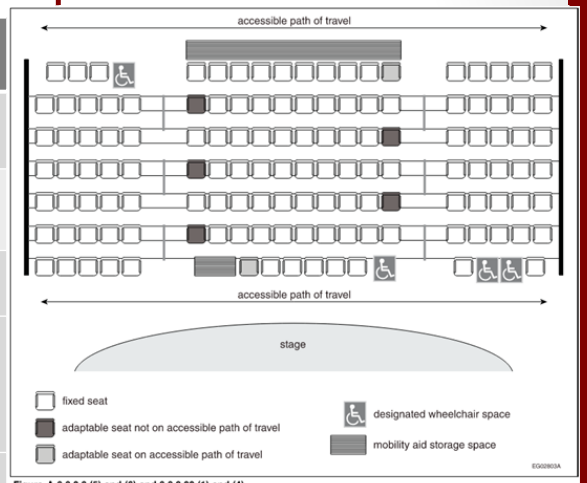



**Figure A-3.8.2.3.(5) and (6) and 3.8.3.22.(1) and (4)**
**Example of distribution of adaptable seats, designated wheelchair spaces, and mobility aid storage spaces in an auditorium**

GHL

# Assistive Listening in Assembly Occupancies

| Code Reference | Comments |
|---|---|
| 3.8.2.9.(2) | Assembly occupancies that have barriers to communication where goods and services are provided, must provide assistive listening or adaptive technology. |

GHL

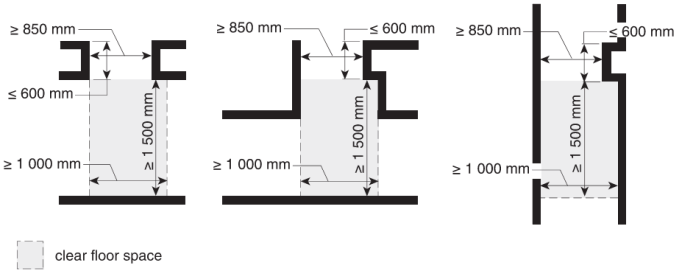




Applies in assembly occupancies only, where goods and services are provided to the public and there is a barrier to communication , such as concession stands, ticket booths.

# Interior Accessible Path of Travel

| Code Reference | Comments |
|---|---|
| 3.8.3.2.(1) | Reduced width of accessible path of travel from 1500mm to 1000mm.<br>Encroachment by handrails relocated to 3.4.6.6. 100mm. Changed permission to narrow specific paths at food service lines, turnstiles, checkouts, and similar, to general criteria for narrowing in all locations:<br>Path reduced from 1000mm to 850mm for up to 600mm with clear space at each end of the narrowing 1000mm parallel to the narrowing and 1500mm perpendicular to the narrowing. |





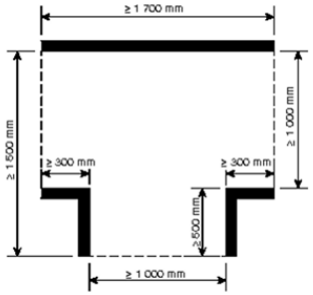


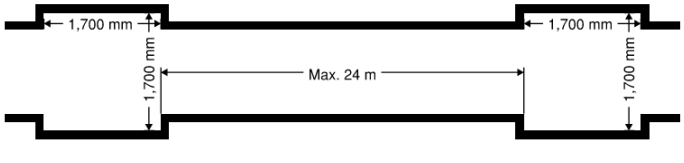

GHL

Defines the narrowing around columns etc. reduced to 850mm (same as a door) for a distance of 600mm.

# Interior Accessible Path of Travel

| Code Reference | Comments |
|---|---|
| 3.8.3.2.(5) | Bump-outs in path of travel reduced from 1800x1800 to 1700x1700mm and frequency increased from every 30m to every 24m. |
| 3.8.3.2.(6) | New sentence for accessible paths of travel less than 1500mm in width for a distance of more than 12m (for paths between 12m and 24m)<br>New requirement for bump-outs: round, rectangle or T-shaped. |








GHL

0-12m paths/corridors have no bump out.

