



BOABC – Secondary Suites and Accessory Dwelling Units (ADUs).

December 12, 2023

Hosted by: Ken Kunka AScT, RBO

Promoting Building Safety and Professionalism



Overview

Information presented today does not directly represent the opinions of the City of Penticton or the Building Officials Association of BC.

This presentation is conceptual and for informal educational purposes only. The presenters and association takes no responsibility for application of any concepts or interpretations in this presentation to specific projects.

(it may ask more questions than provide answers)

The slides must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all exceptions.



AGENDA – Secondary Suites & ADUs

- BOABC – Year End
 - What's New
 - CPD and Year End reporting
 - Education and Training - 2024
- Secondary Suites/ADU review
 - Higher Density Housing
 - BC Housing Suite Incentive Program
 - Local Government Guides
 - Interpretations
 - New Code updates
 - Consistent Interpretation – New & Existing Buildings*

*Goal for Secondary Suites and Accessory Dwellings is to create a single source Technical Guide by Spring of 2024 (March)

- New -
- Renovations -
- Conversions -
- Legalizing -

Interested in participating?
kkunka@boabc.org



Rules of the Room



- Registration will be tracked
- Presentation is not recorded but PowerPoint will be posted
- Please use raise hand icon if you have a question or comment
- PUT IT in the CHAT
- Please mute your microphone
- You may need to turn off your camera
- Please follow up by email if you have specific question or example to share with the membership.
 - kkunka@boabc.org



What's New at the Association

What's New

2024 BC Building Code



[Learn More ▶](#)

2024 Energy Code Update Course



[Learn More ▶](#)

BOABC Holiday Office Closure



Office closed Dec 18 to Jan 02

Lunch & Learn – December 12, 2023



Saved sessions under CPD



2024 BC Building Code

[Home / News / 2024 BC Building Code](#)

2024 BC Building Code

The Province has adopted the 2024 edition of the British Columbia Building Code, including Book II Plumbing Systems (BC Codes 2024). A news release announcing adoption is available on [BC Gov news](#).

The BC Codes 2024 will come into effect on **March 8, 2024**, and will apply to building permits applied for on or after that date. Buildings with permits in place under the BC Codes 2018 will generally not be affected by the adoption of the new BC Codes.

The effective date for the new adaptable dwellings and earthquake design changes will be deferred to **March 10, 2025**, to allow additional engagement and sufficient training to support innovative and cost-effective design solutions.

To download a free copy of the BC Codes 2024, please visit the [Building and Safety Standards' website](#). Print publications are anticipated to be available for purchase online later in 2024. The Province will notify code users and industry professionals when the print publications are available.

Although the 2024 BC Building Code includes most of the 2020 National Building Code requirements, some BC-specific code changes include:

- requiring 100% adaptable dwellings in large condominium and apartment buildings and some first-floor dwelling units in new small apartments and condominiums with shared entrances and common corridors to be adaptable (effective March 2025);
- reinforcement of bathroom walls to allow future installation of grab bars (effective March 2025);
- early adoption of the national provisions to improve earthquake design changes for housing and small buildings with high seismic hazard values (effective March 2025);
- more complete and specific language for constructing extended rough ins for radon subfloor depressurization systems (March 2024);
- adopting cooling requirements to provide one living space that does not exceed 26 degrees (March 2024); and
- retaining existing ventilation requirements for systems serving single dwelling units.

New National Code content for large farm buildings and farm building equipment as well as un-sprinklered home-type care occupancies have not been adopted. The Province will be conducting further analysis on these matters. The National Farm Building Code of Canada 1995 continues to apply to farm buildings.

Adoption - March 08, 2024

**March 10, 2025
Adaptive Housing
Seismic**

**Further research ongoing for
Care Homes and Farm Code**

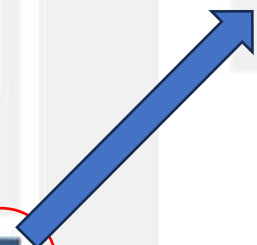


2024 BC Codes

Other Technical Building Regulations

There are other BC building regulations in addition to the BC Codes.

- [Solar Hot Water Ready regulation](#)
- [Site Specific Point in Time Regulations](#)



Does anyone see residential solar hot water systems anymore?



2024 Energy Code Update

[Home](#) / [News](#) / 2024 Energy Code Update Course

2024 Energy Code Update Course

The Association is pleased to announce that the online course for the Energy Code Updates is now live and available for registration, see below.

The Building and Plumbing Code Update courses will be released in 2024.

Training requirements for qualified officials:

- Building: qualified building officials must complete the building code update training only
- Plumbing: qualified plumbing officials must complete the plumbing code update training only
- Building & Plumbing: anyone who is dual qualified as both a building and plumbing official must complete building **and** plumbing code update training

Online

| | |
|--|----------------|
| Building & Plumbing | \$375 plus GST |
| Building Only (includes Energy) | \$325 plus GST |
| Plumbing Only | \$125 plus GST |
| Energy Only - Click here to Register | \$125 plus GST |

Registration for this course is also open to non-members by [clicking here](#).

CPD Eligibility: CPD points will need to be self-reported by [logging into your member portal](#). You will need to self-report these points along with submitting the Certificate of Completion as proof.

| | |
|---------------------------------|------------|
| Building & Plumbing | 6.5 points |
| Building Only (includes Energy) | 5 points |
| Plumbing Only | 1.5 points |
| Energy Only | 1.5 points |





Don't forget about

Note – 2023 Appeals not yet posted



Online Learning Information

Latest Updates

- New Career Posted** 26-08-2022
Building Inspector - Regional District of Bulkley-Nechako
- New Career Posted** 26-08-2022
Senior Building Official - Regional District of Central Kootenay
- New Career Posted** 24-08-2022
Building Inspector III - Regional District of North Okanagan
- Forum Posting** 22-08-2022
Gumping Done
- Forum Posting** 08-08-2022
Ductless ERV - 136.3.9

Welcome to BOABC

We are the Association of professional building officials serving British Columbians since 1954. The term building official is often used for a professional providing building and plumbing plan review, field monitoring, or inspections for any types of building construction. Building officials ensure that construction meets the minimum acceptable building regulations established by the Provincial Government. The review addresses not only structural strength of the buildings, but a multitude of fire-and life safety systems, healthy and energy efficient environmental systems, and safe plumbing and mechanical systems.

[Read More](#)

[Login Portal](#) [Member Forum](#) [Career Listings/Post a Job](#) [Pay Invoices](#) [Member Registry](#)

Building Code Appeal Board decisions

Building Code Appeal Board (BCAB) decisions are available online for review. Each decision of the board has a unique number. The higher the number, the more recent the decision.

Expand All | Collapse All

- 2022 decisions
- 2021 decisions
- 2020 decisions
- 2019 decisions

[Search all BCAB decisions](#)

Building and Plumbing Code Interpretations

- [2018 BC Building Code Interpretations Index](#)
- [2012 BC Building Code Interpretations Index](#)
- [2006 BC Building Code Interpretations Index](#)
- [1998 BC Building Code Interpretations Index](#)

2018 & 2012 secondary suites

The **BC Building Code Interpretation Committee** is comprised of the following stakeholders:

AIBC / EGBC / BOABC / City of Vancouver

The purpose of the BC Building Code Interpretation Committee is to:

- To facilitate province wide uniformity in the interpretation of the BC Building Code
- To receive, discuss and evaluate interpretation requests from code users
- To arrive at a consensus on the final wording of each interpretation for signature by the Chair
- To disseminate the completed interpretations to code users



CPD Reminder

- Reminder to get your
- CPD points updated – via login portal, and
- Complete Annual Report

Continuing Professional Development (CPD)

Under the *Building Act*, all qualified building and plumbing officials must complete continuing professional development, as specified by the Minister, to maintain their qualifications.

Qualified officials are required to complete and report on 10 points of eligible CPD each calendar year (i.e. January 1 to December 31). Reporting on CPD activities, which includes uploading evidence of attendance, is completed through the [Association website](#). Further information on how to report CPD points can be found [here](#).

A building or plumbing official may have their required CPD points pro-rated during the year in which they obtain their first qualification. The pro-rating would occur as follows:

| Application Approval Date | Number of Required CPD Points |
|---------------------------|-------------------------------|
| January 1 - March 31 | 10 points |
| April 1 - June 30 | 7.5 points |
| July 1 - Sept 30 | 5 points |
| October 1 - December 30 | 2.5 points |

Ministerial Order No. M071 (specifying CPD requirements)

- [CPD Ministerial Order No. M071](#)

WHAT'S NEW

-  **2024 BC Building Code**
The Province has adopted the 2024 edition of the British Columbia Building Code, including Book...
12.8.2023
-  **2024 Energy Code Update Course**
The Association is pleased to announce that the online course for the Energy Code Updates...
12.8.2023
-  **BOABC Holiday Office Closure**
The BOABC office will be closed from December 18, 2023 to January 2, 2024 for...
12.7.2023



BOABC MEMBER DASHBOARD

Hello, **Kenneth F. Kunka** (Log Out)

MENU

- Edit Personal Info
- Invoices
- CPD**
- Applications
- Registration History
- 2018 Building Code Update
- Forms Advising
- Annual Report**

Message Center

CPD Reminders

Your total number of points for this reporting cycle and an annual report confirming your completion of CPD requirements must be submitted before December 31.

If you are unable to meet annual CPD and reporting requirements before December 31, you can apply to the Association to receive until January 31, a 31-day grace period, to complete your outstanding obligations. The Grace Period Application can be found on the 'Applications' page. This application is due by December 15.

A qualified official will have qualifications removed if they have not achieved the required number of CPD points by December 31 and they:

- did not submit a grace period application by December 15, OR
- submitted a grace period application that was not approved, OR
- did not complete their outstanding CPD points within the approved grace period by January 31.



