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New Provisions for Encapsulated Mass Timber Construction British Columbia Building Code 2018 Revision 2

The purpose of this bulletin is to provide information about Revision 2 additions to the British Columbia Building Code 2018 (BC Code) related to the early and localized adoption of provisions for encapsulated mass timber construction (EMTC). The additions are effective December 12, 2019 and apply to projects for which a permit is applied for on or after this date.

Background

Building code provisions for buildings of EMTC are in the final stages of development at Codes Canada and are intended for publication as part of the National Building Code 2020 (National Code). Revision 2 contains those EMTC provisions, with minor modifications as necessary in the British Columbia (B.C.) context and makes them available for code users within the qualifying local authority jurisdictions in B.C. Province-wide adoption is anticipated in 2022.

Qualifying Local Authorities

New Sentence 1.1.1.1.(7), Division A, lists the local authorities within which the EMTC provisions apply. It is anticipated that additional local authorities will opt-into the early adoption initiative and that future revisions to the BC Code will then contain an expanded list.

Code Mechanisms

The EMTC provisions are visible to all code users – for information and education purposes – but have no force or effect in local authorities that are not listed.

Revision 2 employs various code mechanisms to identify the EMTC provisions, including:

- Double-underlining – Sentence 1.1.1.1.(7), Division A, refers to double-underlining. Table 1.3.1.2., Division B, contains an early example. Referenced standard CSA O86-19 *Engineering Design in Wood* is listed and is double-underlined, identifying it as an EMTC provision and limiting its application to EMTC projects within qualifying local authorities. By contrast, CSA O86-14, listed in a separate row, applies in non-EMTC projects in all local authorities.
- Suffixes – Two new Articles contain suffixes within their numbering structure; 3.2.2.48EMTC. and 3.2.2.57EMTC. The suffixes allow the new Articles to be inserted at their natural place within Subsection 3.2.2. without over-writing existing Articles, and without a re-numbering of all the following Articles. In keeping with convention, a future edition of the BC Code, following the National Code 2020, will re-number many of the Articles within Subsection 3.2.2. and the suffixes will disappear.

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.

Fire Code

National Fire Code provisions for EMTC buildings are in the final stages of development at Codes Canada and are intended for publication as part of the National Fire Code 2020. Revision 1 of the British Columbia Fire Code 2018 contains these provisions. The provisions apply in B.C. local authorities wherever and whenever an EMTC building is built.

More Information

BC Codes are Now Available Free Online

Free online access to the [BC Building Code](#) and the [BC Fire Code](#) are available on the BC publications [website](#). In addition, content changes are summarized in the online [BC Building Code](#) and the [BC Fire Code 2018](#), for convenience.

Links

- Codes Canada: (volunteer & attend) https://www.nrc-cnrc.gc.ca/eng/solutions/advisory/codes_centre_index.html
- Ministry website: <https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards>
- National Code Change Request: https://www.nrc-cnrc.gc.ca/eng/solutions/advisory/codes_centre/code_change_request.html

Contact the Building and Safety Standards Branch

- **General** inquiries can be sent to building.safety@gov.bc.ca
- **Technical** code inquiries can be sent to codequestion@gov.bc.ca

The Building and Safety Standards Branch does not enforce compliance with the BC Code. Local authorities are authorized to enforce the BC Code through the Local Government Act and the Community Charter.