

No. B14-03
September 17, 2014

Miscellaneous Revisions to the 2012 BC Building Code

This bulletin is one of a series of bulletins related to BC Building Code changes that take effect on December 19, 2014. For more information, or to view other bulletins, see our website at: <http://housing.gov.bc.ca/pub/bulletins/index.htm>.

This bulletin discusses miscellaneous code changes that are not included in the topic areas of the other bulletins. Two Ministerial Orders that are effective December 19, 2014 are addressed by this bulletin. In some cases, the same content of the BC Building Code is modified by more than one Minister's Order. Only the final changes to the code will be discussed in this bulletin.

Miscellaneous items not listed below are minor editorial revisions or National Building Code revisions that have been adopted without change. Numerical references below on the left refer directly to the numerical reference in the respective Minister's Order.

Ministerial Order M226 - B.C. Reg 140/2014

2 Defined term "Building of New Construction" re-inserted.

Rationale: Term was omitted in error.

3 Deletion of portion of Appendix note relating to CAN/CSA-A277, "Procedure for Factory Certification of Buildings"

Rationale: The reference to CAN/CSA-A277 was deleted for the 2012 edition of the BC Building Code because it was circular and was subject to misinterpretation. The code exempted buildings conforming to that standard, yet the standard itself required homes must comply with the local code in effect at the building site. Since Article A-1.5.1.1. states that the code overrides a referenced standard, it could be interpreted to override the standard in this case, meaning that the homes need not comply with either the A277 standard or the BC Building Code. The deletion of the exemption for these buildings clarifies that they are required to conform to the BC Building Code.

However, it was confusing to some code users that a reference to CAN/CSA-A277 remained in the appendix. This deletion is intended to resolve that confusion.

4 Responsibility of Owner

The 2012 edition of the BC Building Code deleted the definition of "owner". The term had originally been inserted to clarify that a change of building ownership did not trigger a need to bring the building into compliance with the current code. This appendix note clarifies that.

5 Storage Garage

This appendix note is added to clarify that a storage garage, as defined by the BC Building Code, while primarily intended for storage of motor vehicles, may also be used for storage of such items as bicycles as a secondary or subsidiary use without that use being defined as a secondary occupancy (and hence the subsidiary use would not necessarily be required to fire separated from the storage garage).

6, 44 Driving Rain Wind Pressure (DRWP) from Table A.1 of the CSA A440S1, Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440, NAFS - North American Fenestration Standard/Specification for Windows, Doors and Skylights” (Canadian Supplement)

The 1/10 DRWP is required for product selection according to the Canadian Supplement. This information is not provided in the BC Building Code. This change includes the relevant information from the updated Canadian Supplement in Table A.1 as part of the legal requirements of the code and permits its use in the calculations in Clause 4.2.1. of the Canadian Supplement for product selection.

7, 19, 34, 36 Titles of Referenced Standards

For clarity some titles of referenced standards are updated to align with published titles.

10 Door Assemblies Providing Access

Clarifies that sub-clauses 3.3.1.13.(10)(b)(i) and (ii) apply only to manually operated doors, whereas sub-clauses 3.3.1.13.(10)(b)(iii) and (iv) apply only to power operated doors.

11, 41-43 Exit Signs

a) The deletion of “except as permitted in Sentence 3” clarifies the original intent of the code that all exit signs are to be a green pictogram on a white background. Signs marked “EXIT” in red are not permitted in new installations.

b) For clarity, the names of the pictograms referenced in the BC Building Code have been changed to align with the referenced standard, ISO 7010.

c) “Constructed in conformance with” was replaced with “conform to”, in order to clarify that not just the specific construction requirements of standard apply.

Appendix notes were also updated to reflect the above. Further clarification was added to the appendix related to photo luminescent signs to ensure that these signs are being installed to the appropriate requirements.

37 Insulation Tables

Footnote (7) was added to Tables 9.36.2.8.A. and B. to exempt certain buildings in climate zone 4 (less than 3000 degree-days below 18° Celsius per Table C-2 in Appendix C) from the requirement for full under-slab insulation. These buildings (only applies to buildings with unheated floors located above the frost line and to slabs-on-grade with an integral footing) only require insulation at the perimeter.

51 Administrative Requirements for Section 9.36

These requirements are adopted directly from the model National Building Code. This subsection outlines the administrative requirements for all Part 9 buildings that follow the performance (energy modeling) path for energy efficiency compliance. Buildings that follow the prescriptive path are not subject to these administrative requirements.

It should be noted that the authority having jurisdiction may have additional administrative requirements to the above.

52 Documentation

Clause was corrected to refer to “building system component.” (P)lumbing system component” was printed in error.

53 Letters of Assurance

Letters of assurance were updated to remove italicized term “owner” which is no longer defined in the code, and to itemize National Energy Code for Buildings on Schedule B.

Ministerial Order M290 - B.C. Reg 175/2014 Schedule 1

5 Fire Safety Plans

Generic reference was added to acknowledge that a fire safety plan may be required by either Section 2.8 or 5.6 of the BC Fire Code.

6, 9-15, 21-23, 26-29, 34, 36, 41, 43-46, 57, 62, 64, 65, 67, 74, 81-84 Referenced Standards

Some referenced standards updated to newer versions and some names corrected to reflect updated titles.

32 Application of Subsection 9.10.15.

Scope of subsection has been changed to align with the original intent of subsection 9.10.15. An accessory building serving a building where no dwelling unit is located above another dwelling unit is permitted to conform to subsection 9.10.15 (not subsection 9.10.14.).

52, 80 Exemptions to 9.36 Energy Efficiency Requirements

Exemptions to Section 9.36 have been relocated from the appendix to the body of the code.

56 Part 10 Compliance

Article 10.2.1.1. changed to clarify that Part 9 buildings are exempt from Section 10.2. However, a Part 9 building may still choose to comply with the National Energy Code for Buildings by choosing that compliance path in Section 9.36.

63 Appendix Note to 9.1.1.1.(1)

Appendix note changed to address Section 9.36 energy efficiency requirements.

Ministerial Order M290 - B.C. Reg 175/2014 Schedule 2

2-12, 17-18, 20-23 Referenced Standards

Some referenced standards updated to newer versions and some names corrected to reflect updated titles.