

PROFESSIONAL PRACTICE BULLETIN

TOPIC:	Transition period for adaptable dwellings in the BCBC 2024
DISCIPLINE:	Building
PRACTICE AREA:	Building construction and design
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This bulletin is issued to registrants of the Applied Science Technologists and Technicians of BC (ASTTBC) to clarify the professional practice requirements regarding the transition period for adaptable dwelling unit standards in the BC Building Code 2024. This bulletin provides specific guidance on the criteria and steps to ensure compliance during the transition from the BC Building Code 2018 to the BC Building Code 2024.

Background Information

The BC Building Code 2024 introduces new requirements for adaptable dwelling units designed to enhance accessibility for a wide range of occupants, including individuals with disabilities, families with young children, and those wishing to age in place.

To support a smooth implementation, a transition period has been established for projects that are already in progress under the BC Building Code 2018.

For projects that meet specific criteria, the new adaptable dwelling requirements of the BC Building Code 2024 will not apply if the building permit is applied for before March 8, 2027. This transition is intended to minimize delays and additional costs for projects considered already in-stream.

Full requirements for this transition period for adaptable dwellings are detailed in the Building and Safety Standards Branch Information Bulletin No. B24-10-R.

ASTTBC registrants will note that one of the eligibility requirements for project exemption pertains to drawings that have been prepared or overseen **by a qualified person**, which now includes a registrant of ASTTBC.

Practice Advisory

To ensure compliance with the transition provisions of the BC Building Code, ASTTBC registrants must follow these specific requirements:

1. Criteria for Exempt Projects (Designed under BC Building Code 2018):

- Projects designed in accordance with the BC Building Code 2018 are eligible for exemption from the BC Building Code 2024 adaptable dwelling unit requirements if all the following conditions are met:
 - Drawing for the project include information on any of the following:
 - the number of dwelling units in a residential occupancy,
 - the dimensions of dwelling units in a residential occupancy, or
 - the dimensions of structural components or assemblies that are designed to resist seismic or lateral forces
 - Drawings were prepared before **March 8, 2024**,
 - Drawings must have been prepared or prepared under the supervision of a **registered professional or registrant of the Applied Science Technologists & Technicians of BC before March 8, 2024**, and
 - The building permit is applied for **before March 8, 2027**.

2. Application of BC Building Code 2024 Requirements:

- Projects applying for building permits on or after March 10, 2025, must comply fully with the BC Building Code 2024, including all adaptable dwelling unit standards if they do not meet the criteria mentioned.
- For projects applying for permits between March 8, 2024, and March 9, 2025, the 2024 Code applies to all common areas of the building, while the adaptable dwelling units may follow the BC Building Code 2018, unless otherwise required by local authorities.

3. Adoption of BC Building Code 2024 Before March 8, 2027:

- Registrants are encouraged to become familiar with the new adaptable dwelling unit requirements found in Subsection 3.8.5 of the BC Building Code 2024. Adopting these provisions before the official compliance date of March 8, 2027, is permissible and can provide benefits to occupants by enhancing accessibility and functionality.

Professional Responsibility

Registrants are responsible for ensuring that their designs comply with the applicable edition of the BC Building Code during the transition period. This includes ensuring that building permits are applied for within the prescribed timeframe to qualify for the transition exemptions. Registrants must also ensure that their design documents are

complete, accurate, and prepared under the supervision of a registered professional when required.

Reference Documents:

- [*Information Bulletin \(No. B24-10-R\) Building and Safety Standards Branch*](#)
- [*BC Ministerial Order No. BA 2024 04*](#)
- [*BC Building Code 2024*](#)

Revision History

Revision Number	Date of Publication	File Name	Description of Changes
1.0	October 29, 2024	PPB-2024-ABC-01	