2024 CPD Education & Zone Meetings

Lunch and Learns

CPD Eligibility: 1 point/presentation (Category A4). You will need to self report this point. Initial next to the presentation and then save it as a pdf to upload as proof. Previous Lunch and Learns can be found:

<https://boabc.org/cpd-opportunity-lunch-learn-webinars/>

Calendar

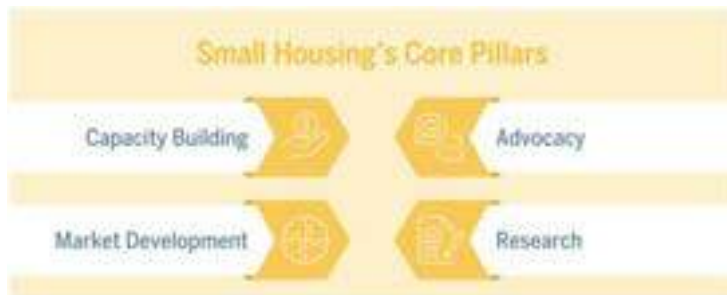
| January 2024 | | | | | | |
|--------------|------------------------------------|--|--|--------|----------|--------|
| Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 * LM Zone Meeting | 12 | 13 | 14 |
| 15 | 16 * South Central Zone Meeting | 17 | 18 * Kootenay Zone Meeting | 19 | 20 | 21 |
| 22 | 23 * North West Zone Meeting | 24 * Exterior Wall Performance | 25 * Lunch & Learn VIN & VIS Joint Zone Meeting | 26 | 27 | 28 |
| 29 | 30 * Central North Zone Meeting | 31 * Inspector Skills High Performance Fenestration | | | | |

Category Key
■ General



Small Housing has big solutions to the housing crisis.

At Small Housing, our mission is to accelerate the adoption of gentle density housing in communities across British Columbia. With single-detached housing representing upwards of 50% of the housing options across the province, there is a big opportunity to create more homes in existing neighbourhoods and more homes within reach.



Industry Partner Event

small housing

About Gentle Density Network Events Resources Contact

From groundbreaking ideas to breaking ground.

Scaling Up
Leaders Summit 2024

Gentle Density Leaders Summit

January 24 & 25, 2024



Member Question – Follow up

October 26/23 – Lunch and Learn

Exposed box joist ends – Part 9 SFD

- **½lb Spray foam – covered with mineral fiber batt. (basement unfinished)**



Member follow up - Approval of Rockwool – Thermal & Ignition barrier for foamed insulation.

However, is this the right application & installed correctly.

POLL QUESTION

Would mineral fiber provide required protection as outlined in 9.10.17.10 for exposed spray foam – unfinished bsmt.

Yes = 42%

No = 40%

Unsure = 17%



Member Question – Follow up



Technical Bulletin

ISSUED: 19/03/16

Use of ROCKWOOL™ stone wool as a Thermal and Ignition Barrier

ROCKWOOL COMFORTBOARD™ 80 at 2" [50 mm] and 3" [76 mm] and ROCKWOOL COMFORTBATT® at 5 1/2" [140 mm] are approved and certified for use as thermal barriers over foamed plastic insulation in Canada meeting the requirements of CAN/ULC - S101 and CAN/ULC - S124. The Canadian thermal barrier listing is currently held with QAI; Listing No: B1067 [See Appendix A]

ROCKWOOL COMFORTBOARD™ 80 have been approved and certified for use as a thermal barrier in front of thermoset and thermoplastic insulation in the US meeting the requirements for NFPA 275 Part I and Part II. The minimum thickness of ROCKWOOL insulation required to meet this is 2" [50 mm]. The US thermal barrier listing is currently held with Intertek; Design Listing 38968 [See Appendix B]

ROCKWOOL COMFORTBOARD™ 80 at 1 1/2" [38 mm] may be installed in attics and crawl spaces over foam plastic insulation in accordance with IBC Section 2603.4.1.6 or IRC Section R316.5.3 and R316.5.4, respectively.

What is a Thermal Barrier?

A thermal barrier is a material applied between foamed plastics and interior spaces designed to:

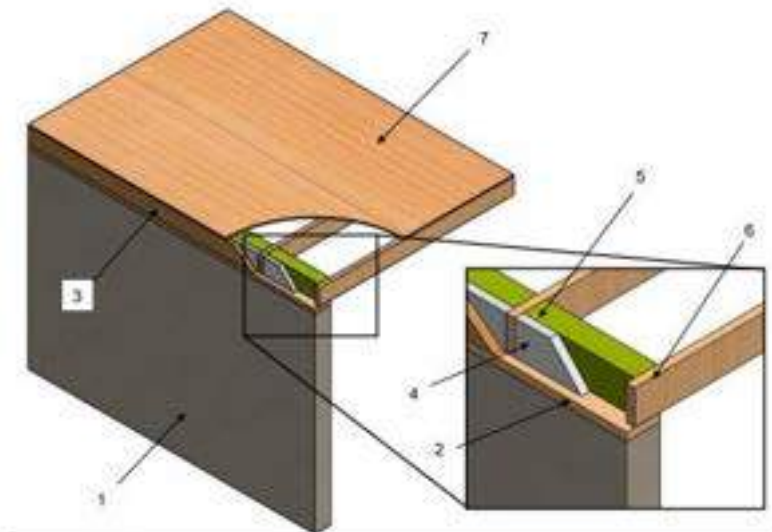
1. Delay the ignition of the foamed plastic insulation in a fire
2. Delay or prevent the involvement of the foamed plastic in the fire



VANCOUVER, BC
LOS ANGELES, CA
TULSA, OK
WASHINGTON, DC
TORONTO, ON
SEBASTIAN, WA

WWW.QAI.ORG

QAI Design B19E7-1a – ROCKWOOL, Inc. – ROCKWOOL COMFORTBATT®/COMFORTBOARD™ 80
CAN/ULC-S124 – Classification A & B protective covering for foamed insulation



| No. | COMPONENT | DESCRIPTION |
|---|--|---|
| 1 | Concrete Foundation | Concrete foundation wall |
| 2 | Bearing Plate | Standard bearing plate |
| 3 | Rim Joist | Standard rim joist |
| 4 | Foam Insulation | Type: Foamed Plastic |
| | | Maximum R-value: 7.5inch |
| 5 | Protective Covering of Foam Insulation | Certified Manufacturer: ROCKWOOL, Inc. |
| | | Certified Product Name: ROCKWOOL COMFORTBATT® / ROCKWOOL COMFORTBOARD™ 80 / ROCKWOOL COMFORTBOARD™ 80 |
| | | Assembly Code: Classification B / Classification B / Classification A |
| | | Minimum Thickness: 5.1/2 inch (140 mm) / 2 in (50 mm) / 3 in (76 mm) |
| | | Minimum Density: 2 lb/ft³ (32 kg/m³) / 8.0 lb/ft³ (128 kg/m³) / 8.0 lb/ft³ (128 kg/m³) |
| Installation: Friction fit into the joist cavity. | | |
| 6 | Floor Joists | Standard floor joist system |
| 7 | Sheathing | Standard floor sheathing |

Not sure installed matches manufactures specifications? Can someone review and follow up.



Secondary Suites & ADUs

- More Homes for People
- BC Housing Suite Incentive Program
- Did you know?
- Local Government Guide examples
- Definitions
- Interpretations & Forum questions
- New Code search – secondary suites
- Consistent Interpretation – New & Existing Buildings

Please forward questions, bulletins or plan review checklists to Ken Kunka at kkunka@boabc.org OR Forum Chat



More Homes for People

BRITISH COLUMBIA

BC Gov News

Home Ministries Sectors Connect Subscribe News Archive

Housing

Regulations, policy manuals issued to help deliver more homes for people faster

Translations

- 简体中文
- 繁體中文
- Français
- हिन्दी
- Tagalog

Share

News Release

Victoria
Thursday, December 7, 2023 1:25 PM

Regulations and policy manuals have been issued to further support local governments as they work in partnership with homebuilders to deliver more homes for people.

"Over the fall session, our government passed comprehensive laws to deliver more homes for people faster in every part of B.C.," said Premier David Eby. "We are in a housing crisis and we will continue to take strong action to deliver thousands more middle-class homes families can afford."

In the fall legislative session, the government introduced a suite of housing legislation to deliver more homes for people faster in every part of B.C.

Today, details and technical resources to support the implementation of Bill 35 – Short-Term Rental Accommodations Act, Bill 44 – Housing Statutes (Residential Development) Amendment Act and Bill 47 – Housing Statutes (Transit-Oriented Areas) Amendment Act have been provided to local governments.

BC Government Updates

<https://news.gov.bc.ca/>

More Housing – Bill 35 (STR), Bill 44, Housing Statutes (Residential Development) Amendment Act, Bill 47 (Transit-Orientated)

<https://news.gov.bc.ca/releases/2023HOUS0171-001945>

BRITISH COLUMBIA

BC Gov News

Home Ministries Sectors Connect Subscribe News Archive

Housing

New standardized designs will help build more homes quicker

Translations

- 简体中文
- 繁體中文
- Français
- हिन्दी

Share

News Release

Victoria
Thursday, November 16, 2023 10:15 AM

The image shows a grid of six 3D architectural renderings of modern, colorful houses, illustrating the standardized designs mentioned in the article.

<https://news.gov.bc.ca/releases/2023HOUS0158-001798>



Secondary Suites & ADUs



[Home](#) > [Housing and tenancy](#) >

Secondary suites

The Province supports the development of secondary suites and accessory dwelling units (ADUs) to provide more affordable long-term housing in B.C. This page has information for homeowners interested in building and managing a secondary suite or ADU, including a guide and information about the new BC Housing secondary suite incentive program (accepting applications April 2024).

