Bulletin: BCBC 2024 Part 9 Braced Wall Bands



Bulletin # 25-01 Created: March 2nd, 2025

This bulletin is for informational purposes only. Please be sure to consult BC Plumbing Code, National Plumbing Code, and any relevant City of Kelowna Bylaws.

Purpose

To inform architects, engineers, developers, builders, subcontractors, designers and homeowners of the new lateral bracing requirements (lateral loads due to wind or earthquake) of the 2024 BCBC, New Wood Frame Part 9 Buildings and Additions. These changes are taking effect as of March 10th, 2025.

General Information

What is a Braced Wall Band:

• A continuous imaginary band up to 1.2 m wide surrounding the perimeter of the building and extending vertically & horizontally throughout.

What is a Braced Wall Panel:

• Portions of walls where exterior sheathing and interior finish are designed and installed to provide required resistance to lateral loads due to wind and seismic forces.

- Acceptable materials for sheathing are: OSB, plywood, diagonal plank sheathing, or gypsum board.
- Located within the Braced Wall Band & laterally supported at the top and bottom.

• Panels may be constructed of various materials permitted along a braced wall band within the same storey provided panels of WSP-A or WSP-B framing type are substituted for panels of a GWB framing type.

Types of Materials – Refer to Table 9.23.3.5.-C:

- WSP = Wood Sheathed Panel.
- GWB = Gypsum Wall Board.
- DWB = Diagonal Wood Board.
- Most common are:
- i) WSP-B = 11 mm (7/16") plywood, OSB, waterboard for 600 mm (24") stud spacing.
- ii) GWB-B = 12.5 mm (1/2") with 400 mm (16") stud spacing.

Design Approaches (2 methods) – Refer to Section 9.23.13.1 of the 2024 BCBC:

- Prescriptive or Part 4 approach
- 1. Calculation Approach 9.23.13.4 to 9.13.10 or Simplified approach 9.23.13.11
- 2. Part 4 (Structural Engineering) or CWC Guide. (Canadian Wood Council)

Construction Considerations:

- *Normal-weight construction*, the average dead weight per storey shall not exceed:
- i) 0.5 kPa for floors and 0.5 kPa for partitions and interior walls
- ii) 0.5kPa for the roof, and
- iii) 0.4 kpa for exterior walls

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- *Heavy-weight construction*, the average dead weight per storey shall not exceed"
 - i) 1.5 kPa for floors and 0.5 kpa for partitions and interior walls,
 - ii) 1.0 kPa for the roof, or
 - iii) 1.2 kPa for exterior walls
- Minimum lengths and locations of braced wall panels per Table 9.23.13.5.
- Double top plates with top plate splice nailing requirements per Table 9.23.11.4A-B.
- Increased anchorage requirements as per Table 9.23.6.1.
- Increased nailing requirements for sheathing as per Table 9.23.3.5C.
- Increased blocking requirements as per Table 9.23.3.5C Note 7.
- Attachment of wall top plates to diaphragm structure as per 9.23.13.5.3.

Exemptions:

- Stepped foundation cripple walls per 9.23.13.9. Note: Foundation cripple walls are also known as "pony walls" or "knee walls". "Cripple walls" refers to short wood-frame stud walls extending from the top of the foundation wall to the underside of the lowest floor framing.
- Small covered deck per 9.23.13.10.2.
- Detached garages and the front wall of attached garages serving a single dwelling unit are exempt provided the walls do not support a floor.
- Front walls in attached garages serving a single dwelling unit are exempt provided:
 - i) The maximum spacing between the front of the garage and the back wall of the garage does not exceed 7.6m,
 - ii) There is not more than one (1) floor above the garage,
 - iii) Not less than 50% of the length of the back wall of the garage is constructed of wood-sheathed braced wall panels, and
 - iv) Not less than 25% of the length of the side walls is constructed of wood-sheathed braces wall panels.
- Application to existing Buildings (Renovations) shall refer to Section 1.1.1.2 of the 2024 BCBC 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.

Design Drawings should include the following:

- Lateral Bracing Plan A legend should be provided to indicate:
 - i) The type of braced wall panel with all the design criteria.
 - ii) Maximum 3.1 m in height. (measured from the bottom of the bottom plate to the top of the top plate)
 - Other portions of the wall within the braced wall band can be taller than 3.1 m as permitted in other parts of the code, but the braced wall panels themselves must not be taller than 3.1 m. For example, a wall framed under a scissor truss may have sections taller than 3.1 m.
 - iii) Length, width, distance between band centerlines and distance from the end of the braced wall band to the edge of the first braced wall panel (Dimensioned).
 - iv) Light or heavy construction.
 - v) Design standard is BCBC Part 9 or Part 4 (Structural Engineer).
 - vi) Details including calculations showing the required and provided minimum bracing length for each braced wall band.
 - vii) Any exemptions, trade-offs, or additional system considerations used in the design, complete with dimensions.



- Floor plans should include:
 - i) Grid lines to help confirm braced wall band alignment on each floor level.
 - ii) All braced wall bands and dimensions (Example: light shading or colour).
 - iii) Centerline of all braced wall bands.
 - iv) All braced wall panel dimensions (Example: darker shading or different colour).
- Cross sectional view should include:
 - i) Braced wall bands are full storey in height and must be aligned with bands on the storeys below and above.
 - ii) Materials used in the Braced Wall Panel as per 9.23.13.6.
 - iii) Fastener size and spacing as per 9.23.3.5.
 - iv) Anchorage size and spacing as per 9.23.6.1.