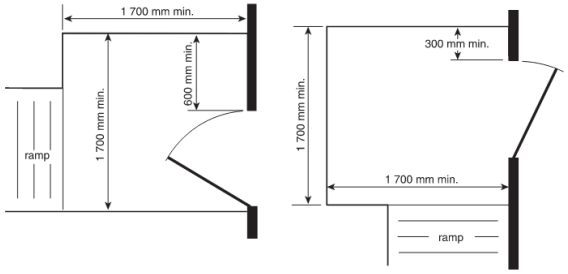
12m to 24m paths/corridors need a turn around space at the ends.

Longer paths/corridors need bump outs every 24m.

Applies to portions of corridors (see GHL guide for diagrams).

# Interior Accessible Path of Travel

| Code Reference | Comments |
|---|---|
| 3.8.3.5.(1) | Ramp width 1000mm.<br>Increased level area top and bottom from 1500mm to 1700mm (creates waiting space due to narrower one-way ramp).<br>Reduced dimensions of level area at 9m intervals and changes in direction from 1500mm x 1500mm to 1350mm x width of ramp. |





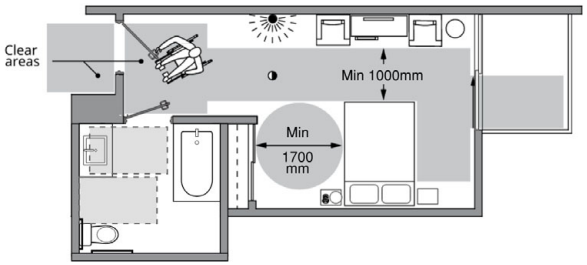

GHL



Narrower ramps and smaller intermediate landings and larger landings top and bottom for waiting (now assumes one-directional travel on ramp).

# Accessible Sleeping Rooms

| Code Reference | Comments |
|---|---|
| 3.8.2.13.(1) | Requirement for accessible rooms in hotels and motels increased from 1 in 40 to 1 in 20.<br>Requirement for sleeping rooms and bed spaces expanded to residential occupancies other than detached and semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses, boarding houses, apartments, and condominiums (i.e. dormitories, shelters, hostels). |
| 3.8.3.23.(1) | Increased dimension of turning area in sleeping rooms from 1500mm to 1700mm.<br>Increased clearance at bedside from 900mm to 1000mm.<br>New requirement for clear floor space in front of closet. |





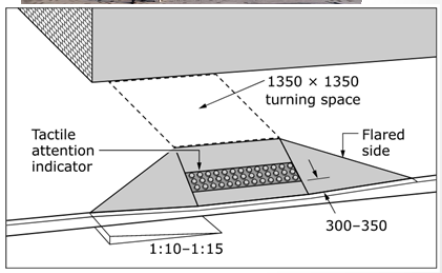



GHL

The accessible path extends to balconies.

# Exterior Accessible Paths of Travel

| Code Reference | Comments |
|---|---|
| 3.8.2.5.(1) | New Sentence requiring a direct accessible path of travel between an accessible entrance and:<br>a) designated parking areas<br>b) exterior passenger loading zones<br>c) common ancillary buildings on the same lot<br>d) a public thoroughfare. |
| 3.8.3.3.(1) | Increased width of exterior walk from 1500mm to 1600mm. Moved Sentence 3.8.3.3.(2) to Clause 3.8.3.3.(1)(d) and added reference to CSA B651 for separation of exterior walks from vehicle routes. |
| 3.8.3.4.(1) | CSA B651 for design of curb ramps. |



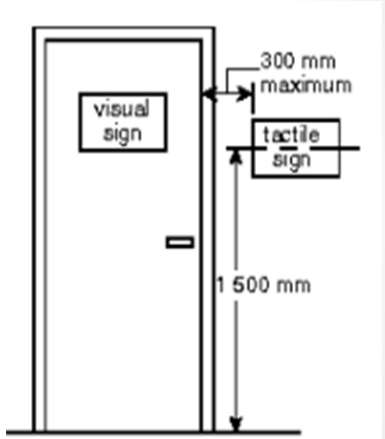

GHL



The requirement for an accessible path from the accessible entrance to the public thoroughfare (street) is a significant change and is potentially challenging on sloping sites.

