



COUNCIL REPORT

Report Date: March 18, 2025
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Meeting Date: April 16, 2025
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: Chief Building Official
SUBJECT: New Edition of the Building By-law (2025 VBBL)

Recommendations

- A. THAT Council approve in principle, a new Vancouver Building By-law (2025) to take effect September 15, 2025, as provided in Appendix C, that:
- i. repeals Building By-law #12511 and its amendments;
 - ii. adopts the 2024 British Columbia Building Code, as amended from time to time, as a base document;
 - iii. retains existing fire & life safety, security, accessibility and energy & water efficiency provisions of the current Vancouver Building By-law (2019); and
 - iv. incorporates such enhancements and refinements as identified in Appendix A to enhance building and personal security, fire and life safety, affordability, improved building energy and emissions performance in accordance with City priorities and objectives.
- B. THAT Council instruct the Director of Legal Services to bring forward, for enactment, the necessary By-laws in accordance with Council's decision in regards to Recommendation A.

Purpose and Executive Summary

This report recommends the adoption of a new Building By-law (2025 Vancouver Building By-law) substantially based on the 2024 British Columbia Building Code, with unique to Vancouver provisions to reflect the Vancouver context. This recommendation responds to the Provincial adoption of a new BC Building Code as a regulation under the Building Act that took effect on March 8, 2024, and a follow-up to the December 11, 2024, report to Council regarding opportunities for greater harmonization with the BC Building Code.

The new Building By-law is an incremental improvement over the previous By-law, and the adoption of the 2024 BC Building Code as the base document, along with the majority of the existing unique to Vancouver provisions, will provide two key outcomes:

Staff are recommending that Council adopt:

- (a) the 2024 BC Building Code as the base document to provide assurance, and a commitment to the construction industry, that there is consistency and a common understanding of building regulations across the province; and
- (b) limited local variations, generally identified in Appendix A, supporting City objectives and administrative needs, reflective of City of Vancouver's leadership in key areas of interest, supporting the construction safe, healthy, green, resilient, accessible, and affordable buildings.

Further to the foregoing, staff have proposed considered changes to:

- Remove unnecessary barriers to Building By-law compliance that do not support the intent of the Building By-law.
- Improve and increase designer options, while reducing administrative ambiguity.
- Facilitate current and emerging industry practices and technology prevalent within Vancouver's building sector.

Council Authority/Previous Decisions

The Building By-law is enacted under the authority provided by the *Vancouver Charter*, of which:

- Part IX. provides Council with the authority to regulate the construction of buildings, including structures of every kind, excavations, and everything so attached to a structure as to constitute it real property.
- Section 306. provides the specific authority for Council to make building regulations in the form of By-laws, of which per Clause 306.(1)(w) specifically allows Council to adopt, by reference in whole or in part and with any change Council considers appropriate, any code relating to fire safety or energy conservation or affecting the construction, alteration, or demolition of buildings.

On December 11, 2024 staff presented to Council the [Building By-law Harmonization Opportunities](#) report that broadly identified the intended steps and measures to further align the Building By-law with the provincial building code in order to support a more rapid delivery of housing in the City of Vancouver.

On [May 29, 2024](#), Council approved in principle, the recommendation for future harmonization of the adaptability requirements of the new BC Building Code and accepted that staff defer the implementation of such requirements until at least May 28, 2026 ([RTS16359](#)).

On October 31 2023, Council released the [Vibrant Vancouver: City Council's Strategic Priorities for 2023 to 2026](#), containing nine strategic objectives, almost all of which may be influenced directly or indirectly through the Building By-law.

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

General adoption of the latest edition of BC Building Code with limited amendment as the Vancouver Building By-law is consistent with past Council direction since 1973 with respect to the adoption of the National Model Codes of Canada. This is also supportive of the National Construction Codes Harmonization Agreement¹ signed under the auspices of the Canada Free Trade Agreement².

This model of adoption with changes is consistent for provinces across the country, and provides two key outcomes:

- It provides the construction industry with a general assurance that there is consistency and a common understanding of building regulations across the province, supporting the easy transfer of materials, techniques, and skilled labour across the country.
- It reflects local priorities and concerns. In Vancouver’s case, it allows the City to demonstrate leadership in key areas of interest, and supports the construction safe, healthy, green, resilient, accessible, and affordable buildings.

