

History of British Columbia Building Regulations

Version Date: September 29, 2015

The provincial government receives numerous requests for information concerning the date that various building codes and regulations came into effect. The table below responds to these requests.

Prior to September 1, 1973, local governments adopted a building code under local bylaws. In 1973, an amendment to the *Municipal Act* gave the provincial government the power to make regulations establishing a building code (which includes the plumbing code) for the province through an Order in Council. An amendment to the Act in 1977 eliminated the need for an OIC and gave authority to the Minister Responsible for Housing to enact the codes through a Minister's Order. In March 2015, the Province enacted the *Building Act* which gives the Minister Responsible for Housing sole authority to set building requirements.

Under the terms of the *Constitution Act*, regulation of building in Canada is the responsibility of the provincial and territorial governments. Since 2015, British Columbia enacts building regulations through the *Building Act*. The *Building Act* grants municipalities and regional districts the authority to enforce these building regulations (previously, this authority came under the *Local Government Act*). The Building and Safety Standards Branch, part of the Office of Housing and Construction Standards, is responsible for developing and maintaining the BC Building Code and other provincial building regulations.

The table below lists the various regulations that have been enacted over the years to adopt building and plumbing codes and their amendments. Some of the effective dates were difficult to establish as the rules for the effective date have changed over the years based on changes to other relevant legislation. **Therefore, the Province of British Columbia disclaims all responsibility for the accuracy of the information. This information should not be used as a basis for making financial, legal or any other commitments.** Copies of the BC Building Code are available from most public libraries or through Queen's Printer.

Regulations Pertaining to the B.C. Building Code

Number	Description	Effective Date
140/73	Adopt 1970 National Building Code (NBC)	01 Sep73
396/73	Add mobile homes and factory built housing	03 Nov 73
805/74	Amendments to Building Code	07 Dec 74
378/75	Adopt 1975 NBC , except Part 2 and 7	10 May 75
28/77	Add definition of first storey	01 Feb 77
477/77	Adopt 1977 NBC	01 Mar 78
407/78	Amendment to the Plumbing Code	15 Sep 78
532/78	Amend reference to edition of NFPA - 96	26 Dec 78
184/79	Add NBC amendments & clauses re: fire alarms	31 Mar 79
233/79	Amendment to the Plumbing Code	25 May 79
236/79	Add Part 10, Handicap provisions	23 Aug 79
374/81	Adopt 1980 NBC as BC Building Code	09 Dec 81
1/83	Exemptions for buildings on Mine Site	08 Jan 83
191/83	Definition of Mine Site	25 May 83
263/84	Amendments re: chimneys	21 Nov 84
287/84	Amendments to BCBC 1980 & add Section 3.7	17 Dec 84
35/86	Exemptions for Victoria's old buildings (pre 1950)	27 Feb 86
79/86	Exemptions for Expo' 86	15 Apr 86
192/87	Adopt BC Building Code 1985 (amended '85 NBC)	28 Sep 87
339/87	Reinstate Mobile Home Standard, CSA Z240	15 Sep 87
362/88	First revisions and errata	16 Nov 88
231/89	Second revisions Sept. 89	01 Oct 89
351/92	Adopt BC Building Code 1992 (amended '90 NBC)	01 Dec 92
3/93	Rescind part of CSA-A440 window Standard	08 Jan 93
4/93	Reinstate CSA-A440 window Standard	05 Apr 93
172/93	Emergency additions re: combustible insulation	25 May 93
383/93	Residential insulation requirements	21 Feb 94
2/94	Amendments re: update of NBC	21 Feb 94
47/95	Revisions re: update of NBC	30 Apr 95
232/95	Revisions to the Plumbing Code	01 Sep 95
420/95	Add Section 9.36 on secondary suites	15 Nov 95
295/98	Adopt BC Building Code 1998 (amended '95 NBC)	18 Dec 98
172/99	Revisions reflecting updates to the NBC	7 June 1999
171/2003	Revisions reflecting updates to the NBC	1 May 2003
165/2004	Revision re: Update CSA standard	1 May 2004
216/2006	Adopt BC Building Code 2006	15 Dec 2006
108/2007	Revisions for stairs from garages, attic insulation, and aluminum or vinyl cladding	23 April 2007

Number	Description	Effective Date
73/2008	Revisions for 'greening' the BC Building Code	8 April 2008
334/2008	Revisions for fire resistance ratings in Appendix D and openings in membrane ceilings	3 Nov 2008
1/2009	Revisions: permission for 5 and 6 storey mid-rise wood-frame construction	8 Jan 2009
146/2009	Revisions: structural requirements for 5 and 6 storey wood-frame construction	3 April 2009
22/2009	Revisions: adaptable housing	3 Sep 2009
322/2009	Revisions: geotechnical slope stability regulations and seismic	22 Dec 2009
45/2010	Revisions: amendment of Code	23 Feb 2010
44/2010	Revisions: amendment of Fire Code requirements for smoke alarms	23 Feb 2010
95/2010	Revisions: maximum flush cycle for water closet and urinal	6 April 2010
232/2010	Revisions: registered professional of record, Part 2 of Division C	19 July 2010
289/2010	Revisions: change to effective date of Revision 9	30 Sep 2010
336/2010	Revisions: referenced standard for concrete	25 Nov 2010
9/2011	Revisions: change to effective date	1 Feb 2011
263/2012	Adopt BC Fire Code 2012	20 Dec 2012
264/2012	Adopt BC Building Code 2012	20 Dec 2012
102/2013	Revisions reflecting extension of NAFS compliance deadline for windows, doors and skylights	12 Mar 2013
162/2013	Editorial revisions	3 April 2013
172/2013	Updated extension of NAFS compliance deadline for windows, doors and skylights	12 April 2013
167/2013	Revisions for energy efficiency of large residential and commercial buildings (Part 3)	20 Dec 2013
173/2013	Revisions for energy efficiency of housing and small buildings (Part 9)	19 Dec 2014
140/2014	Editorial revisions for Letters of Assurance	19 Dec 2014
175/2014	Revisions for ventilation, radon, daycares, NFPA standards and editorial revisions	19 Dec 2014