Last updated: **September 22, 2023**

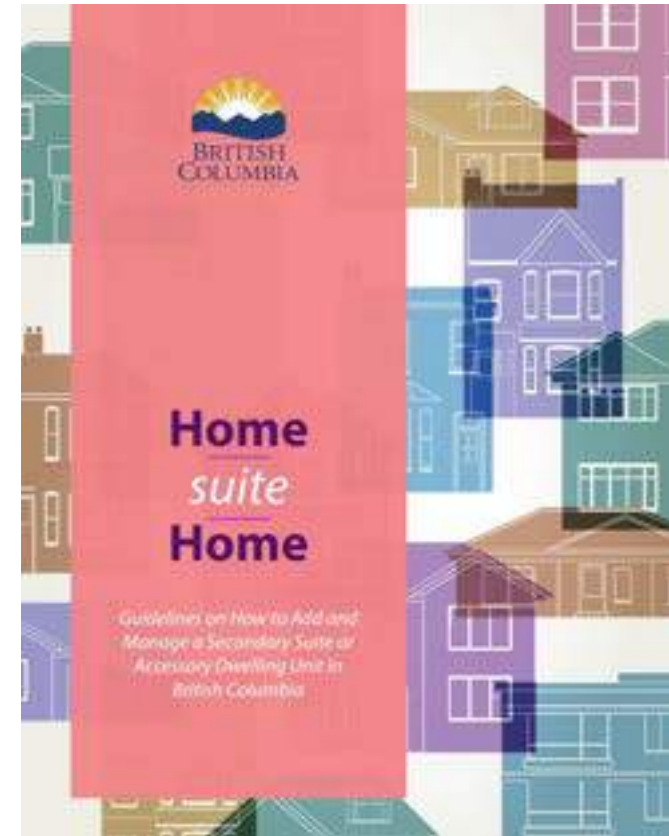
On this page:

- Adding and managing a secondary suite or accessory dwelling unit (ADU)
- Benefits of adding a secondary suite or ADU
- Where are secondary suites and ADUs allowed?
- **Guide: Home Suite Home**
- Secondary Suite Incentive Program
- Definitions

Adding and managing a secondary suite or accessory dwelling unit (ADU)

The housing supply in B.C. has not kept up with the growing demand for housing. More housing is urgently needed for people in B.C. to have a safe, attainable and affordable place to call home. Secondary suites or accessory dwelling units (ADUs) provide an opportunity to quickly add more housing to the market.

<https://www2.gov.bc.ca/gov/content/housing-tenancy/secondary-suites#suite>





Secondary Suites Incentive program



- Housing Assistance ▾
- Projects & Partners ▾
- Licensing & Consumer Services ▾
- Research Centre ▾

Home / Housing Assistance / Secondary Suite Incentive Program

Secondary Suite Incentive Program



Get up to **\$40,000** toward building a new affordable rental suite in your home.



Applications will be accepted starting April 2024 - get ready to apply!

Housing Assistance

- Are you eligible?
- Rental Housing
- Rental Assistance Programs
- Homelessness Services
- Housing with Support
- Tenant Programs & Resources
- Women Fleeing Violence

<https://www.bchousing.org/housing-assistance/secondary-suite>

Secondary Suite Incentive Program

Get up to \$40,000 toward building a new affordable rental suite in your home.

The Secondary Suite Incentive Program will help homeowners create new affordable rental housing in their communities. The program will provide up to \$40,000 in tax credits that can be used to help offset the construction costs of a new rental suite. The amount will provide up to \$40,000 for homeowners to assist with their property over a new secondary suite.

Applications will open in April 2024 and will be available for at least 3000 homeowners over three years. The program is part of the government's plan to create more affordable housing for the province.

How does the program work?

Homeowners who qualify will receive a reimbursement of up to 50% of the cost of construction, up to a maximum of \$40,000. Reimbursement will occur over 10 years in the form of a refundable tax-registered credit.

Are you eligible?

The following categories of homeowners are currently eligible for this program:

| Homeowners | Properties | Secondary Suites |
|---|--|--|
| <ul style="list-style-type: none"> Registered with the BC Assessment Authority Canadian citizens or permanent residents Live in the property as their primary home Completed a BC Assessment Appeal (if applicable) | <ul style="list-style-type: none"> 1-2 storey residential properties with up to 500 sqm of floor area Completed BC Assessment Appeal (if applicable) Minimum 20% owner-occupied Minimum 20% owner-occupied Minimum 20% owner-occupied | <ul style="list-style-type: none"> New rental suite with a separate and full bathroom Minimum 20% owner-occupied Minimum 20% owner-occupied Minimum 20% owner-occupied |

Secondary Suite Incentive Program (PH) 2024



Secondary Suites Guide Examples

City of Coquitlam | Planning and Development Secondary Suites



Secondary suites provide many benefits to homeowners, tenants and the community, and tend to be an affordable alternative to apartment living. Approximately 20% of all single-family homes within the City of Coquitlam contain a secondary suite. This brochure is designed to help you choose which option meets your needs and guide you through the permit process. It is for general guidance only and does not replace the requirements of the British Columbia Building Code, Zoning Bylaw or any other City regulation.

coquitlam.ca/secondariesuites



<https://www.coquitlam.ca/371/Secondary-Suites>

City of Coquitlam | Planning and Development | Building Permits Division GUIDE DOMESTIC WATER SHUT-OFF AND SECONDARY SUITES

GUIDE OVERVIEW
This guide is intended to provide general information on the installation of single and two tank hot water tank systems when a home contains a secondary suite. This is only an example and is not intended to be reproduced.



This information is provided for convenience only and is not in substitution of applicable City Bylaws, Provincial or Federal laws and regulations. Always refer to official documents. The City is not responsible for errors found in copies or alterations of this document.

Home Suite Home

A Citizen's Guide to
Secondary Suites
in Nanaimo

CITY OF NANAIMO
BURNER CITY

<https://www.coquitlam.ca/371/Secondary-Suites>

"Authorized Suites"

Secondary suites that were constructed prior to Council's resolution in 2005 allowing suites are considered to be illegal by the City. In order to change this status to "authorized", which is only possible if the suite is in a zone that allows for suites (refer to the [Zoning Bylaw](#) or check with Development Services Current Planning staff to verify your zone), the homeowner would need to apply for a [Building Permit](#) (currently costing \$500). This will allow the City Building Inspector to perform necessary inspections and confirm that visible work meets BC Building Code standards and/or that life-safety issues have been addressed, including fire safety factors such as fire detection, fire spread and safe exiting. As the suite would have existing construction in place preventing the Building Inspector from seeing whether or not underlying work conforms to the Building Code, a notice (as per [Section 57 of the Community Charter](#)) would be placed on the property title to advise future interested parties that a [Building Permit](#) was not obtained for this work and required inspections were not performed.



Secondary Suites - Guide Examples



What is a Secondary Suite?

A Secondary Suite is a second dwelling unit that includes one or more rooms, is self-contained, and includes one kitchen and at least one bathroom. The suite is intended to be used by one household and is attached to and forms part of the structure that constitutes the single detached dwelling.

Secondary Suites are subject to regulations under the current edition of the British Columbia Building Code (2018), City of West Kelowna Zoning Bylaw No. 826, and other municipal and provincial regulations. Permits may be required from Technical Safety BC for gas and electrical works. Single family dwellings within strata developments are required to comply with their strata regulations.

These documents are provided as a guideline and are not exhaustive of the requirements that may be applicable to your circumstances. Please contact the Building Department to discuss your project specifically.

Preliminary requirements for a Secondary Suite include:

- It is located only within a principal single detached dwelling. For certainty, a Secondary Suite cannot be connected by a laneway, garage, or unconditioned space to a single detached dwelling.
- It is located on a parcel that does not contain a Cottage House or Bed and Breakfast.
- It shall have a maximum gross floor area of 100 m² (1076.4 ft²) or 40% of the habitable gross floor area of the principal dwelling, whichever is LESS.
- There is a connection to city sewer and/or water where available.

Secondary Suite applications must include:

- Completed **Building Permit** application form.
- Two sets of scaled floor plans (please refer to the following pages for drawing specifications).
- Current state of title (dated within 90 days of the application).
- Copies of any covenant, easement, and right of way documents are required.
- Secondary Suite Application** form (with required attachments) in addition to the Building Permit application.
- Owners Authorization of Agent, if applicable.
- Site plan demonstrating adequate parking. The parking plan – one space for one bedroom suite, two spaces for two or more bedroom suites.
 - Stalls to be a minimum of 2.75m (9'0") in width by 6.0m (19'7") in length, fully located within the parcel boundaries.
 - Parking may occur where a portion of a vehicle(s) is located on the road right-of-way when the minimum setback of 9.2 m is maintained between garage and back of curb or edge of sidewalk.
 - Tandem parking is permitted.

Still have questions? Contact our Building Department at 781.741.4600 | building@westkelowna.ca

<https://www.westkelownacity.ca/en/building-business-and-development/resources/Documents/Bulletins/Secondary-Suite-Construction-Requirements---Aug-2022.pdf>

Fire Safety Items to include:

- Highlight all fire separation walls. Fire separation is to be continuous through all areas including mechanical rooms and under stairs. Shared facilities, like a laundry room, are required to be fire separated from both living units. Provide details of how fire separation requirements are to be met, including all construction materials, their individual fire separation ratings, and the total of each assembly.

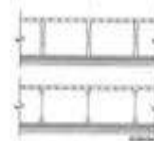
Example: Insulated channel on one side of the slab at 18" or 24" x 1" with 1 layer of 1/2" rigid board on each side of wood studs with batt insulation in the stud cavity - 15min Fire Resistance Rating (FRR) (BCBC 4.11.1.1.2)(a)



Example: Insulated channel on one side of the slab at 18" or 24" x 1" with 1 layer of 1/2" rigid board on each side of wood studs with batt insulation in the stud cavity - 15min Fire Resistance Rating (FRR) (BCBC 4.11.1.1.2)(b)

Example: Insulated channel on one side of the slab @ 18" or 24" x 1" with 1 layer of 1/2" Type X gypsum on each side of wood studs and noncombustible wall in the stud cavity - 45min FRR (BCBC 4.11.1.1.4)

- Indicate fire separation ceiling construction materials.



Example: Resilient channel @ 18" or 24" x 1" with 1 layer of 1/2" gypsum supporting members spaced not more than 24" o.c. and FRR batt in the joint spaces - 15min FRR (BCBC 4.11.1.1.2)

Example: Resilient channel @ 18" or 24" x 1" with 1 layer of 1/2" gypsum supporting members spaced not more than 24" o.c. and noncombustible wall in the joint spaces - 30min FRR (BCBC 4.11.1.1.3)

Example: Resilient channel @ 18" or 24" x 1" with 2 layers of 1/2" Type X gypsum supporting members spaced not more than 24" o.c. and noncombustible wall in the joint spaces - 45min FRR (BCBC 4.11.1.1.4)

Building a Secondary Suite

Considering building a suite in your home or legalizing an existing one?

A secondary suite is a dwelling unit within a house, with its own cooking facility, sleeping and bathroom areas, as well as its own external access. Land Use Bylaw #2672 refers to suites as an accessory dwelling, and many cities permit a secondary suite OR a detached accessory dwelling unit. You will require a building permit if you want to construct new suite or legalize an existing non-permitted suite.

