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## Windows, Doors, and Skylights

This bulletin provides information about changes in the British Columbia Building Code (Building Code) 2024 related to reference standards and the design and construction of windows, doors, and skylights. These new Building Code 2024 requirements apply to projects for which a building permit is applied for on or after March 8, 2024.

### Background

Some requirements for windows, doors, skylights and other fenestration products and assemblies are harmonized with the National Building Code of Canada 2020. B.C. continued permissions to use environmental loads from Part 5 in design to ensure custom engineered solutions remain as an option, and to provide solutions for fenestrations assemblies that require a fire-resistance rating. B.C. extend a permission for “Limited Water” doors to Part 5.

### Changes in the Building Code 2024

Changes to referenced standards related to glass are found in Tables 1.3.1.2. and 5.9.1.1., and Sections 9.6., 9.7., and 9.8. of Division B and the Notes. These include but are not limited to:

***New referenced standards*** such as CAN/CGSB-12.1-2017, “Safety Glazing” and CAN/CGSB-12.9-M91, “Spandrel glass”.

***Standards no longer referenced*** such as CAN/CGSB-12.10-M, “Glass, Light and Heat Reflecting” and CAN/CGSB-12.11-M, “Wired Safety Glass”.

***Updated editions of referenced standards*** such as AAMA/WDMA/CSA 101/I.S.2/A440-17, “North American Fenestration Standard/Specification for windows, doors, and skylights” (NAFS 2017) and CSA Z440S1:19, “Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440-17, “North American Fenestration Standard/Specification for windows, doors, and skylights” (2019 Canadian Supplement to NAFS 2017).

B.C.’s permission to use doors designated as “Limited Water” in accordance with NAFS is extended to Part 5 (and maintained in Part 9) where the door either separates a dwelling unit from an unconditioned storage garage or carport, where the door has clearances and hardware that promotes accessibility, or where there is sufficient overhang of the eave that water ingress is unlikely to occur.

*The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. The Building and Safety Standards Branch does not enforce compliance with the British Columbia Building Code. Local authorities are authorized to enforce the British Columbia Building Code through the Local Government Act and the Community Charter.*

## Frequently Asked Questions (FAQs)

### ***Why did B.C. decide to harmonize with the National Building Code for most of the Part 5 provisions?***

B.C. is committed to the Construction Codes Reconciliation Agreement (CCRA) in order to support harmonization of construction codes across Canada. For more information on the CCRA, use this link: <https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/bc-codes/construction-codes-reconciliation-agreement>.

### ***What variations does the Building Code 2024 have to Part 5?***

B.C. variations that are new and/or maintained in Part 5 of Division B include:

- Permission for engineered design using environmental loads from Part 5,
- Permission for the use of “Limited Water” doors to be used for Part 5 design,
- Clarification of Article 5.9.2.3. of Division B on which sections of the Building Code are to be followed in the design and construction of windows, doors, and skylights, and
- An exemption for other fenestration assemblies and their components from conformance with the requirements of Subsection 5.9.2. if the assemblies are required to have a fire protection rating.

### ***Will these changes affect design and construction costs?***

B.C. continued some historical variations to provide greater design flexibility. The changes to harmonize with the National Building Code of Canada 2020 are expected to benefit industry by enabling greater trade and labour mobility. These changes should minimize costs while maintaining a consistent level of performance of fenestration products and assemblies.