

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS

Building Act

Ministerial Order No. BA 2025 01

I, Ravi Kahlon, Minister of Housing and Municipal Affairs, order that effective March 10, 2025, Book I (General) of the British Columbia Building Code established by Ministerial Order No. BA 2023 10 dated November 24, 2023, is amended as set out in the attached schedule and deem that design and construction in accordance with Subsection 3.8.5. of Division B of the British Columbia Building Code Book I (General) established by Ministerial Order No. BA 2023 10 dated November 24, 2023, is considered acceptable for the purposes of compliance with Subsection 3.8.5. of Division B of the British Columbia Building Code Book I (General) established by the order of the Minister of Municipal Affairs and Housing numbered BC 2018 1 and dated July 16, 2018.

March 3, 2025

Date



Minister of Housing and Municipal Affairs

(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: _____

SCHEDULE

- 1 Book I (General) of the British Columbia Building Code established by Ministerial Order No. BA 2023 10 dated November 24, 2023, is amended as set out in this Schedule.*

Changes to Division B

- 2 Sentence 3.8.5.1.(1) is amended by adding “and as specified by Sentence (3),” following the words “Except as provided in Sentence (2),”.*
- 3 Article 3.8.5.1. is amended by adding Sentence 3: “3) At least one for every five or part thereof of dwelling units described in Clause (1)(a) shall conform to this Subsection. (See Note A-3.8.5.1.(3).)”.*
- 4 Notes to Part 3 Fire Protection, Occupant Safety and Accessibility are amended by adding Note A-3.8.5.1.(3) as such:*

“A-3.8.5.1.(3) Application to Dwelling Units. The Building Code requires that for every dwelling unit meeting the criteria described in Clause 3.8.5.1.(1)(a) that one for every five units be designed as an adaptable dwelling unit. To calculate, the designer shall take the number of units that meet the criteria of Clause 3.8.5.1.(1)(a) and then design not less than 20 percent of those units to be adaptable. “Or part thereof” means, for example, that if there are two units that meet the criteria of Clause 3.8.5.1.(1)(a) that one of them must be designed to be adaptable and that if there are six units that meet the criteria of Clause 3.8.5.1.(1)(a) that two of them must be designed to be adaptable.”