# Signs – Tactile at Doors

| Code Reference | Comments |
|---|---|
| 3.8.3.9.(2) | Criteria for tactile information signs with requirement for Braille and raised tactile characters in accordance with CSA B651. Requirement for location of signs at latch side of door, 1500mm above the floor, 300mm from the door at:<br>• washrooms<br>• Crossover (inside stair)<br>• Maglocks |


GHL

# Alterations to Existing Buildings

| Code Reference | Comments |
|---|---|
| 3.8.4.5.(1) | Where an existing building is altered or renovated or where the occupancy is changed, access to be provided in conformance with 3.8.2 and 3.8.3 where practical. |





GHL

Code previously described access *where persons with disabilities could reasonably be expected to work or to use the occupancy or building and where practical,* now only says **where practical**.


# Subsection 3.8.5

# Adaptable Dwelling Units

| Code Reference | Comments |
|---|---|
| Subsection 3.8.5 | On Hold until March 2025.<br><br>Section 3.8.5 of the BC Building Code 2018 **remains in effect**.<br><br>Changes in Section 3.8 in BC Building Code 2024 impact common areas. |





GHL

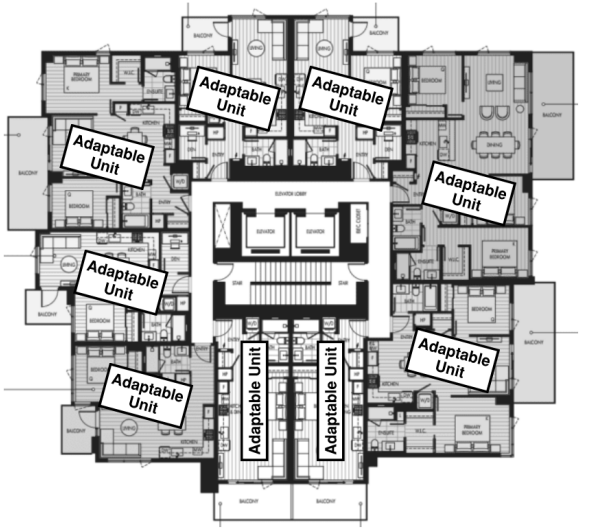
Requirement for 100% adaptable dwelling units and the design criteria for adaptable units is on hold until March 10, 2025.

Section 3.8.5 of the BC Building Code 2018 remains in effect and adaptable dwelling units are required based on local bylaws.

The changes in 3.8.2 and 3.8.3 for common areas do apply.

# Application (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.1 | (2) All dwelling units are prescribed solid backing for future grab bars in at least one bathroom. |




GHL

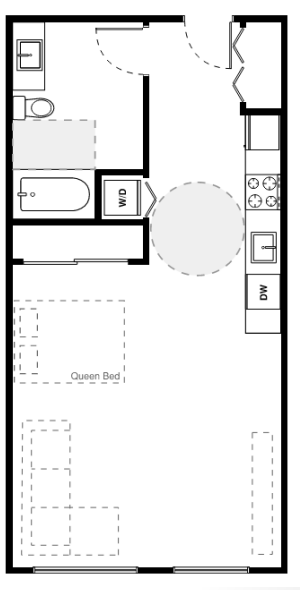




New article to require grab bars to be installed within a bathroom of dwelling unit (including dwelling units that are not required to be accessible or adaptable).

## Construction Requirements (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.2 | (2) New sentence clarifying the permitted overlapping of clear spaces.<br><br>(3) New sentence clarifying that the provisions applicable to bedrooms, bathrooms and kitchens do not prohibit studio suites without separate rooms. |




GHL





Clarification that clear floor spaces within adaptable dwelling units are permitted to overlap each other.

