

Vancouver Building By-Law 2025 – Fall 2024 Public Review of Proposed Changes – Phase I and II

What is the purpose of this engagement?

In late 2023, the Province of British Columbia released the newest version of the BC Building Code. This started a process of review by the Chief Building Official and Building Policy staff at the City of Vancouver to develop new regulations for consideration by City Council for adoptions as a new Building By-law.

The Chief Building Official invites your comment and feedback with respect to the proposed substantive new Unique to Vancouver changes that will be incorporated into a new Building By-law substantially based upon an adoption of the 2024 BC Building Code, and carrying forward the existing unique to Vancouver requirements from the previous Building By-law.

Background Information

Building codes establish requirements for building design and construction and specify minimum levels of performance in many areas. Many of these requirements have been harmonized across the country through the Canadian Model Codes system to promote consistent performance of buildings across the country in the areas of health, safety, accessibility, the protection of buildings from fire or structural damage, and the protection of the environment. This also facilitate the certification and use of products, materials, and equipment, and the employment of skilled trades.

The National Model Codes have no legal authority until they are adopted by a government authority with the appropriate jurisdiction. In Vancouver, this is by enacted through the Building By-law, which is substantially based on the Provincial Building Code, which includes the National Model Building Code through a similar process of adoption.

At the direction of Chief Building Official, Building Policy staff have identified several significant policy changes for consideration that address local priorities and local concerns, and help promote Vancouver leadership in the areas of building performance and climate adaptation. If adopted, these new provisions will be incorporated into the Building By-law along with existing unique to Vancouver requirements and the 2024 BC Building Code as the base document.

Your Feedback

Your feed back is important, and will help inform City decision making in further developing construction regulations that:

- Are Clearly Understandable
- Are Technically Accurate, and
- Reduce the likelihood of Unintended Consequence

This survey is voluntary, and a response is encouraged, but is not required.

How do I provide feedback?

In order to provide the City with feedback, please email the Chief Building Official your responses to CBO@vancouver.ca by **November 29th** end of day.

You may comment on any or all of the items, and if your responses are numerous or lengthy, consider using the attached response form template for each item.

In your response, please identify the specific change proposal, if you support it, your comments and suggestions, and the rational or basis for your suggestions. A response template is provided for your convenience.

The Chief Building Official also welcomes other suggestions for change or new areas of work, although they may not act on all provided suggestions.

This review is informal, and City staff will review your comments and suggestions. Staff may also contact you for additional information provided that you have provided us with contact information.

Information Sessions

In addition to the write ups provided for each proposed code change, City staff will be hosting information sessions on changes related to energy and environment, as well as healthy homes, and 2024 BC Building Code seismic requirements. For more information on these sessions and to sign-up, please visit the [Vancouver Building By-law webpage](#).

Vancouver Building By-law 2025 - Proposed Significant Changes – Phase I & II

The following is a list of proposed code change topics. Each topic includes its own write up explaining the intended change and general rational behind the change.

Phase I Proposals:**Fire and Life Safety:**

- CCR-24-0001 Sprinkler protection design requirements
- CCR-24-0002 Spatial Separation of Shared Residential Garages Up to 5 Vehicles
- CCR-24-0003 Exit Exposure for Detached Houses and Duplexes
- CCR-24-0004 Storage Garage Security
- CCR-24-0005 Overhead Di-electric Liquid Filled Transformers
- CCR-24-0006 Fire Department Extended Access Path
- CCR-24-0007 Interconnected Floors in Dwelling Units

Health and Security:

- CCR-24-0008 Adaptability
- CCR-24-0009 Gender Neutral Washrooms
- CCR-24-0010 Seasonal Patio Washrooms

Ventilation & Indoor Air Quality:

- CCR-24-0011 Healthy Homes
- CCR-24-0012 Ventilation Rates for Buildings

Energy & Environment:

- CCR-24-0013 Energy requirements for Four Storey Buildings
- CCR-24-0014 Updated Energy Modelling Guidelines
- CCR-24-0018 Exclusion of Lighting Power Trade-off
- CCR-24-0019 Commissioning of Buildings
- CCR-24-0020 Submetering of Buildings
- CCR-24-0021 Airtightness of Buildings
- CCR-24-0022 Embodied Carbon
- CCR-24-0024 Alteration Provisions to Accommodate Reconstruction

Phase II adds the following additional change proposals:

- CCR-24-0025 After Hours Lobby Egress
- CCR-24-0026 EML Devices on Frequently Used Egress Doors
- CCR-24-0027 Garage Doors Use for Egress
- CCR-24-0028 Fire Alarms in Triplex and Quadplexes
- CCR-24-0029 Sprinkler Protection of Balconies
- CCR-24-0030 Existing Buildings
- CCR-24-0031 Temporary Buildings and Uses

Note: In response to Council direction, staff are developing additional proposed changes related to energy efficiency and carbon emissions, and these proposed changes will be included in a follow-up invitation to comment.

Privacy Statement

Your comments and feedback are collected by the City of Vancouver under sections 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act, for the purpose of soliciting feedback on the Vancouver Building By-law. Please do not include any personal information about yourself and/or others including phone numbers and email addresses in the body of your comments.

**Vancouver Building By-Law 2025
Fall 2024 Public Review – Proposed Change Response
Template (Phase I and II)**

Contact Name:

Contact information email or phone number (optional):

Organization or Affiliation (if any):

Role (if any):

Proposed Change:

Do you support this change:

(Support) / (Support with modifications) / (Do not Support)

Proposed modification(s):

Comments/Rational: