
BULLETIN 2014-02-BU

March 14, 2014

USE OF 2012 BCBC AND THE 2014 VANCOUVER BUILDING BY-LAW FOR GENERIC ALTERNATIVE SOLUTIONS

As directed by Council Policy, the Building Policy Branch will issue the next edition of Vancouver's Building By-law (VBBL) in the objective based format using the 2012 British Columbia Building Code (BCBC) as its base document. Vancouver's new Building By-law is coming into effect on July 1, 2014.

This bulletin provides an update with respect to the City's development of the next edition of VBBL as well as the use of specific provisions in the 2012 BCBC and also the 2014 VBBL, which is currently in draft format, on a "generic" alternate solution basis.

In order to simplify this process and eliminate the need for alternate solution submissions in each case, the City will generally authorize the use of "non-contentious" provisions of the 2012 BCBC and the 2014 VBBL on a generic alternate solution basis. No alternate solution application will be required, except that the design professional (Certified Professional/Code Coordinating Professional) must identify in writing the specific 2012 BCBC and/or 2014 VBBL code provisions that are intended to be applied to the project. The registered professional should also verify that any related code requirements are also implemented to ensure that the building code application is consistent with the objectives of Vancouver's current Building By-law.

Some examples of generic alternative solutions which could be accepted are:

1. Green exit signs provided there is no combining with existing red exit signs
2. Water curtain protection for exit exposure for exits serving not more than 10 persons
3. Electro-magnetic door release hardware (i.e. motion detector and push button)
4. Exit capacity for licenced beverage establishments

Should there be any doubts as to the status of any specific code requirements, please contact Mr. Jason Watt, P.Eng., CP at 604.871.6074 or by email at jason.watt@vancouver.ca.

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