Key benefits

There are a number of advantages to having a secondary suite, especially one that has been authorized through the building process.

- Eliminate mortgage helper income that otherwise might preclude mortgage qualifications.
- Ensure compliance with a variety of safety standards designed to keep occupants healthy and safe.
- It may be easier to obtain insurance (coverage if a suite has been authorized). Property insurers may not cover work or damages caused by work done without permits and inspections.
- Maintain and potentially increase the value of your home. Your home or business is an investment, if your construction project does not comply with the codes adopted by your community, the value of your investment could be reduced.
- If you decide to sell a home or building that has had modifications without a permit, this may have an impact on the sale of your home.

Planning and Building Services

1003 Mount Newton Cross Road, Saanichton, BC V8M 2A9
250.544.4217 | building@csaanich.ca | www.CentralSaanich.ca

<https://www.centalsaanch.ca/sites/default/files/2023-12/Secondary%20Suites%202023%20FINAL.pdf>

Table 1: Construction Options for a Secondary Suite in an Existing Building

| Regulation | Option 1 | Option 2 | Option 3 |
|--|--|----------------------------------|----------------------------------|
| Fire Resistance Rating (FRR) in areas: | 15 minutes | 30 minutes | 45 minutes |
| Sound Transmission Class (STC) | Approximately 27 - 30 STC | Approximately 34 - 37 STC | 41 STC |
| IC Building Code Performance | 5.10.8.1.1(2)(a) Table 5-2.3.3.1 and 5.11.1.1(2) | 5.10.8.1.1(2)(b) and 5.11.1.1(2) | 5.10.8.1.1(2)(c) and 5.11.1.1(2) |

What does the table recommend? ↓ OR ↓ OR ↓

| Item | Option 1 | Option 2 | Option 3 |
|------------------------------------|--|--|--|
| Wall Construction | Wood studs with 1/2" gypsum board both sides | Add resilient channel and layer of 1/2" gypsum board to one side | Many options for increased fire and sound rating** |
| Ceiling Construction | Wood joist with 1/2" gypsum board on underside | Add resilient channel and layer of 1/2" gypsum board to ceiling | Many options for increased fire and sound rating** |
| Smoke Alarm Location in each suite | Smoke alarm shall be located in each unit (and interconnected within each unit) in all bedrooms, as well as between bedroom door and all other spaces, in any common areas and at least one on each floor. | One additional photo-eyes in each dwelling and common spaces shall be photo-eyes (for interconnected). | See Interconnection for further units and common spaces if required. |
| Smoke Alarm Interconnection | All smoke alarms in both units and common spaces shall be photo-eyes (for interconnected). | Where the home has an attached garage or a solid-fuel-fired appliance (wood burning), a CO alarm is required inside each bedroom or within 3 m of each bedroom door, all interconnected. | |

Would it be possible to create one generic Technical Guide?



Interpretations

| | | | |
|----------|---------|---|------------|
| NEW 2018 | 18-0253 | Fire Separation of a Service Room in a House with a Secondary Suite | 17/10/2023 |
| 2018 | 18-0172 | Fire Separation between Secondary Suite and Garage | 15/03/2022 |

Building and plumbing code Interpretations 2012

Search:

| Code Edition | Interpretation Number | Title | Date Approved | File |
|--------------|-----------------------|---|---------------|--------------------------|
| 2012 | 12-0064 | Fire Protection of Exits (Exit Exposure Protection) for Houses with Secondary Suites | 16/09/2015 | Download |
| 2012 | 12-0043 | Limits for Exterior Openings for Dwelling Units with Secondary Suites | 16/09/2015 | Download |
| 2012 | 12-0012 | Shared Laundry Room, Fire Separations for Single Family Dwelling with a Secondary Suite | 18/02/2014 | Download |

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing

AIBC, EGBC, BOABC

File No: 18-0253

INTERPRETATION

Page 1 of 2

| | |
|-----------------------------|---|
| Interpretation Date: | October 17, 2023 |
| Building Code Edition: | BC Building Code 2018 |
| Subject: | Fire Separation of a Service Room in a House with a Secondary Suite |
| Keywords: | Service Room, Secondary Suite, Fuel-Fired Appliance |
| Building Code Reference(s): | 9.10.9.14.(4), 9.10.10.3., 9.10.10.4., 9.10.19.5.(2) |

Question:

In a house with a secondary suite, is a fire separation required for a service room where the service room serves both suites?

The answer depends on the type of service room, the size of the house, the type of smoke alarms, and whether the house is sprinklered.

Sentence 9.10.10.3.(1) requires a 1 h fire separation for service rooms but Sentence 9.10.10.3.(2) waives this requirement for rooms that contain a limited quantity of service equipment and where the equipment does not constitute a fire hazard. This exception would apply to most service rooms in houses except rooms that contain fuel-fired equipment. There are separate requirements for fire separations of service rooms containing incinerators, but it is assumed that an incinerator will not be located in a house.

Sentence 9.10.10.4.(1) requires a 1 h fire separation for a service room containing fuel-fired appliances, with exceptions as stated in Sentence 9.10.10.4.(2). Unless otherwise required by the appliance installation standards referenced in the BCBC, Sentence (2) waives the requirement for the fire separation if the fuel-fired appliance serves not more than one room or suite, or a house with a building area of not more than 400 m² and a building height of not more than 2 storeys. If the house does not meet these exceptions, the service room requires a fire separation with a fire-resistance rating not less than that required for the fire separation between the dwelling units or common spaces. Sentence 9.10.9.14.(4) requires a fire separation with a fire-resistance rating of 0 h to 45 min depending on whether the house is sprinklered or on 8888he type of smoke alarms.

boabc

What's required if the house mechanical room is located solely within the secondary suite and does not serve the suite?

BC BUILDING CODE INTERPRETATION COMMITTEE

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File No: 18-0253

INTERPRETATION

Page 2 of 2

The requirements for the fire separation of a service room in a house with a secondary suite are summarized below.

Where a service room contains a limited quantity of service equipment and the service equipment does not constitute a fire hazard:

- The service room does not require a fire separation.

Where a service room contains fuel-fired appliances:

- A fire separation is not required if the appliances serve only one room.
- A fire separation is not required if the appliances serve only either the main dwelling or the secondary suite.
- A fire separation is not required if the appliances serve a house with a secondary suite with the building area of 400 m² or less and the building height of 2 storeys or less.
- If the fuel-fired appliances serve a house with a secondary suite and the building area exceeding 400 m² or with a building height of more than 2 storeys:
 - A fire separation with a minimum 0 h fire-resistance rating is required if the house is sprinklered.
 - A fire separation with a minimum of 15 min fire-resistance rating is required if the house is not sprinklered but all smoke alarms in the house are photo-electric and interconnected as described in Clause 9.10.19.5.(2)(a), i.e., so that actuation of any one smoke alarm will cause all smoke alarms in the house to sound.
 - A fire separation with a minimum of 30 min fire-resistance rating is required if the house is not sprinklered but an additional photo-electric smoke alarm is installed in each suite as described in Clause 9.10.19.5.(2)(b), i.e., at least one additional smoke alarm is installed in each suite, interconnected so that actuation will also cause the additional smoke alarm(s) in the other suite to sound.
 - A fire separation with a minimum 45 min fire-resistance rating is required if the house is not sprinklered, and smoke alarms are not installed and interconnected as described above.

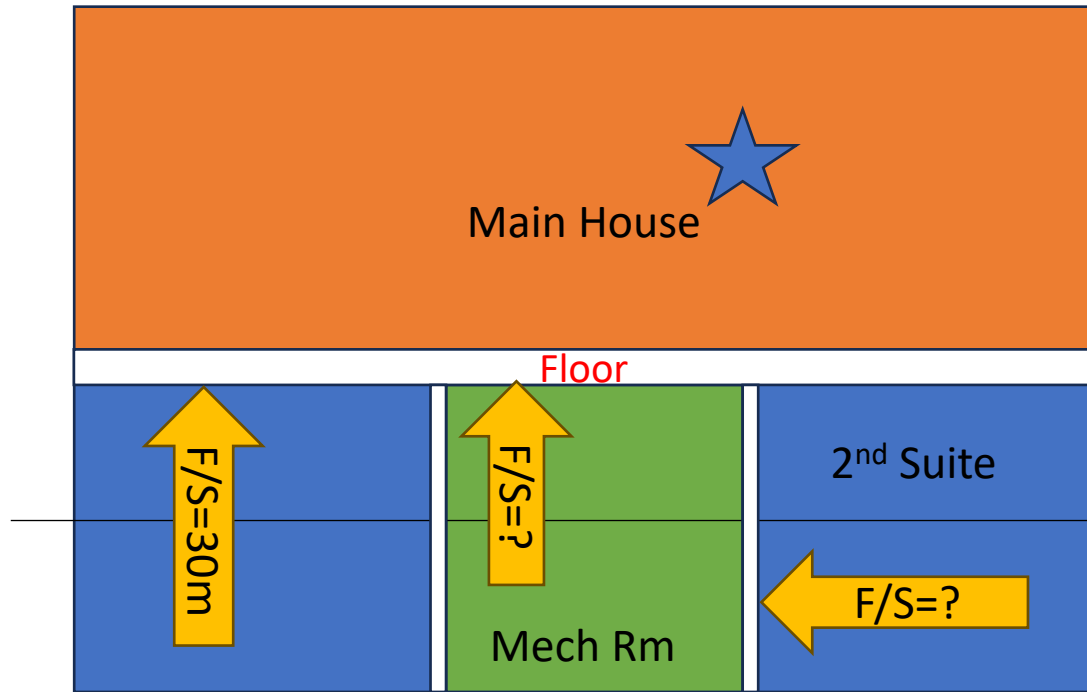
Also, note that appliance installation standards are referenced in Sentences 6.2.1.5.(1), 9.33.5.2.(1) and 9.33.5.3.(1) of the BCBC. These standards may contain additional requirements for fire separation of service rooms.



