



# What's new from Building and Safety Standards?



WHAT'S NEW AT BUILDING & SAFETY STANDARDS

# 2012 BC Building Code

- **Publish in the Spring**
- **Effective in the Fall**
- **Separate Plumbing Code**



## WHAT'S NEW AT BUILDING & SAFETY STANDARDS

### **2012 BCBC**

- **Earthquake Resistant Housing**
- **Secondary Suites**
- **B3 Residential Care**
- **Spatial separation between houses**
- **Public Review for 2012 BCBC**



WHAT'S NEW AT BUILDING & SAFETY STANDARDS

## Other Projects

- **Modernizing Building Regulatory System**
- **Energy Performance (Part 9 & Part 3)**



WHAT'S NEW AT BUILDING & SAFETY STANDARDS

## *Modernizing*

# We're focusing on "Building Code administration"

"The processes through which authorities having jurisdiction (AHJs) and registered professionals (RPs) increase the probability of compliance with Provincial building regulations."



***What we heard:***

## **Code Compliance Issues**

- Inadequate oversight of Part 3 projects
  - Part 3 projects with no AHJ oversight
  - Part 3 code deficiencies
- Conflicting, ambiguous roles in residential oversight
- Part 10 code deficiencies



*What we heard:*

## System Efficiency Issues

- Inconsistent code administration processes among AHJs
- Inconsistent or conflicting code interpretations
- Inadequate processes for submitting, evaluating and approving alternative solutions
- Different technical requirements in different local governments



*What we heard:*

## Competency issues

- Need for more qualification requirements for some system participants
- Need for better knowledge of the Building Code



***Getting Better Outcomes:***

**WHAT'S NEW AT BUILDING & SAFETY STANDARDS**

## **Increased technical consistency**

- “Uniform building code”
- Binding Provincial code interpretations (“directives”)
- Better system for submission and review of alternative solutions



*Getting Better Outcomes:*

**WHAT'S NEW AT BUILDING & SAFETY STANDARDS**

## **Effective System of Checks and Balances**

- Clarifying and balancing roles, responsibilities and accountabilities
- Audits of code compliance and administrative process effectiveness



*Getting Better Outcomes:*

**WHAT'S NEW AT BUILDING & SAFETY STANDARDS**

## **Increased Competency**

- Mandatory qualifications (building officials, residential builders of 1-4 units)
- Code knowledge requirements (if audits demonstrate a need)



## WHAT'S NEW AT BUILDING & SAFETY STANDARDS

### Purpose of Audits:

***Collect information on current practice to determine whether changes are required to improve compliance and oversight system effectiveness.***



## WHAT'S NEW AT BUILDING & SAFETY STANDARDS

### **Audit Proposal:**

- **periodic**
- **random**
- **small percentage of active projects**



## ***Audit Proposal***

**WHAT'S NEW AT BUILDING & SAFETY STANDARDS**

### **Key indicators of high risk health and safety issues:**

- **Part 3**
- **Part 4**
- **Part 5**
- **Part 6**
- **process concerns**



## ***Audit Proposal***

**WHAT'S NEW AT BUILDING & SAFETY STANDARDS**

### **Format:**

- **site visits**
- **paper trail** (*design drawings, change orders, field review reports, etc*)



WHAT'S NEW AT BUILDING & SAFETY STANDARDS

# Energy Performance

## Proposed Energy Requirements for Part 9 Housing



## *Housing Energy*

WHAT'S NEW AT BUILDING & SAFETY STANDARDS

**Based on comparing plans to 11 archetype homes including:**

- 1 and 2-storey
- detached and row houses
- small (1000 ft<sup>2</sup>) and large (3500 ft<sup>2</sup>)
- with full basements to slab on grade and conventional to full cathedral ceilings.



## *Housing Energy*

### WHAT'S NEW AT BUILDING & SAFETY STANDARDS

- Reduces average total energy use of Canadian houses from 144GJ to 101 GJ
- Reduces space heating energy use of Canadian houses from 87GJ to 49 GJ



# Compliance Paths

- Prescriptive
- Simple Trade-off
- Performance / Modelling



## *Housing Energy*

WHAT'S NEW AT BUILDING & SAFETY STANDARDS

### **Service Water Heating**

- Equipment
- Pipe insulation
- Temperature control
- Recirculation lines
- Renewable/alternative energy sources



## WHAT'S NEW AT BUILDING & SAFETY STANDARDS

### Next steps

- 2012 BCBC – published in Spring 2012  
– effective in Fall 2012
- Modern Building Regulatory System  
– finalize key proposals for possible legislative change in Fall 2012
- New Energy Requirements likely to be introduced late next year or early 2013.



WHAT'S NEW AT BUILDING & SAFETY STANDARDS

**We want to hear from you**

**<http://www.housing.gov.bc.ca/building/bcbbcsurvey/index.htm>**

**Thank You!**



BRITISH  
COLUMBIA

Office of Housing and Construction Standards



## *Public Review*

### **BC Variations from NBC**

- **Application of the BCBC to factory-built and mobile homes (A.1.1.1.1.(2).(g))**
- **Automatic sprinkler systems (B.3.2.5.13.)**
- **Fire Alarm Manual Pull Stations (B.3.2.4.16)**
- **Fire separations between occupancies (B.3.1.1.)**
- **Combustible cladding for exterior walls (B.3.1.5.5.)**



## *Public Review*

# **BC Variations from NBC**

- **Accessible public service counters (B.3.8.3.18.)**
- **Exterior Wood Doors (B.9.6.5.1.)**
- **Cladding (B.9.27.2.)**
- **Ventilation fan control (B.9.32.3.4.)**
- **Mobile home certified wood stoves (Table A – 9.32.3.8.8.)**



*Public Review*

**BC Variations from NBC**

- **Small group A occupancies (B.3.1.2.6)**
- **Non-potable water system design (B.7.7.4.1.)**
- **Radon Control (9.13.4.3)**



## *Public Review*

### **Conceptual Questions**

- **Application of the BC Building Code to existing buildings**
- **Proposals for a Modern Building Regulatory System**
- **Proposed energy requirements for Part 9 housing**