



Important BC Building Code Changes take effect March 10, 2025

Starting March 10, 2025, all new building permit applications must follow the 2024 BC Building Code. This includes updated seismic design rules, adaptable dwellings and new zero carbon greenhouse gas (GHG) emission standards. These provincial requirements apply to any permit applications submitted on or after this date.

Key changes

- Starting March 10, 2025, as mandated by the province, all building permit applications must fully comply with the 2024 BC Building Code, including new seismic design standards and adaptable dwellings.
- New buildings must adhere to zero carbon standards by meeting specific greenhouse gas emission level 1 and install systems to track and report these emissions.

Seismic design

The 2024 BC Building Code includes significant changes to Section 9.23.13, addressing bracing requirements for lateral loads from wind and earthquakes. These requirements reflect British Columbia's high seismic hazard values.

The Ministry of Housing will provide additional resources, including an illustrated guide for lateral load design, to help builders and designers implement these new requirements.

Adaptable Dwelling Units

An adaptable dwelling unit is designed and constructed with some accessible features and can be modified in the future to provide additional accessibility.

Adaptable dwelling unit requirements apply to select residential buildings, most notably condominium and apartment buildings. 100 per cent of all dwellings in new large apartment and condominium buildings need to follow the requirements for adaptable dwellings, and this also applies to all first-floor dwelling units in small apartment and condominium buildings.

Bathroom Wall Reinforcement

At least one bathroom in all new dwelling units, including secondary suites, must have the walls reinforced to accommodate the future installation of grab bars conforming to the requirements described in 3.8.3.12(1) (f) and (g) for water closets, 3.8.3.17.(1) (f) for showers or 3.8.3.18.(1) (f) for bathtubs.

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New Zero Carbon standards

Starting March 10, 2025, all new buildings must comply with the provincial minimum Level 1 of the Zero Carbon Step Code. This requires:

- Measuring and disclosing operational greenhouse gas (GHG) emissions
- Installing systems to track and report these emissions

Background

The 2024 BC Building Code came into effect on March 8, 2024. During a transition period, the seismic and adaptable dwelling unit rules from the 2018 code stayed in place. This transition ends on March 10, 2025, when the entire 2024 BC Building Code becomes mandatory.

Resources

- Government of BC Bulletin, [Application of the 2024 BC Building Code](#)
- Government of BC Bulletin, [Transition period for seismic requirements in the British Columbia Building Code 2024](#)
- BC Housing, [Illustrated Guide – Seismic Bracing Requirements BC Building Code](#)
- Building Officials Association of BC, [Zero Carbon Step Code Update](#)

We are here to help

The Regional District of Nanaimo is here to help builders and developers understand and implement the new provincial building code requirements. To get started, please review the provincial code updates and resources provided by the BC government. If you have any questions about how these provincial requirements will be implemented locally, contact us by calling 250-390-6530 or by emailing building@rdn.bc.ca.

For more information, please contact:

Building Inspection Services

Regional District of Nanaimo



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