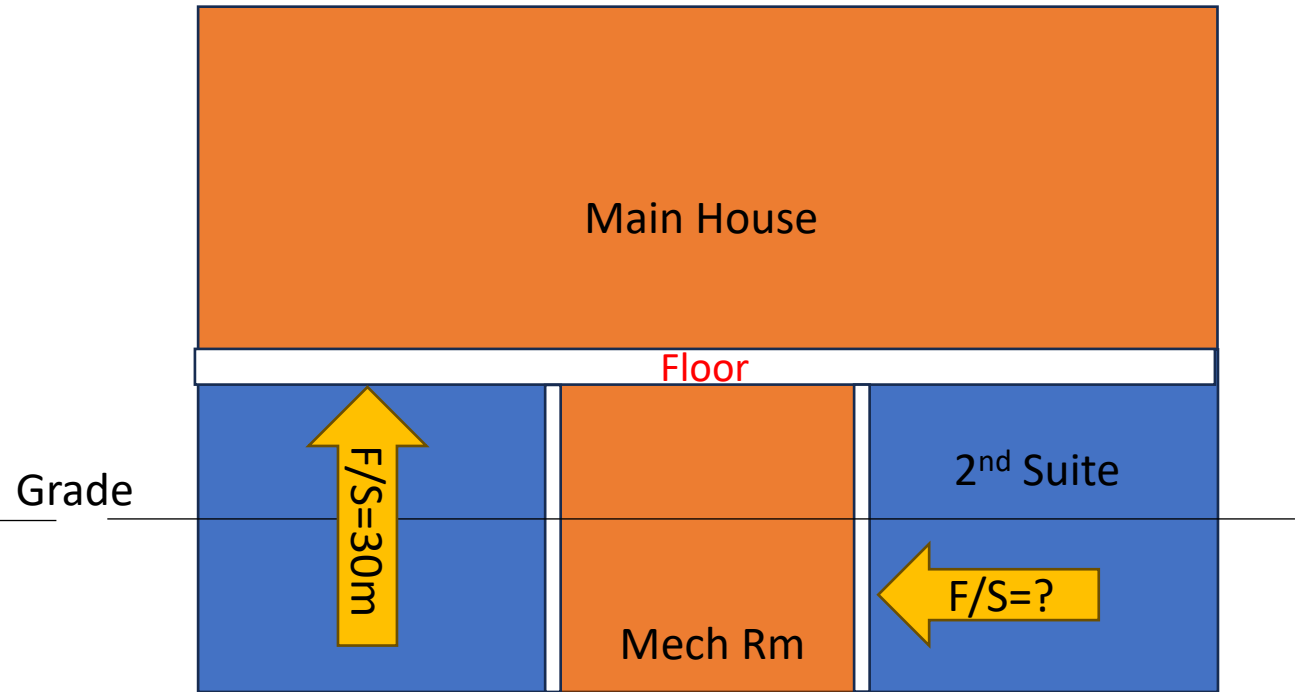
Interpretation – 18-0253★

Service space means space provided in a building to facilitate or conceal the installation of building service facilities such as chutes, ducts, pipes, shafts or wires.

Service room means a room provided in a building to contain equipment associated with building services. (See Note A-1.4.1.2.(1).)



Basement Suite – shared furnace
(Mech Rm - service room)



Basement Suite – furnace for main house only (Mech Rm - service room) Suite converted to elec/split ductless

House not sprinklered – 30m F/S for suite to house



BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0172

INTERPRETATION

Page 1 of 1

| | |
|-----------------------------|--|
| Interpretation Date: | March 15, 2022 (Revised October 17, 2023) |
| Building Code Edition: | BC Building Code 2018 |
| Subject: | Fire Separation between Secondary Suite and Garage |
| Keywords: | Secondary suite, attached garage |
| Building Code Reference(s): | 9.10.9.16.(2), 9.10.9.16.(3) |

Question:

A secondary suite in a single family dwelling abuts an attached garage (either on the same floor or overtop of the attached garage) that is shared with the main dwelling. Is a fire separation required between the secondary suite and the attached garage? If so, what is the required fire-resistance rating if the attached garage contains 5 motor vehicles or fewer?

Interpretation:

Yes, a 1 h fire separation.

Article 9.10.9.16. regulates the requirements of fire separation between a storage garage (in this case the attached garage) and other occupancies (the secondary suite and the main dwelling).

A 1.5 h fire separation is required if the attached garage contains more than 5 motor vehicles as per Sentence 9.10.9.16.(1).

A 1 h fire separation is required if the attached garage contains 5 motor vehicles or fewer as per Sentence 9.10.9.16.(2).

Sentence 9.10.9.16.(3) waives the fire separation if the attached garage serves only the dwelling unit to which it is attached because it is considered as part of that dwelling unit.

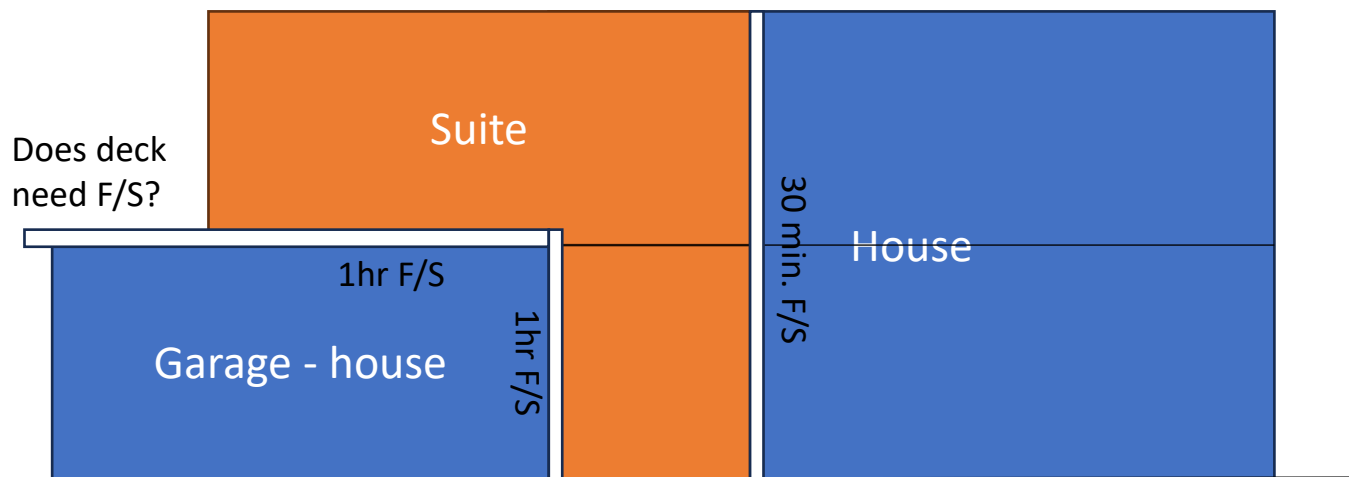
In this case where the attached garage in a house with a secondary suite is shared between the two Sentence 9.10.9.16.(3) cannot be applied to waive the fire separation between the garage and the secondary suite and between the garage and the dwelling unit.

A 1 h fire separation would be required between the garage and the secondary suite since the attached garage contains 5 motor vehicles or fewer. Also, a 1 h fire separation is also required between the attached garage and the main dwelling unit.

Please refer to Interpretation 06-0051 for fire separations between the attached garage, the secondary suite and the main dwelling under different situations.

Interpretation-18-0172

Reference to Int. 06-0051 – Fire Separation between a Dwelling Unit & Secondary Suite. Is there a limit on how old interpretations can be valid for?



Section – house with suite entry level and over garage servicing house only




BOABC Forum Discussion


Converting Accessory Structures to SFD

Welcome to BOABC › Forums › Member Discussion › Converting Accessory Structures to SFD

Favourite | Unsubscribe

This topic has 6 replies, 6 voices, and was last updated 4 months, 1 week ago by  Byron Grant.

Viewing 7 posts - 1 through 7 (of 7 total)

| Author | Posts |
|---|--|
| July 6, 2023 at 8:45 am | REPLY #18948 |
|  Kerley Barros Participant | <p>Good morning everyone,</p> <p>I'm just looking for some information or guidance on inquiries/applications for renovations to convert existing accessory buildings to dwellings. With the rising cost of housing, we've been seeing a large increase in residents wanting to convert existing garages into secondary suites. The biggest hang-up is usually radon protection, since they don't want to remove an existing concrete slab.</p> <p>Another item would be Step Code compliance. I'm leaning towards this not being a requirement, since the structure is existing. I've also had some EA's say they aren't able to model existing buildings.</p> <p>I also don't want to get into some sort of loop-hole where people are just taking out permits to build a "garage" and then just apply to convert it to a dwelling a year later to circumvent step code. BC housing, etc.</p> <p>I know there's a long list of things that will also need to be addressed, but I'm just wondering if anyone has experience with these types of applications, and if so, what are your requirements for permitting these projects?</p> <p>Thanks in advance!</p> |

How Deep into the Code?

- Change of Occupancy –
- What are Associated Risks –

To Occupants?

Neighbours?

Liability to City?

- Legal vs Illegal Non-Conforming –
- Development Permits –
- Parking exemptions –
- Service Upgrades -

Will conversions be a more economical way to create ADU's?



BOABC Forum Discussion

Reference Guide for Conversions – Illustrated Guide NBC 2015 – what's important? Not just life safety anymore.

Does your local government have a Building Bylaw section, Policy or Bulletin related to Change of Occupancy.

Should this be left to the individual AHJ or would it be helpful to have one reference guide?

Note Ontario Building Code – Section 11

BC Existing buildings renewal strategy
Retrofit Code still under review.