Clarification regarding that adaptable dwelling units are not required to have bedrooms, bathrooms and kitchens, but where these rooms are provided, they must meet the adaptable provisions. This is to enhance adaptability without limiting design options. (ie studio apartments).

# Building Access Requirements (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.3 | (2) Light levels in corridors and in passageways to be minimum 50lx.<br>(4) Common spaces and paths of travel that do not serve adaptable dwelling units need not be accessible (unless otherwise required in 3.8). |


GHL



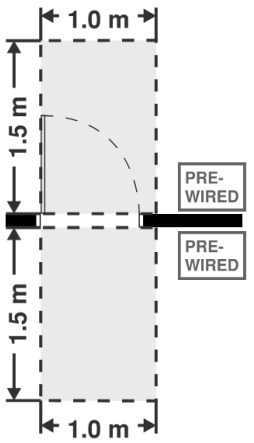


Access from adaptable dwelling units to common areas, spaces, and facilities and all common exterior and interior paths of travel, and protected floor areas per Article 3.3.1.7 must be designed to Subsection 3.8.2

Clarification that common spaces and paths of travel that do not serve adaptable dwelling units need not be accessible (unless otherwise required in 3.8).

## Adaptable Doorways (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.4 | (1) Principal entrance doors for adaptable dwelling units have been increased to 850mm.<br>(2) Principal entrance doors must be provided with clear spaces in accordance with Sentences 3.8.3.6.(14) and (15).<br>(4) Doors to adaptable bedroom, bathroom, and kitchen are required to have doors that are 850 wide with increased door clear areas per Sentences 3.8.3.6.(14)&(15)<br>(5) Reduced clear space at door with power door operators or wired for future operators to meet Sentence 3.8.3.6.(16). |




**Pre-Wired Power Door Operators**

GHL





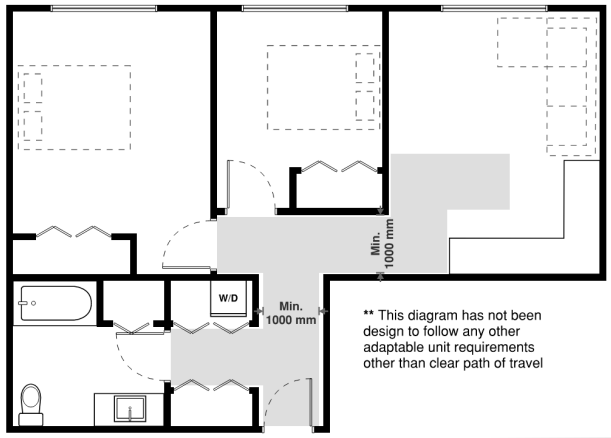
Harmonized with the door size increase to 850mm in the remainder of Section 3.8.

Accessible clear space requirements applies inside adaptable dwelling units.

Reduced clear space at door with power door operators or wired for future operators to meet Sentence 3.8.3.6.(16).

# Adaptable Hallways and Corridors (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.5 | (1) Hallways in adaptable dwelling units must provide accessible path of travel per Sentences 3.8.3.2.(1)&(2). |





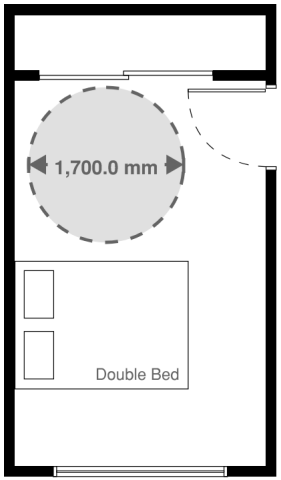



GHL

New design criteria for hallways inside adaptable dwelling units. This requires a minimum width of 1000mm and a reduced width of 850mm for not less than 600mm provided there is sufficient clear space at each end of the obstruction.

# Adaptable Bedrooms (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.6 | (1) New design criteria for bedrooms in adaptable dwelling units.<br>▪ Clear floor space is required that permits a turning adjacent the bed.<br>▪ A pathway between that **could be** unobstructed by a bed to a closet and a clear floor space |




GHL





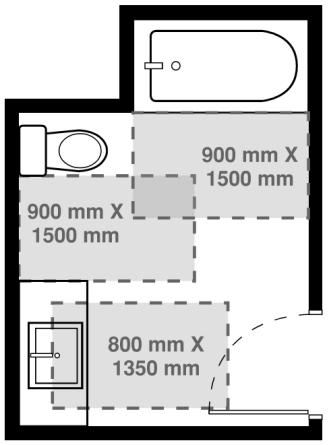
Harmonized with the clear floor space required for accessible sleeping rooms. This does not need to be provided it only need to be demonstrated how it would be possible to provide such as layout.

1700mm x 1500mm clear space or a turning diameter of 1700mm (850 wide unobstructed path around the bed).

-> Clear floor space of 1700mm x 1500mm in front of the closet

# Adaptable Bathrooms (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.7 | (1) At least one bathroom within the dwelling unit be designed to accommodate future alterations to be converted into an accessible washroom. |




GHL

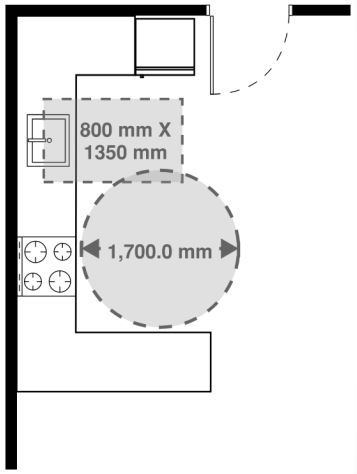




Most requirements for accessible bathrooms must be possible to achieve by modification of the washroom in future, not provided at construction. In the diagram a larger vanity with double basins could be provided at construction and the vanity changed to adapt the bathroom in future.

# Adaptable Kitchens (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.8 | (2) New requirement for 1700mmx1500mm clear space in kitchens.<br>(3) Plumbing to accommodate future alterations kitchen sink. |




GHL





Must be possible to achieve by modification of the kitchen sink in future.

# Adaptable Controls, Switches and Outlets (2025)

| Code Reference | Comments |
|---|---|
| 3.8.5.9 | (1) Reduced the minimum height of controls from 455mm to 400mm.<br>(2) Excludes controls, switches and dedicated outlets for kitchen appliances from the height requirements. |





GHL

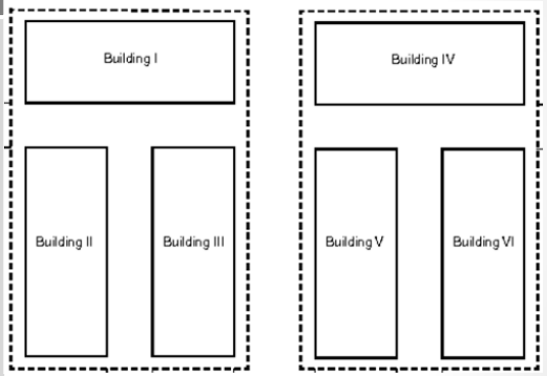
Changed height of controls from 455mm-1200mm to 400mm-1200mm (outlets nearer floor).

Clarification that requirements for controls exclude kitchen appliances, outlets above counter, hood fan etc.


Section 3.9

# 3.9 Self-Storage Buildings

| Comments |
| --- |
| New section applicable to self-service storage buildings.<br><br>A building that is open to the public for the sole purpose of providing individual self-service storage units.<br><br>Specific to one storey self-service storage buildings without other major occupancies, mezzanines, basements or interior corridors and classified Group F, Division 2.<br><br>Principally to address spatial separation between buildings by grouping them and considering them a single building. |




GHL





The Section includes permission to:

- combine building areas and apply Subsection 3.2.2 to a group of buildings to eliminate the requirement to address spatial separation between them in Subsection 3.2.3 subject to minimum distances between buildings and between groups of buildings.
- forgo an occupant load calculation.
- provide fire department access to a group of buildings.
- waive fire separations between storage units in unsprinklered buildings that are divided into fire compartments of up to 500m².