The new 2024 Provincial Building Code is an incremental improvement over the previous building code, and took effect on March 8, 2024. The construction industry has been generally supportive of many of the new regulatory changes, but has expressed some concerns related to earthquake design and adaptability. These reflect the concern that new requirements related to seismic design and adaptability could significantly affect the design of housing. The provincial government has responded by enacting a phased implementation of these provisions to lessen the impact on industry as follows:

Seismic	Deferred 1 year from enactment (to March 10, 2025), and 2 years “in-stream” permit protection (to March 8, 2027).
Adaptability	Deferred 1 year from enactment (to March 10, 2025), and 2 years “in-stream” permit protection (to March 8, 2027).

Discussion

The general rationale supporting **Recommendation A** is as follows:

- The adoption of the 2024 BC Building Code as the base document will provide assurance, and a commitment to the construction industry, that there is consistency and a common understanding of building regulations across the province.
- The adoption of limited local variation following existing building policy, generally identified in **Appendix A**, is supportive of City objectives and administrative needs, and reflects the City of Vancouver’s leadership in key areas of interest, supporting the construction safe, healthy,

¹ [National Construction Codes Harmonization Agreement.](#)

² [Canada Free Trade Agreement.](#)

green, resilient, accessible, and affordable buildings.

The Building By-law is a highly effective tool that has been used by the City to influence construction and achieve certain local policy objectives and staff recommend continued thoughtful harmonization with provincial requirements.

Harmonizations with the 2024 BC Building Code

The majority of new provisions in the 2024 BCBC are incremental improvements and clarifications on existing regulations. The following table highlights some of the most notable new changes:

Table 1. Significant New 2024 BC Building Code Changes	
Item	Specifics
Adaptability	Substantive changes that require adaptable design of all single storey apartment and condominium type dwelling units. Mandatory wall reinforcement for future conversions to be provided for most other forms of housing.
Earthquake Design	Changes to seismic design requirements that affect all buildings. These changes are largely applicable to areas of active faults outside of the lower mainland, and are therefore not generally expected to meaningfully impact the design or delivery of housing within the City.
Mass Timber	Provincial mass timber requirements have already been pre-emptively adopted into the 2019 Building By-law and will be carried forwards. This includes expansion into higher buildings and new major occupancies, which will improve opportunities for incorporating mass timber design throughout the city.
Self-Storage Facilities	New requirements to facilitate the construction of purpose build self-storage buildings.
Soil Gas Depressurization	This adopts province wide rough-in requirements to provide home owners with improved options to remove radon and other hazardous soil gases.
Cooling Requirements	New cooling requirements will mandate the provision of at least one cool space in a dwelling which does not exceed 26°C.
Zero-Carbon Standards	New buildings must meet specific greenhouse gas (GHG) emission levels and install systems to track and report these emissions.

Local Variations

The provisions of the existing Building By-law have been reviewed for opportunities to further harmonization with the most recent model Building Codes. Staff are recommending improvements to existing provisions to increase harmonization with the BC Codes and to reduce project cost and complexity. Further to this, a limited number of regulatory improvements are proposed to address Council priorities and improve upon housing delivery for multiplex projects, improve upon rainwater retention design, reduce the impacts of improvements to existing buildings, and support temporary uses. A list of recently approved variation to support City Policies provided in **Appendix B**.

The following table provides a summary of proposed improvements in key areas.

Table 2.: Proposed Regulatory Improvements		
Area of Work	Direct Harmonization Improvements	Other Supportive Actions
Fire and Life Safety (Section 3.1. to 3.7)	<ul style="list-style-type: none"> Modernization of existing regulations for sprinkler design to better harmonized with Building Code improvements. 	<ul style="list-style-type: none"> Provided additional design options for designers to expand compliance options and reduce cost.

