

Building By-law 2025

Book I: General (Volume 1 & 2)

ERRATA for Bylaw #14343 (v1.02a)

Consolidated to October 09, 2025

Convenience Copy*

* THESE MATERIALS ARE NOT AN OFFICIAL VERSION. This document is provided as a convenience and for informational purposes; and does not constitute an endorsement or an approval of this document by Vancouver City Council. These materials contain information that has been derived from information originally made available at:
<https://vancouver.ca/your-government/find-a-bylaw.aspx>



Division A, Article 2.2.1.1., under Objective OS4 - Added the following:

OS4.3 – intruders being able to force their way through physical security feature

Division A, Article 3.2.1.1., under Functional Statements F30 - Revised as follows:

F30 To minimize the risk of injury to persons as a result of tripping, slipping, falling, contact, assault, drowning or collision.

Division B, Article 1.3.1.2., in Table 1.3.1.2., - Add the following row:

ASHRAE	ANSI/ASHRAE 62-2001 (except addendum n)	Ventilation for Acceptable Indoor Air Quality (except Addendum n)	6.3.1.1.(2) 6.3.1.1.(3) 10.2.2.3.(1) A-9.25.5.2.
ASHRAE	ANSI/ASHRAE 62.1-2016	Ventilation for Acceptable Indoor Air Quality	6.3.2.2.(1)

Division B, Article 1.4.1.2., under Defined Terms – Delete the following:

~~Greenhouse agricultural occupancy (Group G, Division 3) means an agricultural occupancy where plants are grown in a building or part thereof that is primarily constructed of roofs and walls designed to transmit natural light.~~

Division B, Sentence 3.1.3.2.(2) – Revised to read the follows:

2) Except as permitted in Article 3.1.3.4. and Subsection 11.2.5., not more than one *suite* of *residential occupancy* shall be contained within a *building* classified as a Group F, Division 2 *major occupancy*.

Division B, Clause 3.2.5.1.(4)(b) – Revised to read as:

b) the *exit* doors shall be provided with a wired glass panel measuring no less than 0.0645 m² in area and located not more than 300 mm from the door opening hardware.

Division B, Article 3.3.4.2. – Sentence (3) Revised to read as:

3) Floor assemblies within a *dwelling unit* need not be constructed as *fire separations* provided the *dwelling unit* complies with Sentence (6) or

Division B, Subsection 3.3.7. – Adds the following Articles:

3.3.7.1. Scope

1) This Subsection is intended to address issues of life safety through the security of buildings.

3.3.7.2. Skylights

1) All openable skylights shall be designed to prevent opening from the outside when in the closed and locked position.

2) All exterior skylight fasteners shall be tamperproof.

3.3.7.3. Doors

1) All entrance and exterior doors to dwelling units, doors between dwelling units and attached garages, and doors which provide direct or indirect access from storage garages to dwelling units shall conform to Subsections 9.6.1. and 9.7.3.

3.3.7.4. Sidelights to Doors

1) All sidelights to doors and all windows adjacent to doors located within 915 mm of the door locks shall conform to Sentence 9.6.1.4.(1).

3.3.7.5. Exterior Sliding Windows

1) In buildings of residential occupancy, all exterior windows with a sliding sash located within 5 m of finished grade, shall be provided with a positive, automatically locking mechanism and installed so that the sliding sash cannot be removed from its frame when in the locked position.

3.3.7.6. Security Gates for Storage Garages

1) Security gates installed at vehicle entrances or at secured areas in storage garages shall comply with the following provisions.

a) Except as required in Clause (1)(b), a security gate shall be designed and installed with clearance between the moving parts and adjacent surfaces which is sufficient to prevent injury or entrapment and is no greater than 100 mm.

b) If a horizontally sliding security gate opens by sliding into a pocket guard enclosure constructed against a wall,

i) the clearance between the pocket guard enclosure and the wall surface shall be no greater than 25 mm; and

ii) the clearance between the pocket guard enclosure and the gate frame shall be no greater than 25 mm on each side of the gate frame.

c) A security gate shall be designed and installed with

i) a load sensitive device designed to reverse the gate on contact with an obstruction, ii) a five second audible or visual warning device indicating the opening or closing of the gate, and

iii) a maximum clearance between the gate frame and wall surface of no more than 25 mm.

Division B, Subclause 3.3.8.1.(1)(c)(iii) – Revised to read as follows:

iii) is equipped with a steel mesh ceiling, no lower than 460 mm below the sprinkler head, and

Division B, Clause 9.8.6.2.(4)(a) – Revised to read as follows:

a) 900 mm for stairs or ramps serving a single dwelling unit or a single detached house, and

Division B, Article 9.10.6., - Add the following Article:

9.10.6.3. Di-electric Liquid Filled Transformers

1) Where *noncombustible* surfaces are required by the “Electrical Safety Regulations” or its referenced standards, to prevent the exposure of *combustible construction* from di-electric liquid filled equipment, exterior wall assemblies and roof surfaces within the stipulated area may comply with the provision of Article 3.1.5.25.

Division B, Article 10.4.1.1., – Sentence (1) and Clauses (a) Revised to read as follows:

- 1) This Section applies to new *buildings* and *additions* described in Sentence 1.3.3.2.(1) of Division A, except those (See Note **A-10.4.1.1.(1)(a).**)
- a) subject to Article **10.2.1.4.** and any *storage garage* attached to them, or

Division B, Article 11.2.3.1., under Table 11.2.3.1. – The following duplicate is deleted:

Sprinklers		Sprinklers are not required provided the construction value of the alteration is less than or equal to 50% of the replacement⁽¹⁾ value of the existing building.
Heating Systems	Furnace room enclosure	No separation required but provide proper combustion air and required clearances from all equipment.⁽²⁾
Smoke Alarms	Entire building	Interconnected smoke alarms to be installed on each storey including basements, in each sleeping room and in a location between the sleeping room and the remainder of the storey and if the sleeping room is served by a hallway, the smoke alarm to be located in the hallway. Installed by permanent connections to an electrical circuit in conformance with Subsection 9.10.19. Division B. Provided with battery backup and manual silencing devices which will silence the alarm in conformance with Article 9.10.19.6. of Division B. Carbon Monoxide detectors to be provided in accordance with the 9.32.4.2.(3)
Stairs and Handrails	Entire building	Existing stairs to comply with Section 9.8., excepting the following dimensions: tread depth 235 – 355 mm, rise 125 – 200 mm and run 210 – 355 mm, unless considered to present an unsafe condition as determined by the Chief Building Official. All existing stairs to have at least one handrail in conformance with Subsection 9.8.7.
Guardrail Protection	Entire building	Existing guards may be retained provided they are structurally sound, non-climbable and ≥900 mm high.

Division B, Article 11.5.3.1.(2), in Table 11.5.3.1.(2), – Revised to read as follows:

\$0.00 to \$152,999	N	N	N	N	N
--------------------------------	--------------	--------------	--------------	--------------	--------------

Division B, Article 13.1.1.5., – Sentence (1) and Clauses (a) & (b) Revised to read as follows:

- 1) For the purposes of this Part, the term “temporary building” refers to a *building* that is **neither** intended for **nor** constructed to a standard **that would** support continuous ongoing occupancy on a permanent basis, **and** is used **for a time period that does not exceed**
- a) 12 consecutive months, or
 - b) for a fixed term of occupancy **no longer than 3 years**, that is acceptable to the Chief Building Official.