Self-serve storage warehouses that do not meet the criteria in Section 3.9 are still subject to Sentence 3.3.5.9.(1).


Part 9

# Accessibility

| Code Reference | Comments |
|---|---|
| 9.5.2.3 | Exemptions for small residential apartment buildings added here from Section 3.8. |

# Stairs, Guards and Handrails

| Code Reference | Comments |
|---|---|
| 9.8.4.9 | Open risers now limited to interior and exterior stairs serving a single dwelling unit, a house with a secondary suite, service rooms, industrial occupancies (except storage garage), or are principally used for maintenance. |

GHL

# Firestopping

| Code Reference | Comments |
|---|---|
| 9.10.9.2 | Added joint firestops to continuity of fire separations (now same as Part 3). |
| 9.10.9.6 to 9.10.9.9 | Firestopping piping penetrations and outlet boxes is the same as Part 3. |





GHL

Firestopping at penetrations and outlet boxes and joints is the same as in Part 3 now. Tested firestop S115.

Firestopping in Part 9 used to be generic, now it requires tested systems.

# Radon

| Code Reference | Comments |
|---|---|
| 9.13.4 | Expands requirements to provide access for future installation or a rough-in for soil gas control or designed to Parts 5 and 6 to all buildings regardless of location, occupancy classification or extent of time occupied. |

# Part 9 Spatial Separation

| Code Reference | Comments |
|---|---|
| 9.10.14.1.(1) | Clarifies that 9.10.14 Spatial separation between buildings does not apply to detached carports conforming to Section 9.35 which serve a single dwelling unit or house with secondary suite (formerly reference only garages). |
| 9.10.14.5.(4) | For a detached garage or accessory building serving one dwelling unit the exposing building face need not comply with cladding **and construction** requirements in Table 9.10.14.5.A regardless of limiting distance. |
| 9.10.14.5.(11) and (12) | Replaces term 'public thoroughfare' with 'public way' which is an existing defined term (this is the section on eave protection). |





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# Part 9 Spatial Separation

| Code Reference | Comments |
|---|---|
| 9.10.15.2.(1) | Exposing building face may be divided into individual portions – Sentence no longer describes individual **vertical** portions. Except where the limiting distance is 2m or less, any portion with 2m or less limiting distance is calculated as a single building face. |
| 9.10.15.4.(7) | New exception to application of 9.10.15.4.(1), to double permitted area of glazed openings in an exposing building face where the building is sprinklered provided rooms adjacent the exposing building face sprinklered regardless of NFPA exemptions. |





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Code has changed in several places to clarify that if you are using sprinklers to reduce LD then all the rooms on that building face need to be sprinklered.  Because 13D would permit unsprinklered closets, bathrooms, garages etc.

# Part 9 Structural Changes

| Code Reference | Comments |
|---|---|
| Section 9.23 | ***On Hold until March 2025.*** |

# Part 9 Cooling

| Code Reference | Comments |
|---|---|
| 9.33.2. | Adds Cooling Systems to Subsection 9.33.2; required for dwelling units intended for use in the summer months on a continuing basis unless determined to be unnecessary by Article 9.33.5.1 or good engineering practice according to Article 6.2.1.1. Sentence 9.33.3.1.(2) which prescribes temperature to be maintained in at least one living space in a dwelling unit (this is for safety, not for comfort). |

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This is an air conditioned room to provide a safe space in a heat wave it is not for occupants' comfort.

# Part 6 Ventilation in Dwelling Units

| Code Reference | Comments |
|---|---|
| 6.3.1.1.(4) | Individual dwelling units with self-contained heating season mechanical ventilation systems must use Subsection 9.32.3 (used to say Part 6 **OR** 9.32.3, no longer refers to Part 6) |


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