

NOTICE: BUILDERS & DESIGNERS

BC Building Code Updates – Effective March 10, 2025

Adaptable Dwelling Units accessible design, **Seismic Design** requirements and **ZERO Carbon Step Code minimum EL-1** will be in force for applications **submitted on or after March 10, 2025**, and buildings will need to meet these requirements.

Adaptable Dwelling Units (ADUs)

Adaptable Dwelling Unit means a *dwelling unit* designed and constructed with some *accessible* features and which accommodates the future modification to provide more *accessible* features.

New 100% ADUs in large condominium apartment buildings and first floor dwelling units in new small apartments and condominiums.

See BC Building Code 2024 (BCBC) Accessibility: 3.8.1.1: Scope and 3.8.2.1. for exceptions.

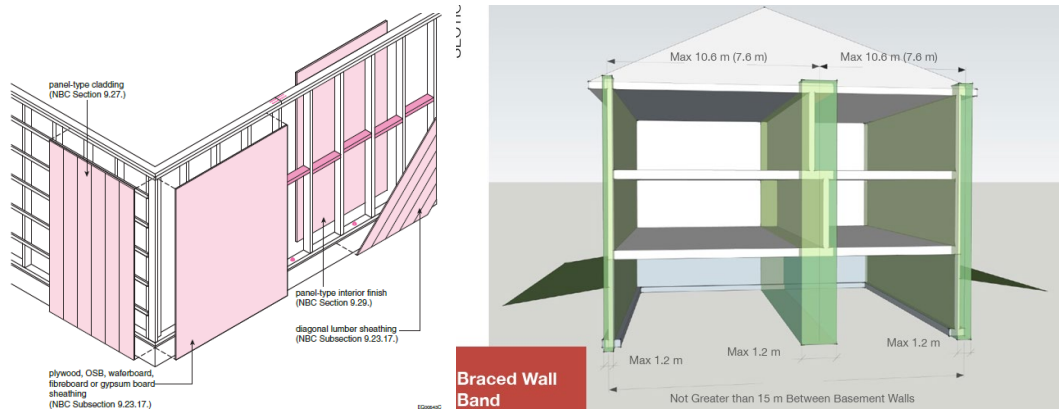


BCBC 9.5.2.1. and 3.8.2.1.(1) & (2) Notes that PART 9 detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses are exempt from accessibility requirements except for at least one bathroom must be provided with backing reinforcement for future grab bars for toilets, showers and bathtubs as per BCBC 2024 9.5.2.1. & 3.8.5.7.(1)(e). See also BCBC 3.8.5.1.(1) & (2) and 3.3.1.7. See 9.5.2.2. and 9.5.2.3.



Seismic Design Requirements

BCBC 2024 Seismic design requirements are in force for applications submitted on or after March 10/2025.



Seismic design drawings for braced walls and panels will need to be included in the submission package. [Download the building application checklist](#) see page 3 for the LATERAL BRACING PLAN requirements to be noted. ****Note that this includes both Part 3 and Part 9 buildings.**
Note: Part 9 buildings include single family houses and **Part 3** buildings include large or complex buildings.

Geotechnical requirements:

A Professional Geotechnical Engineer is required to provide a **Schedule B - Geotechnical** to be submitted along with a sealed report for each building site that includes **Site Class** determination and other factors that would support the **Structural design drawings for Wind & Seismic forces** of a building. This information is to be provided to the Structural engineer.

Structural drawing requirements:

A set of sealed structural foundation & whole building drawings to include the design for bracing to resist **Wind & Seismic forces for braced wall bands and braced wall panels** based on the **Geotechnical report findings** and **Site Class** determination, the HWP, snow load, open or rough terrain, weight of construction, as well as the locations, materials required, blocking & nailing requirements etc. ****Note that this includes Lateral Bracing Plans for Part 3 and Part 9 buildings.**

See page 3 of the Building Permit Application Checklist for the LATERAL BRACING PLAN requirements to be noted. (Structural P.Eng. provides – digital PDF design)

BCBC 2024 Seismic design requirements are in force for applications submitted on or after March 10/2025. ****Note that this includes all buildings.**

Zero Carbon Step Code Update: EL-1 effective March 10, 2025

Effective March 10, 2025, new buildings must meet at least **Emissions Level: EL-1 of the Zero Carbon Step Code**. This means that applicable buildings following the performance path will be required to measure and disclose operational greenhouse gas emissions.

The [Part 3](#) and [Part 9 Step Code Compliance Checklists](#) already disclose operational greenhouse gas emissions to the Authority Having Jurisdiction, so users of those checklists already comply.

Energy Step Code		
SELECT Energy Step Level:	Required	3
	Proposed:	3
	Mid-Con	3
	As-Built:	3
-		
ENTER Heating Degree Days (HDD):		
Cooling System Capacity (Watts)	Proposed:	0
	As-Built:	0
	-	
	-	

Carbon Standard		
Carbon Standard Level:	Required	EL 1- Measure Only
	Proposed:	EL 1- Measure Only
	Mid-Con	EL 1- Measure Only
	As-Built:	EL 1- Measure Only

Building Type Selection			
Single Detached			
Hover here for important note	Dwelling Unit Count (EBS)	Unit Count w/o Subsz	Unit Count Used
Proposed	0	0	0
Mid-Con	0	0	0
As-Built	0	0	0

F: 9.36.6. ENERGY STEP CODE COMPLIANCE

You can access [BCBC Revision 5 \(PDF\)](#) of the BC Building Code 2024 on the **Errata & Revisions** page of [the Building Codes and Standards website](#).

See **BCBC Section 9.37 Greenhouse Gas Emissions**.