Contents of NBC Part 9

| NBC Section | Use and Egress | Fire Protection | Building Structure | Environmental Separation | Building Services |
|-------------|-------------------------------------|---|---|---|---|
| 9.1. | | | General | | |
| 9.2. | | | Definitions | | |
| 9.3. | | | Materials, Systems and Equipment | | |
| 9.4. | | | Structural Requirements | | |
| 9.5. | Design of Areas and Spaces | | | | |
| 9.6. | | | | Glass | |
| 9.7. | | | | Windows, Doors and Skylights | |
| 9.8. | Stairs, Ramps, Handrails and Guards | | | | |
| 9.9. | Means of Egress | | | | |
| 9.10. | | Fire Protection | | | |
| 9.11. | | | | Sound Transmission | |
| 9.12. | | | Excavation | | |
| 9.13. | | | | Dampproofing, Waterproofing and Soil Gas Control | |
| 9.14. | | | | Drainage | |
| 9.15. | | | Footings and Foundations | | |
| 9.16. | | | | Floors-on-Ground | |
| 9.17. | | | Columns | | |
| 9.18. | | | | Crawl Spaces | |
| 9.19. | | | | Roof Spaces | |
| 9.20. | | | Masonry and Insulating Concrete Form Walls Not in Contact with the Ground | | |
| 9.21. | | Masonry and Concrete Chimneys and Flues | | | Masonry and Concrete Chimneys and Flues |
| 9.22. | | Fireplaces | | | |
| 9.23. | | | Wood-Frame Construction | | |
| 9.24. | | | Sheet Steel Stud Wall Framing | | |
| 9.25. | | | | Heat Transfer, Air Leakage and Condensation Control | |
| 9.26. | | | | Roofing | |
| 9.27. | | | | Cladding | |
| 9.28. | | | | Stucco | |
| 9.29. | | | Interior Wall and Ceiling Finishes | | |
| 9.30. | Flooring | | | Flooring | |
| 9.31. | | | | | Plumbing Facilities |
| 9.32. | | | | | Ventilation |
| 9.33. | | | | | Heating and Air-conditioning |
| 9.34. | | | | | Electrical Facilities |
| 9.35. | | | Garages and Carports | | |
| 9.36. | | | | Energy Efficiency | |
| 9.37. | | | Objectives and Functional Statements | | |



Did you know – Existing Suites

In 2018 a working group was organized to look at changes to the Code when dealing with Existing Suites. Recommendations were provided to reduce some code requirements but were not adopted in Code.

Existing Secondary Suites Working Group: Summary Report

Building and Safety Standards Branch
Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Province of British Columbia

FINAL REPORT
Date: January 21, 2019

To: Zachary May Building and Safety Standards Branch
From: Carole Garratt, Pinna Sustainability Inc.





Did you know – Home Warranty

My home is less than ten years old, and it is covered by home warranty insurance. Will adding a secondary suite affect the warranty coverage?

Your home warranty insurance may be limited if changes, alterations, or additions are made to your home after initial occupancy by anyone other than the builder. You should contact your home warranty insurance provider if you have questions about how a renovation to add a secondary suite may impact the home warranty insurance coverage for your home.



Would 10 years after original occupancy be a good reference for “existing building”?



Did you know – Technical Safety BC



I WANT TO

REGULATED TECHNOLOGIES

SAFETY IN BC

LOGIN



INFORMATION BULLETIN

PANELBOARDS IN "SECONDARY SUITES"

Date of Issue: February 8, 2023

Information Bulletin No: IB-EL-####-##

The following bulletin provides guidance on the application of rules pertaining to the 2021 BC Electrical Code Regulation. The requirements of local municipal authorities having jurisdiction may vary. Prior to undertaking work, installers should consult with local authorities having jurisdiction to determine their requirements.

Scope:

This bulletin provides clarification on Rule 26-602 for requirements of installing panelboards in a subdivision(s) of a dwelling unit.

Code definitions related to Rule 26-600

Dwelling Unit – one or more rooms for the use of one or more persons as a housekeeping unit with cooking, eating, living, and sleeping facilities.

There is no definition for "secondary suite" in the BC Electrical code. Suite is understood to mean a self-contained dwelling unit located within a building of residential occupancy that contains another dwelling unit, where both dwelling units constitute a single real estate entity.

26-602 Panelboards in dwelling units (see Appendix B)

1) A panelboard shall be installed in every dwelling unit except for:

- a) dwelling units in hotels and motels; and
- b) dwelling units that have been created by subdivision of a single dwelling and are individually metered for electrical power consumption.

2) Every panelboard installed in accordance with Subrule 1) shall have a single supply protected by overcurrent devices, and this supply shall be capable of being disconnected without disconnecting the supply to any other dwelling unit.

The rule says that both conditions (subdivision of a single dwelling **and** not individually metered) must be present for the panelboard exemption. The rule does not require separate metering (or separately fed) panelboards. Therefore, if the installer chooses not to have the suite individually metered, no separate panelboard is required.

*Reminder, Subrule 2 only applies if the conditions of Subrule 1 apply.

Panelboards in "Secondary Suites"

Information Bulletin

Home > Regulatory Resources > Regulatory Notices > Information Bulletin: Panelboards in "Secondary Suites"

Print (PDF)

Information Bulletin: Panelboards in "Secondary Suites"

FEBRUARY 8, 2023

Code Definitions Related to Rule 26-600

Dwelling Unit – one or more rooms for the use of one or more persons as a housekeeping unit with cooking, eating, living, and sleeping facilities.

There is no definition for "secondary suite" in the BC Electrical code. Suite is understood to mean a self-contained dwelling unit located within a building of residential occupancy that contains another dwelling unit, where both dwelling units constitute a single real estate entity.

View the [Panelboards in Secondary Suites pdf](#) for additional information including scenarios of panelboard requirements.

BC Safety Authority is now Technical Safety BC.

While we have changed our name, we remain committed to our vision of safe technical systems. Everywhere.



RESIDENTIAL FLEXIBILITY IN THE ALR:
Frequently Asked Questions

Did you know – ALR(2022)

SECONDARY SUITES

Q22: Can I have a secondary suite in the additional residence?

No. Section 31 of the ALR Use Regulation permits only a single secondary suite in the principal residence, where a local government bylaw permits or First Nation Government law allows. [Back to Top](#)

Q23: If there is a secondary suite in a principal residence, does a property still qualify for an additional residence?

Yes, subject to the total floor area requirements and local government bylaws or First Nation Government laws. [Back to Top](#)

Q24: Can a local government restrict a secondary suite use within a principal residence?

Yes, residential uses under the ALR Use Regulation may be further restricted and/or prohibited by a local government or First Nation Government. [Back to Top](#)

90 M² OR 186 M² ADDITIONAL RESIDENCES

Q13: What types of residences meet the requirements of the new regulations?

As outlined in the Ministry's [News Release](#), examples of flexible housing options permitted under the regulation include, but are not limited to:

- garden suites, guest houses or carriage suites
- accommodation above an existing building
- manufactured homes*
- permitting a principal residence to be constructed in addition to a manufactured home that was formerly a principal residence*

*After December 30, 2021, the size of a new manufactured home that is an additional residence must not exceed the applicable limit of either 90 or 186 m² unless the necessary authorizations have been received by December 30, 2021 as s. 32 (3) of the ALR Use Regulation read on December 30, 2021:



Definitions – 2024 BCBC

Secondary suite means a self-contained *dwelling unit* located within a *building* or portion of a *building*

- completely separated from other parts of the *building* by a vertical *fire separation* that has a *fire-resistance rating* of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all *storeys* and spaces including *service spaces* of the separated portions,
- of only *residential occupancy* that contains only one other *dwelling unit* and common spaces, and
- where both *dwelling units* constitute a single real estate entity. (See Note A-1.4.1.2.(1) of Division B.)

Secondary Suite (A-1.4.1.2.(1))

A secondary suite is a self-contained dwelling unit that is part of a house containing not more than two dwelling units (including the secondary suite) and any common spaces such as common storage, common service rooms, common laundry facilities or common areas used for egress. Secondary suites are typically created within an existing single dwelling unit—commonly called a “house”—**either constructed as an addition or an alteration to an existing house or incorporated during the construction of a new house.** A secondary suite may have more than one storey and may be on the same level as the other dwelling unit of the house or be above or below it. (not new but interesting option – KK)

Service space means space provided in a building to facilitate or conceal the installation of building service facilities such as chutes, ducts, pipes, shafts or wires.

Service Room (A-1.4.1.2.(1)) Typical examples of service rooms include boiler rooms, furnace rooms, incinerator rooms, garbage handling rooms and rooms to accommodate air-conditioning or heating appliances, pumps, compressors and electrical equipment. Rooms such as elevator machine rooms and common laundry rooms are not considered to be service rooms



Building Types - Suites

DU: DWELLING UNIT
 SS: SECONDARY SUITE
 [Dashed line]: SINGLE REAL ESTATE ENTITY
 [Hatched area]: FIRE SEPARATION

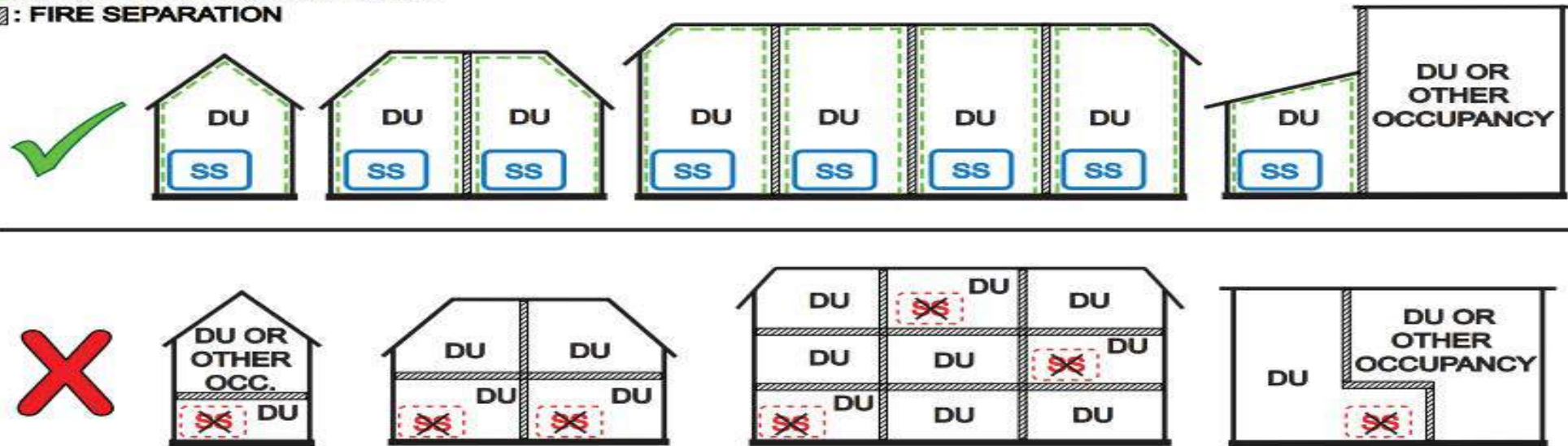


Figure A-1.4.1.2.(1)-C
Building Types where Secondary Suites are Permitted

Neither the secondary suite nor the other dwelling unit in a house can be strata-titled or otherwise subdivided from the remainder of the house under provincial or territorial legislation. This means that both dwelling units are registered under the same title.



