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## BC Building Codes 2024 Implementation

**No.: PERMITS-62**  
**Date: 2024-04-22**

### Purpose

To inform owners, designers and contractors of the implementation of the *British Columbia (BC) Building Codes 2024*.

### Background

The Province of British Columbia has the sole authority to set technical building requirements in the province. The Province of British Columbia has adopted the 2024 edition of the *British Columbia Building Code* including Book I, General and Book II, Plumbing Systems.

### Implementation

The 2024 edition of the *BC Building Code* becomes **effective March 08, 2024**. The effective date for the new adaptable dwellings and earthquakes design changes will be deferred to **March 10, 2025**, in order to allow additional engagement and sufficient training to enable low or no-cost design solutions. Other arrangements include:

- Building permits issued under *2018 BC Building Code* are not generally affected.
- Building permit applications that are complete and submitted prior to **March 08, 2024** are not generally affected.
- Any building permit application submitted on or after March 08, 2024, must comply with the requirements of *BC Building Codes 2024*.
- New Letters of Assurance (Schedules B, C and A) are available and shall be used for applications in conformance with *BC Building Codes 2024*.

The new *BC Building Codes* can be downloaded at [BC Codes 2024](#). The document will be continually revised to improve usability. Please refer to [Errata & Revisions](#) for changes from time to time.

The *BC Plumbing Code 2024* will be the National Plumbing Code of Canada 2020 with unique to BC requirements. Please review the [Information Bulletin – 2024 Edition of the British Columbia Plumbing Code](#) by the Building and Safety Standards Branch (BSSB) for details.

### Highlight of Changes

#### National Code changes incorporated into *BC Building Code 2024*:

- Enabling mass timber construction. Also see [Revision #1](#) which enables Encapsulated Mass Timber Construction (EMTC) for a broader range of occupancies and for building up to 18 storey in height, effective April 10, 2024.
- Requiring rough-ins for radon safety province-wide.
- [Self Service storage buildings](#).

See over →

**BC-specific changes effective March 2024:**

- More complete and specific language for constructing [extended rough-ins for radon](#) subfloor depressurization systems.
- Adopting cooling requirements to provide one living space that does not exceed 26 degrees Celsius.
- Retaining existing ventilation requirements for systems serving single-dwelling units.

**BC-specific changes effective March 2025:**

- Requiring 100% adaptable dwellings in large condominium and apartment buildings and the first floor dwelling units in new small apartments and condominiums to be adaptable.
- Reinforcement of bathroom walls to allow future installation of grab bars.
- Early adopting national provisions to improve earthquake design changes for housing and small buildings with high seismic hazard values.

For further information on building permit application submissions, please contact the Building Approvals Department at 604-276-4118 or email at [building@richmond.ca](mailto:building@richmond.ca).

**References**

- [BC Building Codes 2024](#)
- [Technical Bulletins issued by BSSB](#)
- [Errata & Revisions to BCBC 2024](#)