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Changes to BC Building Code Requirements for Windows, Doors and Skylights

On December 11, 2015, new requirements in the BC Building Code (“code”) came into effect for windows, doors and skylights (fenestration products). The changes apply to buildings for which a building permit was applied for on or after that date. The following is a summary of the changes.

Changes to Part 5 of the BC Building Code include:

- Part 5 now offers a clear compliance path for Part 9 (small) buildings using non-standard or “custom” windows, doors or skylights (Part 5 of the code is primarily used for building envelopes of complex buildings).
- The scope has been expanded to include other glazed products, such as curtain walls, and a clear compliance path is provided for those products.
- Clarification has been made that Part 5 general requirements are also an option for manufactured fenestration products that are in scope of the North American Fenestration Standard (NAFS).
- Clarification has been made that Part 5 structural/wind load calculations are acceptable when complying with the NAFS standard.
- A new option has been added for glass designed to ASTM E1300 “Standard Practice for Determining Load Resistance of Glass in Buildings” where limited to vertical and sloped applications (in accordance with the standard).
- An exclusion has been made for fenestration products that require a fire protection rating.

Changes to Part 9 of the BC Building Code include:

- Clarification has been made that compliance with the NAFS standard is only required where products are in scope of NAFS.
- “Site Built” requirements have been deleted. Fenestration products not in scope of NAFS must conform to Part 5. No testing or labelling is required for this compliance path but the authority having jurisdiction may have a specific approval process.
- Clarification has been made that section 9.6 for glass design applies to products tested to NAFS, including the requirement for glass design to conform to the standard CGSB 12.20 “Structural Design of Glass for Buildings”.
- A new option has been added for glass designed to ASTM E1300 “Standard Practice for Determining Load Resistance of Glass in Buildings” where limited to vertical and sloped applications (in accordance with the standard).
- Sub-section 9.7.3. “Performance Expectations” has been deleted.
- Specific permitted applications for doors tested as “limited water” in the NAFS standard have been added.

A detailed presentation of these changes can be accessed at <http://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/the-codes/building-code-presentations-and-webinars>

Questions can be directed to CodeQuestion@gov.bc.ca