

January 09, 2025

2024 BC Building Code- 2025 Requirements- Information Bulletin

The 2024 BC Building Code (BCBC 2024) came into effect on March 8, 2024. However, seismic and adaptable dwelling unit provisions from the BC Building Code 2018 edition remain in effect for projects with building permits applied for before March 10, 2025. Projects with building permits submitted on or after March 10, 2025, must comply fully with BCBC 2024, including seismic design and adaptable dwelling unit requirement

Seismic Design

All new buildings in British Columbia, including in areas that previously did not require consideration of seismic activity, must now meet the seismic design requirements of BCBC 2024 Section 9.23. Significant changes have been made to Section 9.23 to address higher seismicity across the province, with major updates to Subsection 9.23.13—Bracing to Resist Lateral Loads Due to Wind and Earthquake. British Columbia has the highest seismic hazard values in Canada, necessitating a redesign of lateral load resistance methods and the introduction of new design solutions to help designers stay within the parameters of Part 9.

The Ministry of Housing is collaborating with industry partners and Codes Canada to develop a new illustrated guide for lateral load design in Part 9 buildings. Additional learning materials are also being produced. The [existing Illustrated Guide – Seismic Bracing Requirements BC Building Code Part 9](#) remains valid for use with the 2018 edition of Section 9.23.

Additional information regarding seismic design can be found on the provincial website [here](#).

Town of Smithers Staff are currently working with the Building Officials Association of BC (BOABC) and other partners to develop training on applying the new requirements for local building projects. Training sessions for building designers and contractors on the seismic requirements will be announced when more information is available.

Adaptable Dwelling Units

An adaptable dwelling unit is designed and constructed with some accessible features and can be modified in the future to provide additional accessibility.

Adaptable dwelling unit requirements apply to select residential buildings, most notably condominium and apartment buildings. 100% of all dwellings in new large apartment and condominium buildings need to follow the requirements for adaptable dwellings, and this also applies to all first-floor dwelling units in small apartment and condominium buildings.

More information on adaptable dwelling units is available here: [Bulletin B24-09-R2](#)

Bathroom Wall Reinforcement

At least one bathroom in all new dwelling units, including secondary suites, must have the walls reinforced to accommodate the future installation of grab bars conforming to the requirements described in 3.8.3.12(1) (f) and (g) for water closets, 3.8.3.17.(1) (f) for showers or 3.8.3.18.(1) (f) for bathtubs.

Next Steps

More information on these changes will be provided in the coming weeks. Please call The Town of Smithers at 250-847-1600 to speak with the Building Inspector if you have any questions regarding the changes.

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