		<ul style="list-style-type: none"> • Simplification of Firefighter access route requirements to facilitate housing.
Accessibility (Section 3.8)	<ul style="list-style-type: none"> • General accessibility further harmonized with provincial requirements 	<ul style="list-style-type: none"> • Removal of existing Enhanced Accessibility Requirements through the incorporation of the updated accessibility requirements
Energy Efficiency and Emissions (Part 10)	<ul style="list-style-type: none"> • Simplification and housekeeping changes to remain harmonized with the Energy and Zero-Carbon Step Code outcomes. 	<ul style="list-style-type: none"> • Introduction of guidance for the standardization of Building Commissioning.
Existing Buildings (Part 11)	<ul style="list-style-type: none"> • Eliminated structural and non-structural upgrades for low value rehabilitation type projects; • Limited upgrading for more extensive rehabilitation projects to keep the scope work within the tenant space. 	<ul style="list-style-type: none"> • Staff have proposed a general reorganized the existing building provisions of the Building By-law to better clarify that code compliance may be achieved through a variety of options.

A more detailed summary of the proposed technical changes to the VBBL 2025 are provided in **Appendix A** of this report.

Implications for Regulatory Transition

As with all regulatory changes governing construction, it is not possible to foresee all implications for construction throughout the city. While the impacts may vary significantly with each project, staff expect that the magnitude of these changes are well aligned with those in the Provincial Building Code, on account of the significant harmonization with this construction code and the relatively minor variations proposed by unique to Vancouver requirements.

Unique to Vancouver technical requirements proposed in the 2025 Building By-law are therefore considered highly unlikely to delay housing delivery timelines, and in some cases may have the benefit of reducing project costs by permitting easier or cheaper alternative for designers and builders to comply with Code requirements.

Phased Seismic Design and Adaptability Transition

As previously noted, the implementation of seismic design and adaptability regulations have been changing rapidly in response to industry concerns. In order avoid creating confusion or hardship, Staff are recommending the initial implementation in the Building By-law take a stepwise approach to the implementation as follows:

	Provincial Implementation	Vancouver Implementation
Seismic	<ul style="list-style-type: none"> • Deferred 1 year from enactment (to March 10, 2025)¹. • 2 years “in-stream” permit protection (to March 8, 2027)². 	<ul style="list-style-type: none"> • Deferred 1 year³ from enactment (to September 15, 2026). • 2 years “in-stream” permit protection (to March 8, 2027).
Adaptability	<ul style="list-style-type: none"> • Deferred 1 year from enactment (to March 10, 2025)¹. • 2 years “in-stream” permit protection (to March 8, 2027)². 	<ul style="list-style-type: none"> • Retain existing 2019 VBBL requirements at enactment. • Introduce a harmonized approach to adaptability as an amendment⁴.

Notes to Table 3.:

- (1) Provincial Building [Bulletin B24-10-R2](#)
- (2) Provincial Building [Bulletin B24-01-R2](#)
- (3) The Chief Building Official intends to monitor the provincial implementation and if suitable, make a recommendation for a faster alignment with the BCBC.
- (4) An adaptability amendment may include a delay implementation as per Council's prior authorization ([RTS16359](#))

This approach will align the final implementation dates with those of the province and acknowledge that significant resources may have been expended by industry for projects that are already in progress through other City processes.

Planned Future Work

Adaptability – As presented in prior reports to Council, the Chief Building Official has proposed a future harmonization of the provincial adaptability requirements with the existing adaptability provision for lower density housing forms not covered by the new provincial regulations. This has been delayed on account of ongoing concerns by the industry and further information from further provincial in support of adaptability. The Chief Building Official proposed that this be addressed as a future mid-cycle amendment to the Building By-law, along with appropriate transition provisions.

Single Egress Stair - The province has introduced amendments for provisions to permit residential buildings of up to six storeys to be served by a single egress stair. Due to the complexity of this topic, specific recommendations pertaining to the implementation of single egress stairs and other forms of space efficient egress are proposed to be introduced as a future mid-cycle amendment to the Building By-law.

Financial Implications

There are no direct financial implications for the City associated with this report's recommendations, these proposals are regulatory improvements that do not require actions or resourcing beyond what is already required under the current Building By-law.