Definitions – 2024 BCBC

Fire separation means a construction assembly that acts as a barrier against the spread of fire. (See Note A-1.4.1.2.(1).)

Fire Separation (A-1.4.1.2.(1))

It is generally understood that the term “fire” refers to all products of combustion, including heat and smoke. Although a fire separation is not always required to have a fire-resistance rating, it should act as a barrier to the spread of smoke and fire until some type of response is initiated. If the fire-resistance rating of a fire separation is permitted to be waived on the basis of the presence of an automatic sprinkler system, it is nonetheless the intent of the Code that the fire separation be constructed so that it will remain in place and act as a barrier against the spread of smoke until the sprinklers have actuated.

Fire-resistance rating means the time in minutes or hours that a material or assembly of materials will withstand the passage of flame and the transmission of heat when exposed to fire under specified conditions of test and performance criteria, or as determined by extension or interpretation of information derived therefrom as prescribed in this Code. (See Sentence **D-1.2.1.(2)** in Appendix D of Division B.)

D-1.2.1 Limitations

2) Since it is not practicable to measure the fire resistance of constructions in situ, they must be evaluated under some agreed test conditions. A specified fire-resistance rating is not necessarily the actual time that the assembly would endure in **situ** in a building fire, but is that which the particular construction must meet under the specified methods of test. (**situ** - in the natural or original position or place.)



2024 BCBC – Secondary Suites

Majority of changes related to Secondary Suites are in 9.10 Fire Protection.

- Continuous Smoke barriers
- FRRs – 9.10.8.3.(2) new sentence
- Fire stopping – solid backing at joints. Could be some additional work with assemblies with resilient channels.
- Penetrations – rewritten sections (outlet boxes)

BC Code retains requirements of fire separations.

Word search (Ctrl F) - 178 references to secondary suite(s).

6) For the design and construction of alterations to existing buildings to add a secondary suite, not including the design and construction of new additions or new buildings, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table 1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).)

| No. | Code Requirement in Division B | Alternate Compliance Method (References to Division B) |
|-----|---|---|
| 1 | Reinforcement for Grab Bars Sentence 3.8.5.1.(2) One bathroom in a secondary suite shall have walls adjacent the water closet and shower or bathtub location reinforced to accommodate the future installation of grab bars. | Reinforcement to accommodate the future installation of grab bars is not required in existing bathrooms serving a secondary suite. |
| 2 | Ceiling Heights of Rooms or Spaces Sentence 9.5.3.1.(1) and Table 9.5.3.1. Ceiling height shall be not less than 2.1 m over the minimum area required in Table 9.5.3.1. | Except as required by Sentence 9.9.3.4.(3), the minimum ceiling heights in a secondary suite over the required area as indicated in Table 9.5.3.1 shall be not less than 1.95 m. It shall be possible to travel from the required area of one room to the required areas of all other rooms within the secondary suite without reduction of the ceiling height to less than 1.95 m. Except as required by Sentence 9.9.3.4.(3), the minimum clear height under beams and ducting, including where located over stairs, in a secondary suite shall be not less than 1.85 m. |
| 3 | Doorway Opening Sizes Sentence 9.5.5.1.(1) and Table 9.5.5.1. Doorway openings shall be designed to accommodate swing-type and folding doors not less than 1 980 mm high. | Except for exit doors and for doors serving public corridors and exit corridors that serve a house with a secondary suite, doorway openings within a secondary suite shall be designed to accommodate swing-type and folding doors not less than 1 890 mm high. |
| 4 | Height over Stairs Sentence 9.8.2.2.(3) The clear height over stairs shall be not less than 1950 mm. | Except for stairs in a public corridor or exit corridor that serve a house with a secondary suite, the clear height over stairs that are located under existing beams and existing ducting in a house with a secondary suite shall be not less than 1 850 mm. |



2024 BCBC - Sprinklers -Suites

Referenced standards for sprinklered building (suites) have been updated in the 2024 BCBC.

9.10.19.5. Interconnection of Smoke Alarms

3) Additional smoke alarms and interconnection of smoke alarms between dwelling units and common spaces in a house with a secondary suite is not required if

- a) the fire separations described in Articles 9.10.9.16. and 9.10.9.17. have a fire-resistance rating not less than 45 min, or
- b) the building is sprinklered.**

There are XX communities with existing sprinkler bylaws.....

Penticton has retained the service of Senzco Comp. to ascertain NFPA 13D and 13R to create a residential guide for sprinkler systems for low density housing (Feb 2024)

| | | | |
|------|-----------------------|--|---|
| NFPA | 13D-2016 | Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes | 3.2.4.1.(2) 3.2.5.12.(3) 3.2.7.9.(4) A-3.2.5.12.(2) A-3.2.5.12.(6) A-3.2.5.13.(1) 9.10.2.2.(2) 9.10.18.2.(3) |
| NFPA | 13R-2019 ⁿ | Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies | 3.2.5.12.(2) A-3.2.5.12.(2) A-3.2.5.12.(6) A-3.2.5.13.(1) |



2024 BCBC – Adaptable Design

**To confirm if this has been delayed until 2025.
Note – Table 1.1.1.1.(6) – Existing Buildings
exemption**

3.8.5. Adaptable Dwelling Units

3.8.5.1. Application

- 1) Except as provided in Sentence (2), this Subsection applies to
 - a) *one storey dwelling units served by an accessible interior public corridor and an accessible common building entrance, as required to be accessible by Articles 3.8.2.2. and 3.8.2.3., and*
 - b) *common spaces and facilities intended for use by the residents of the dwelling units described in Clause (a) including common rooftop occupancies.*
- 2) *Buildings described in Clause 3.8.2.1.(1)(a) including secondary suites and all other dwelling units to which this Section applies shall, as required by Sections 3.7. and 9.31., provide at least one bathroom with walls reinforced in accordance with Clause 3.8.5.7.(1)(e).*

Section 9.31. Plumbing Facilities



Existing Buildings – Secondary Suites

Existing Buildings – There is no defined term for what an existing building is in the BC Building Code.

- Could that be = Occupancy plus a day?

Word search in new Code has 57 locations for existing buildings – no definition.

1.1.1.2. Application to Existing Buildings

1) Where a building is altered, rehabilitated, renovated or repaired, or there is a change in occupancy, the level of life safety and building performance shall not be decreased below a level that already exists. (See Note A-1.1.1.2.(1).)

Existing Buildings – Ontario Building Code

Building Code requirements for second units

Ontario's Building Code sets out minimum construction standards for how to build a second unit in your house. These minimum standards are described in the sections that follow. In some cases, you may wish to build beyond the minimum requirements of the Building Code. Building beyond the Building Code provides homeowners many advantages, including greater occupant comfort and amenities that can make your second unit a nicer place to live.

Age of your house

Different Building Code rules apply depending on the age of your house.

If your house is more than five years old, it is classified as an existing house and you have more flexibility under the Building Code when you make renovations.

If your house is less than five years old, then it is classified as a new building and under the Building Code it generally must meet new construction requirements. For more information on adding a second unit to a new house, contact your local building department.



Existing Buildings – Secondary Suites

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

6) For the design and construction of alterations to existing buildings to add a secondary suite, not including the design and construction of new additions or new buildings, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table 1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).)

| No. | Code Requirement in Division B | Alternate Compliance Method (References to Division B) |
|-----|--|--|
| 1 | <p>Reinforcement for Grab Bars Sentence 3.8.5.1.(2)</p> <p>One bathroom in a secondary suite shall have walls adjacent the water closer and shower or bathtub location reinforced to accommodate the future installation of grab bars.</p> | <p>Reinforcement to accommodate the future installation of grab bars is not required in existing bathrooms serving a secondary suite.</p> |
| 2 | <p>Ceiling Heights of Rooms or Spaces Sentence 9.5.3.1.(1) and Table 9.5.3.1.</p> <p>Ceiling height shall be not less than 2.1 m over the minimum area required in Table 9.5.3.1.</p> | <p>Except as required by Sentence 9.9.3.4.(3), the minimum ceiling heights in a secondary suite over the required area as indicated in Table 9.5.3.1. shall be not less than 1.95 m. It shall be possible to travel from the required area of one room to the required areas of all other rooms within the secondary suite without reduction of the ceiling height to less than 1.95 m.</p> <p>Except as required by Sentence 9.9.3.4.(3), the minimum clear height under beams and ducting, including where located over stairs, in a secondary suite shall be not less than 1.85 m.</p> |
| 3 | <p>Doorway Opening Sizes Sentence 9.5.5.1.(1) and Table 9.5.5.1.</p> <p>Doorway openings shall be designed to accommodate swing-type and folding doors not less than 1 980 mm high.</p> | <p>Except for <i>exit</i> doors and for doors serving <i>public corridors</i> and <i>exit corridors</i> that serve a house with a secondary suite, doorway openings within a secondary suite shall be designed to accommodate swing-type and folding doors not less than 1 890 mm high.</p> |
| 4 | <p>Height over Stairs Sentence 9.8.2.2.(3)</p> <p>The clear height over stairs shall be not less than 1950 mm.</p> | <p>Except for stairs in a <i>public corridor</i> or <i>exit corridor</i> that serve a house with a secondary suite, the clear height over stairs that are located under existing beams and existing ducting in a house with a secondary suite shall be not less than 1 850 mm.</p> |

Existing Buildings – Secondary Suites



Section 1.1. General

1.1.1. Application of this Code

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6) For the design and construction of alterations to existing buildings to add a secondary suite, not including the design and construction of new additions or new buildings, the Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite in Table 1.1.1.1.(6) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(6).)