Design Drawings should include the following:

- A table on the Lateral Bracing Plan sheet showing calculations used for wind & seismic. This table should be used to demonstrate code compliance for each Braced Wall Panel.
 Note: this is a reference table and floor plan that should be demonstrated on design drawings. This table is subject to any recommendations and will be considered a "living document" that may be subject to change.
- Refer to example drawings and chart below.



Calculation Method: WIND





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Knof	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment facotr) Ksheath (intermittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Wall Line ID Luw (Unadjusted Minimum Total BWP Length)	1 o Framing Type Used 1	2 O Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o Framing Type Used A	B Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E o Framing Type Used E E
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(eave-to-ridge height adjustment factor - Linear interpolation is permitted)	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing adjustment factor - Linear interpolation is permitted) (Ww spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment facotr) Ksheath (intermittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor)	1 o Framing Type Used 1	2 o Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o Framing Type Used A	B o Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E Framing Type Used E
Kw spacing	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing adjustment factor - Linear interpolation is permitted) (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (interimittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted)	1 o Framing Type Used 1	2 Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o	B o Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E o Framing Type Used E
(BWB spacing adjustment factor - Linear interpolation is permitted)	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (interimittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Wall Line ID Lw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted)	1 o Framing Type Used 1	2 Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o	B Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E Framing Type Used E
Kw number	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (interimittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted)	1 Framing Type Used	2 Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A Framing Type Used A	B o Framing Type Used B B	C Framing Type Used C	D Framing Type Used D	E O Framing Type Used E E
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rsyr (interior synsum board adjustment farotr)	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment facotr) Ksheath (intermittent BWP adjustment factor) Lw ≥ BWP min Estorey Supporting Roof + 2 Floor Unadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kwrone	1 Framing Type Used	2 O Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o Framing Type Used A	B o Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E O Framing Type Used E E
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(intermittent BWP adjustment factor)	Wall Line ID Luw (Unadjusted Minimum Total BWP Length) Kexp ((wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (interior gypsum board adjustment factor) Lw ≥ BWP min Braced Wall Panels for Wind Storey Supporting Roof + 2 Floor Uuadjusted Minimum Total BWP Length) Kexp (wind exposure adjustment factor) Kroof (eave-to-ridge height adjustment factor) Kroof (eave-to-ridge height adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw spacing (BWB spacing adjustment factor - Linear interpolation is permitted) Kw number (number of parallel BWB per orthoganal direction adjustment factor) Kgyp (interior gypsum board adjustment facotr) Ksheath	1 o Framing Type Used	2 o Framing Type Used 2	3 Framing Type Used 3	4 Framing Type Used 4	5 Framing Type Used 5	A o Framing Type Used A	B Framing Type Used B	C Framing Type Used C	D Framing Type Used D	E Framing Type Used E
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	Fixed									
HWP (1/50): 0.4 kPa	Fixed									
Terrain: Rough or Open	Designer									
Site Class: A, B, C, D, E or Unknown (Values from Table C-2, 2024 BCBC)	to Enter									
Smax: Values from Table C-3, 2024 BCBC	these									
Type of Method Used: Calculation or Simplified	values									
Roof Snow Load: 1.8kPa (Per Kelowna Building Bylaw No. 7245)	Fixed									
	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing
	Туре	Туре	Туре	Туре	Туре	Туре	Туре	Туре	Туре	Туре
Braced Wall Panels for Seicmic	Used	Used	Used	Used	Used	Used	Used	Used	Used	Used
Storey Supporting Roof Only	WSP-B	GWB-B	WSP-B			WSP-B	GWB-B	WSP-B		
Wall Line ID	1	2	2	<i>l</i> .	c	A	в	C	D	F
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(Unadjusted Minimum Total Braced Wall Panel Length)										
Kweight										
(weight of construction and cladding adjustment factor)										
Ksnow										
(Roof snow load adjustment factor) Kspacing										
(BWB spacing per orthogonal direction adjustment factor)										
Ks number										
(number of parallel BWB adjustment factor)										
Кдур										
(interior gypsum board adjustment facotr)										
Ksneath (intermittent BWP adjustment factor)										
I w > BWP min		0	0	0	0	0	0	0	0	0
	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing	Framing
	Type	Type	Type	Type	Type	Type	Type	Type	Type	Type
Braced Wall Papels for Seicmic	Used	Used	Used	Used	Used	Used	Used	Used	Used	Used
Storey Supporting Poof + 1 Floor	WSP-B	GWB-B	WSP-B	oscu	oscu	WSP-B	GWB-B	WSP-B	0500	oscu
Wall Line ID	1	-	2	,	r	۸ N D	R	с.	D	F
Lus	1	2	5	4	<u> </u>	^	0	C	0	L
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Kweight										
(weight of construction and cladding adjustment factor)										
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Ksnow (Roof snow load adjustment factor) Kspacing (BWB spacing per orthogonal direction adjustment factor) Ks number (number of parallel BWB adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (intermittent BWP adjustment factor) Lw ≥ BWP min	o	o	o	o	o	o	o	o	o	o
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Ksnow (Roof snow load adjustment factor) Kspacing (BWB spacing per orthogonal direction adjustment factor) Ks number (number of parallel BWB adjustment factor) Kgyp (interior gypsum board adjustment factor) Ksheath (intermittent BWP adjustment factor) Lw ≥ BWP min Braced Wall Panels for Seicmic Storey Supporting Roof + 2 Floor	o Framing Type Used WSP-B	o Framing Type Used GWB-B	o Framing Type Used WSP-B	o Framing Type Used	o Framing Type Used	o Framing Type Used WSP-B	o Framing Type Used GWB-B	o Framing Type Used WSP-B	o Framing Type Used	o Framing Type Used
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