

BULLETIN 2025-001-AD

July 11, 2025

## **ADVANCED USE OF ACCEPTABLE SOLUTIONS IN THE 2025 VANCOUVER BUILDING BY-LAW**

This Bulletin outlines the process to request the application of specific acceptable solutions of the 2025 Building By-law for projects applied for under a prior edition of the Building By-law.

### **Background**

On May 20, 2025, Council adopted the 2025 Vancouver Building By-law (VBBL) to take effect on September 15, 2025. To expedite the issuance of building permits and reduce the need for alternative solution applications, the Chief Building Official may authorize the advance use of specific provisions of the 2025 VBBL where it has been suitably substantiated by the design professional and accepted by the Chief Building Official.

### **Qualification and Conditions**

Where a designer wishes to implement specific acceptable solutions in the 2025 Building By-law on projects applied for under an earlier edition of the Building By-law, the project is to comply with following conditions:

- The project must have been submitted as an application for building permit under a prior edition of the Building By-law (2019), and
- The building permit has not yet been issued (or in the case of CP project the final stage of a building permit has not yet been issued).

Early adoption of certain provisions of the 2025 VBBL could have significant code compliance or construction implications. This could result in the need for additional review of previously submitted documentation or further interactions with other review groups. The early application of provisions of the 2025 VBBL is therefore subject to City staff capacity to undertake this work. Additional fees for revision to the building permit documents to reflect these proposed variations will apply as normal.

### **Submittal Process**

Where a designer wishes to implement specific acceptable solutions in the 2025 Building By-law on projects applied for under an earlier edition of the Building By-law, a detailed alternative solution submittal may not be required where suitable documentation has been provided.

The applicant responsible for the building permit application or code coordination of the project (the registered professional of record or code consultant for a building designed to Part 3), shall submit a letter to the Chief Building Official through the Building Project Coordinator that:

- Identifies the at-variance requirement of the applicable Building By-law requirement and an outline of the scope of its impacts on the building design.
- Identify the corresponding 2025 Building By-law acceptable solution that is intended to be implemented in lieu of the applicable requirements.
- Includes sketches, diagrams, or other supporting materials that clearly identify locations where these solutions are to be implemented.
- Provide a clear statement of opinion confirming that the required features of the design satisfy the applicable provision of the 2025 Building By-law have been provided and aligns with the intended context of those requirements.

This letter is to be submitted electronically and provided to the Building Project Coordinator for review and subsequent referral to the Chief Building Official. Where issued by a registered professional, the letter shall be digitally signed and sealed in a manner acceptable to the applicable professional practice guidelines of the applicant's professional organization.

On projects where more than one variation proposed, then each variation is to be clearly identified and shown to satisfy the process noted above.

### **Implementation**

If early adoption is acceptable to the Chief Building Official, it is the applicant's responsibility to coordinate the design and field review of the design changes resulting from the early adoption of 2025 VBBL requirements. This includes the submittal of all necessary permit revisions, along with corresponding updates to the code compliance report and other design and building permit documentation.

This Bulletin replaces the prior Bulletin 2019-005-BU "Generic alternative solutions process for advanced use of the 2019 Vancouver Building By-law".

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