| | | |
|---|--|--|
| 5 | <p>Openings Near Unenclosed Exterior Exit Stairs and Ramps Sentence 9.9.4.4.(1)</p> <p>Unprotected openings in exterior walls that are within 3 m horizontally and less than 10 m below or less than 5 m above an unenclosed exterior exit stair or ramp of a house with a secondary suite shall be protected where the unenclosed exterior exit stair or ramp provides the only means of egress from a suite and is exposed to fire from unprotected openings in the exterior walls of another dwelling unit, ancillary space or common space.</p> | <p>Protection of the <i>unprotected openings</i> as described in Sentence 9.9.4.4.(1) is not required when all <i>smoke alarms</i> within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a).</p> |
| 6 | <p>Openings Near Exit Doors Sentence 9.9.4.6.(1)</p> <p>Where an exterior exit door in one fire compartment is within 3 m horizontally of an <i>unprotected opening</i> in another fire compartment and the exterior walls of these fire compartments intersect at an exterior angle of less than 135°, the opening shall be protected.</p> | <p>Protection of the <i>unprotected openings</i> as described in Sentence 9.9.4.6.(1) is not required when all <i>smoke alarms</i> within a house with a secondary suite are of photo-electric type and interconnected as described in Clause 9.10.19.5.(2)(a).</p> |
| 7 | <p>Fire-Resistance and Fire-Protection Ratings Sentence 9.10.3.1.(3)</p> <p>In a house with a secondary suite, where a minimum fire-resistance rating of 30 min is permitted, it is permitted to use wood-frame construction where stud and joist spaces are filled with absorptive material, resilient metal channel spaced 400 or 600 mm o.c. is on one side and not less than 12.7 mm thick gypsum board is installed on ceilings and on both sides of walls.</p> | <p>Adding resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board to one side of an existing finished wall assembly that has not less than 12.7 mm gypsum board on each side or an existing finished floor-ceiling assembly that has not less than 12.7 mm gypsum on the ceiling side is permitted to be used where a 30 min fire-resistance rating is required.</p> |
| 8 | <p>Fire-Resistance Ratings for Walls, Columns and Arches Sentence 9.10.8.3.(1)</p> <p>Loadbearing walls, columns and arches in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.</p> | <p>Except for heavy timber elements and those of masonry or concrete construction, light frame walls, columns, arches and beams as well as loadbearing steel elements that support floors between dwelling units in a house with a secondary suite including their common spaces shall be protected by not less than 12.7 mm thick gypsum board.</p> |
| 9 | <p>Sound Transmission Sentence 9.11.1.1.(2)</p> <p>Each dwelling unit shall be separated from every other space in a house with a secondary suite in which noise may be transmitted by construction having joist and stud spaces filled with sound-absorbing material, resilient channel on one side of the separation, and 12.7 mm thick gypsum board on ceilings and on both sides of walls, or by either construction providing an STC rating of not less than 43, or by using a separating assembly and adjoining construction providing an ASTC rating of not less than 40.</p> | <p>The assemblies and adjoining constructions that separate the dwelling units in a house with a secondary suite including their common spaces need not comply with Clause 9.11.1.1.(2)(a) where resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board is added to one side of an existing finished assembly.</p> |



Member Question

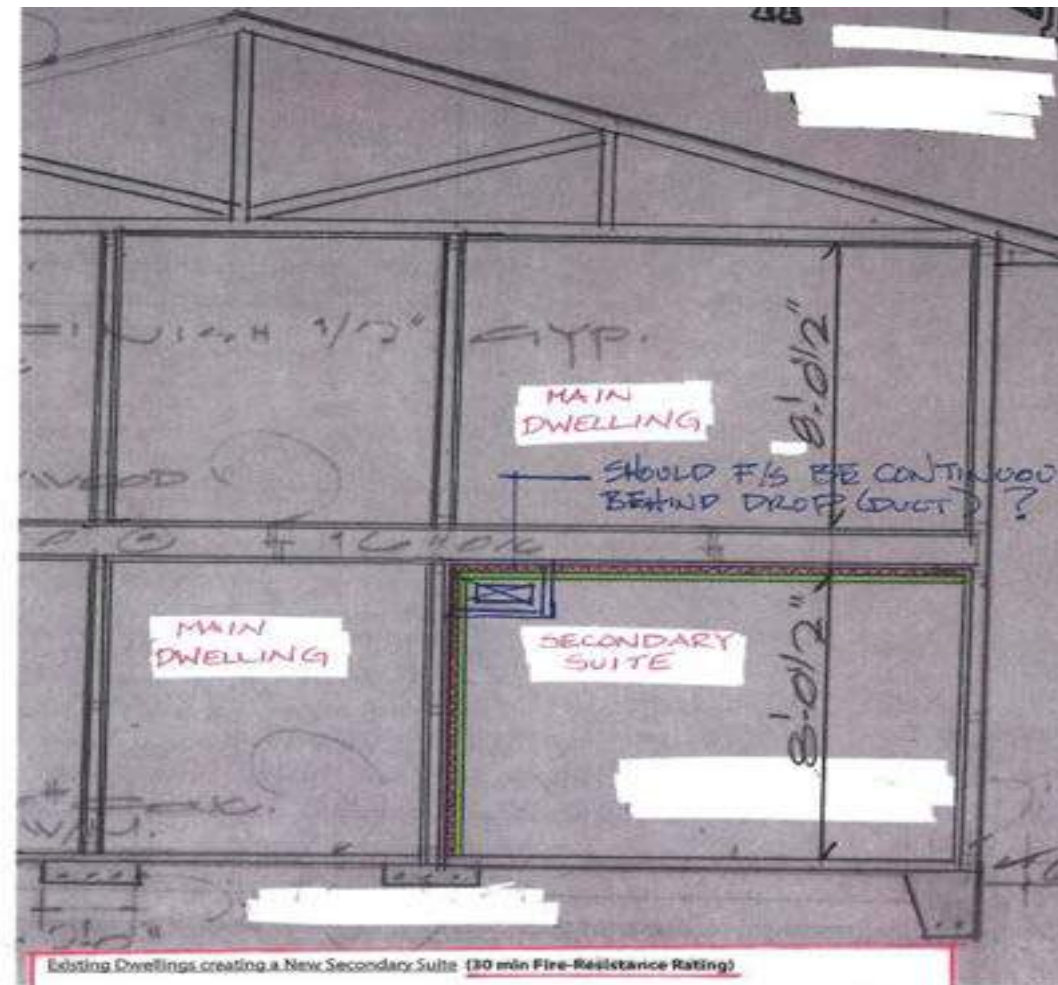
Fire Separation and Drops.

What should be done at drops for ductwork using for a 30 Fire Separation in an Existing Dwelling?

Would it be different in a new Build?

| | | |
|---|---|---|
| 7 | <p>Fire-Resistance and Fire-Protection Ratings Sentence 9.10.3.1.(3)</p> <p>In a house with a secondary suite, where a minimum <i>fire-resistance rating</i> of 30 min is permitted, it is permitted to use wood-frame construction where stud and joist spaces are filled with absorptive material, resilient metal channel spaced 400 or 600 mm o.c. is on one side and not less than 12.7 mm thick gypsum board is installed on ceilings and on both sides of walls.</p> | <p>Adding resilient metal channel spaced 400 or 600 mm o.c. and an additional layer of not less than 12.7 mm gypsum board to one side of an existing finished wall assembly that has not less than 12.7 mm gypsum board on each side or an existing finished floor-ceiling assembly that has not less than 12.7 mm gypsum on the ceiling side is permitted to be used where a 30 min <i>fire-resistance rating</i> is required.</p> |
|---|---|---|

Alternate Compliance



- Existing Dwellings creating a New Secondary Suite (30 min Fire-Resistance Rating)
- existing finished wall assembly that has not less than 12.7 mm gypsum board on each side OR an existing finished floor-ceiling assembly that has not less than 12.7 mm gypsum on the ceiling side
 - resilient metal channel spaced 400 or 600 mm o.c.
 - add an additional layer of not less than 12.7mm gypsum board to one side of an existing finished wall assembly
 - An additional smoke alarm of photo-electric type shall be installed in each unit and interconnected



Existing Buildings – Secondary Suites

Table A-1.1.1.1.(6) is not mandatory, and an owner may choose to

- apply acceptable solutions in Division B,
 - apply **alternative solutions** under Clause 1.2.1.1.(1)(b),
 - **apply alternate compliance methods in Table A-1.1.1.1.(6),**
- or
- combined these options.

Question – Has your department intumescent paint be considered as an Alternative Solution for a required Fire Separation?

A-1.1.1.1.(6) Alternate Compliance Methods for Alterations to Existing Buildings to Add a **Secondary Suite**. The requirements in Division B for the construction of **secondary suites** was written primarily for new construction and provides for a performance level that is higher than what may exist in existing buildings. To apply present Code provisions to existing buildings is in many cases impractical. The Table of Alternate Compliance Methods for Alterations to Existing Buildings to Add a **Secondary Suite** was developed to provide alternate methods, when dealing with existing construction, without compromising the objectives of the Code. Table 1.1.1.1.(6) may be considered when assessing an existing additional dwelling unit located in a single family dwelling building (house), however is not intended to be applied as a retroactive code to these existing units, nor be applied to buildings of new construction where there are no existing assemblies to act as practical barriers to compliance with Division B of this Code. Figure A-1.1.1.1.(6) illustrates the application of Table 1.1.1.1.(6) to existing buildings.



Figure A-1.1.1.1.(6)
Application of Alternative Compliance Methods in Table 1.1.1.1.(6)



Questions - Suggestions

- New
- Alterations - Additions
- Conversions
- Existing Illegal

Recommend checking out website & videos from Suite Additions Pro for a developers point of view.
(Ontario Building Code)



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Next L&L Sessions

January 25, 2024

**Radon Requirements
Deep Dive**

9.13.4

9.25

**Plan details and site
installation reviews**

February 22, 2024

**Involvement of
Professionals**

- Part 3
- Part 9
- Specialized areas –
Fire Supp, Fire Alarms,
Racking, Commercial
ventilation

March 28, 2024

Open for suggestions

- Accessibility
- 9.10 Fire Protection
- Lateral/Wind Load
design
- Other areas of Code?

**Note – Interested in helping create a single source Secondary Suite/ADU guide -
kkunka@boabc.org**



Questions - Contact Us



**Session feedback &
future topics**
kkunka@boabc.org



**Engagement &
Communication
Reminder**

BOABC
contacts
Zone
Meetings
Zone
Directors -
Mentors
Member
Forum
Discussions

Contact Us

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Your Name (required)

Your Email (required)

Department

Please Choose

Subject

Your Message

Get in Touch

Please complete the form. We'll do everything we can to respond to you as quickly as possible. Our goal is to reply to every email within two business days.

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