

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0006

INTERPRETATION

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| Interpretation Date: | July 16, 2024 |
| Building Code Edition: | BC Building Code 2024 |
| Subject: | Application of Tables in 9.36.2.6, 9.36.2.7 and 9.36.2.8. |
| Keywords: | Energy Efficiency, Prescriptive Approach, Step Code |
| Building Code Reference(s): | 9.36.1.3.(1), 9.36.1.3.(3), Notes A-9.26.1.3.(3), 9.36.1.3.(6), Tables 9.36.2.6.-C, 9.36.2.7.-D, 9.36.2.8.-C. |
| Question: | <p>Are the Tables 9.36.2.6.-C, 9.36.2.7.-D, and 9.36.2.8.-C intended to be applied to additions and renovations to existing houses while the step code applies to new houses?</p> |
| Interpretation: | <p>No.</p> <p>In general, Sentence 9.36.1.3.(3) requires that all houses except log homes, have to comply with Section 9.36.6., Energy Step Code.</p> <p>Energy Step Code applies to all new houses; and addition and renovation to existing houses. Similar to applying other parts of the code to existing buildings, discretion and judgement must be exercised when applying the Energy Step Code to addition and alteration to an existing building as described in Division A. It is up to the AHJ to determine what is appropriate and practical on a case-by-case basis.</p> <p>In order to use the prescriptive approach in Section 9.36. with specific requirements for insulation, windows and other equipment, the Building Act General Regulation would allow local authorities with a bylaw to permit the use of the prescriptive approach. If that is the case, Tables 9.36.2.6.-C, 9.36.2.7.-D and 9.36.2.8.-C can be applied to new construction including additions and renovations for houses as per Sentence 9.36.1.3.(6).</p> <p>More explanation can be found in Information Bulletins B23-01 and B23-02 published by the Building and Safety Standards Branch and Note A-9.36.1.3.(3) of the Code.</p> <p></p> <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</p> |
| <p>The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p> | |