



# Building Information

SCRD Building Department

## BCBC 2024 CHANGES EFFECTIVE MARCH 8, 2024

This information bulletin is intended to provide information pertaining to some of the more significant changes included in the BC Building Code 2024. It is important to be aware of these requirements throughout both the design and construction process. Failure to comply may have significant implications.

### REQUIRED COOLING SYSTEMS - SUBSECTION 9.33.2

Dwelling units intended for year-round use shall be equipped with cooling facilities conforming to this Section. At the outside summer design temperature, required cooling facilities shall be capable of maintaining an indoor air temperature of not more than 26°C in at least one living space in each dwelling unit.

The required capacity of the cooling appliance(s) shall be determined in accordance with CSA F280, "Determining the required capacity of residential space heating and cooling appliances," with the design temperatures as outlined in 9.33.3.1.

Due to the performance nature of this article, heat-loss/gain calculations may be required during construction (prior to framing inspection) to demonstrate how the living space will maintain the required design temperature.

-Reference: [Division B – 9.33.2, 9.33.3](#) and [A-9.33.2.1](#).

### SOIL GAS CONTROL (RADON) – SUBSECTION 9.13.4

Part 9 dwelling units and buildings containing Residential Occupancies where floor assemblies separate conditioned space in contact with the ground, now requires a rough-in for subfloor depressurization.

This system (below slab) will consist of an air barrier, coarse clean granular fill and vent pipe sealed to the air barrier and connected to the granular layer extending to the outside of the building. The noted piping must be located to easily facilitate the connection of depressurization equipment, if required.

Note: The noted fan above is not required during construction, although plans should consider the future installation (which will require access and electrical supply).

-Reference: [Division B – 9.13.4](#) and [A-9.13.4.3](#)

### FUTURE BCBC 2024 REVISIONS\*

Additional updates have been communicated by the Province, and anticipated to take effect March 2025 that include but are not limited to:

Fully adaptable dwellings and corridors to multi-unit residential building, and

Amended structural design changes for houses and small buildings with high seismic hazard values.

\*Note: Effective date of changes noted are anticipated for March 2025