

Bulletin: 2024 BC Building Code Changes



Bulletin # 2024-02
Created: September 9, 2024

If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.

Purpose

To inform architects, engineers, developers, builders, subcontractors, designers, home owners, and staff of the the in-stream protection requirements for 2024 BC Building Code changes.

General Information

2024 BC Building Code changes came into effect March 8, 2024. Adaptable dwelling units and earthquake design was proposed to take effect March 10, 2025, However the province announced in stream protection for housing projects that are underway in relation to the 2024 BC Building Code changes for adaptable dwellings and earthquake designs.

What Applications Qualify for In-stream Protection

1. A development permit application and drawings have been submitted to the City of Kelowna in relation to the building before March 8, 2024
 - A formal development permit application is required to be submitted. This does not include pre-application meetings.
2. A rezoning application and drawings have been submitted to the City of Kelowna in relation to the building before March 8, 2024
 - A formal rezoning application is required to be submitted. This does not include pre-application meetings.
3. Drawings have been prepared for the building by a registered professional before March 8, 2024
 - A stamped letter from the registered professional (primarily the architect) will be required at building permit submission that the conceptual development permit drawings were completed before March 8th 2024. The City reserves the right to request further documentation to confirm these dates should there be the need for further investigation.

In all cases the building permit application must be submitted by March 8, 2027 and be in compliance with Building Bylaw 7245.

For any specific questions about the completeness of application packages please contact City staff:

Building & Permitting
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8960
FAX 250 862-3314

Conclusion

Development permit are valid for 2 years after issuance, For futher information on development permit regulation please visit the Local Government Act:

www.bclaws.gov.bc.ca

For information about the 2024 BCBC changes visit: www.gov.bc.ca/buildingcodes