

**PROVINCE OF BRITISH COLUMBIA**  
**ORDER OF THE MINISTER OF HOUSING**

*Building Act*

Ministerial Order No.    BA 2024 04

I, Ravi Kahlon, Minister of Housing, order that Ministerial Order BA 2023 10 is amended as shown in the attached order.

August 29, 2024

Date



Minister of Housing

---

*(This part is for administrative purposes only and is not part of the Order.)*

**Authority under which Order is made:**

Act and section: Building Act, S.B.C. 2015, c. 2, s. 3

Other: \_\_\_\_\_

# BRITISH COLUMBIA BUILDING CODE ORDER

**1** "2018 Code" means the British Columbia Building Code established by the order of the Minister of Municipal Affairs and Housing numbered BA 2018 1 and dated July 16, 2018;

## **British Columbia Building Code established**

- 2** The British Columbia Building Code is established by adopting,
- (a) as Book I (General), Divisions A to C of the National Building Code of Canada 2020, as it existed on March 28, 2022, with the changes considered necessary and incorporated in it in the attached Schedule and
  - (b) as Book II (Plumbing Systems), Divisions A to C of the National Plumbing Code of Canada 2020, as it existed on March 28, 2022, with the changes considered necessary and as provided in Part 7 Division B of Book I (General).

## **Application of the British Columbia Building Code**

- 3** The British Columbia Building Code established by section 2 applies except insofar as the 2018 Code applies under section 6 and 8.

## **Application of B.C. Reg. BA 2018 1**

- 4**
- (1) In this section, "building permit" means a building permit issued by
    - (a) a "local authority" as defined in the *Building Act*, or
    - (b) under the *University Endowment Lands Act*, and
  - (2) "development permit application" means an application, in a form satisfactory to the local authority, for a permit issued in accordance with section 490 of the *Local Government Act*, and
  - (3) "rezoning application" means an application, in a form satisfactory to the local authority, in relation to a bylaw in accordance with section 479 of the *Local Government Act*, and
  - (4) "dwelling unit", "registered professional" and "residential occupancy" have the same meaning as in the BC Building Code established by section 2, and
  - (5) "drawings" means drawings prepared by, or prepared under the supervision of, a registered professional or a registrant of the Applied Science Technologists & Technicians of BC that include any of the following
    - (a) information on the number of dwelling units in a residential occupancy, or
    - (b) information on the dimensions of dwelling units in a residential occupancy, or
    - (c) information on the dimensions of structural components or assemblies that are designed to resist seismic or lateral forces.
  - (6) The 2018 Code applies only to the construction or alteration of a building as follows
    - (a) if a building permit is required,
      - (i) the building permit is applied for before March 8, 2024, and
      - (ii) the building permit applied for is issued and work commences and continues to completion without interruption, other than work stoppages considered reasonable in the building industry, or
    - (b) if no building permit is required, the construction or alteration of the building has substantially started as of the effective date of this order and work continues to

completion without interruption, other than work stoppages considered reasonable in the building industry.

- (7) All work referred to in subsections 6(a) and (b) must be carried out in conformity with the 2018 Code.
- (8) Subsection 3.8.5., Subsection 4.1.8., Section 9.23. and Appendix C of Division B of the 2018 Code apply to the construction or alteration of a building as follows
  - (a) if a building permit is required
    - (i) the building permit is applied for before March 10, 2025, or
    - (ii) if a development permit application and drawings have been submitted to a local authority in relation to the building before March 8, 2024, and the building permit is applied for before March 8, 2027, or
    - (iii) if a rezoning application and drawings have been submitted to a local authority in relation to the building before March 8, 2024, and the building permit is applied for before March 8, 2027, or
    - (iv) drawings have been prepared for the building before March 8, 2024, and the building permit is applied for before March 8, 2027, and
    - (vi) the building permit applied for is issued and work commences and continues to completion without interruption, other than work stoppages considered reasonable in the building industry, or
  - (b) if no building permit is required, the construction or alteration of the building has substantially started on or after March 8, 2024, but before March 10, 2025, and work continues to completion without interruption, other than work stoppages considered reasonable in the building industry.
- (9) All work referred to in subsections 8(a) and (b) must be carried out in conformity with
  - (a) the British Columbia Building Code established by Section 2 except Subsection 3.8.5., Subsection 4.1.8., Section 9.23. and Appendix C of Division B, and
  - (b) Subsection 3.8.5., Subsection 4.1.8., Section 9.23. and Appendix C of Division B of the 2018 Code.