Legal Implications

The new Building By-law is a continuation of existing Council policy and is not expected to expose the City to any further risk. The Building By-law contains an extensive section devoted solely to administrative and procedural requirements, which clearly identify the City's role and obligations.

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APPENDIX A

Summary of Proposed Substantive Changes

The proposed new 2025 edition of the Building By-law responds to the recent adoption of a new Building Code as a regulation under the *Building Act* [SBC 2015] by the Province of British Columbia that took effect on March 08, 2024. Recommendation A of this report proposes the new Vancouver Building By-law to be based substantially upon the adoption of the 2024 British Columbia Building Code (BCBC) as a base document with local variations to support city priorities and objectives.

The proposed 2025 Building By-law focuses on harmonizing with the Provincial Building Code to facilitate industry adoption, maintaining the general consistency of prior building policy, and enhance industry ability to the delivery of safe, livable, and more affordable housing.

The proposed technical changes are limited and generally non-contentious, and they:

- i. improve harmonization with national and provincial building regulations,
- ii. expand designer options to reduce cost and complexity, and
- iii. eliminate or reduce existing regulations for the purpose of facilitating compliance or reducing cost

The below table provides a high level summary of the current degree of variation from the BC Building Code.

Table 1.: Summary of High Level Alignment with the BCBC

BCBC – Subject Area	2019 VBBL Current State	2025 VBBL Change Proposal
Legend:	<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; border: 1px solid black; margin-right: 5px;"></div> - Substantially Harmonized </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; background-color: #ADD8E6; margin-right: 5px;"></div> - Harmonized with additional technical options </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; background-color: #90EE90; margin-right: 5px;"></div> - Harmonized with Technical Variations </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; background-color: #9370DB; margin-right: 5px;"></div> - Harmonized with Administrative Variations </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 15px; background-color: #FFDAB9; margin-right: 5px;"></div> - Vancouver Policy Variations </div> </div>	<p>Bold Text - Improved Harmonization</p> <p>Normal Text - No change/ Clarification</p> <p style="color: red;">Red Text - New allowance</p>
Division A		
Scope of Application	Substantively Aligned Enhanced professional oversight requirements	No change
Objective and Functional Statements	Substantively Aligned Additional physical security objectives	No change
Division B		

Daycare for Children	Substantively Aligned	Fully align with BCBC
Exit Exposure	Substantively Aligned Additional options for sprinkler protection	Delete exit exposure for certain sprinkler protected 1 & 2 family dwellings
Fire Alarm	Substantively Aligned Additional Alarm Signalling zoning Short circuit protection Signal devices for private decks	Improve alignment by deleting existing zoning and short circuit protection requirements Signal devices new exception for small decks
Fire Protection	All buildings to be sprinklered	Simplifications to applicable sprinkler standard to reduce cost and complexity.
Spatial Separation	Substantively Aligned Additional options to address denser construction	Additional new options to help facilitate multiplex housing ancillary parking uses
Design of Guards	Substantively Aligned Local variation to address climbability	Fully align with BCBC
Washrooms	Substantively Aligned Gender Neutral Washrooms Additional options for reduce washroom	Revised gender neutral washroom to align with industry expectations
Accessibility	Aligned with BCBC with Enhanced Accessibility requirements	Aligned with BCBC
Adaptability	Mandatory adaptability for residential buildings.	Adopt new BCBC provisions for adaptability in apartment/condos Retained existing adaptability provisions for lower density residential.
Structural Systems (Part 4)	Substantially Aligned	No change - Deferred adoption
Environmental Separation (Part 5)	Substantially Aligned Enhance Envelope Review for framed construction	No change
Mechanical Systems (Part 6)	Substantially Aligned Commercial Kitchen Ventilation requirements	No Change
Plumbing Systems (Part 7)	Substantially Aligned Expanded allowance for Non-potable water usage.	Retirement of several unique to Vancouver requirements. Further expansions of options for water reuse
Construction Safety (Part 8)	Substantively Aligned Local variation to align with CoV Regulations such as the Standards of Maintenance and Noise By-laws	No Change
Housing and Small Buildings (Part 9)	Substantively Aligned Spatial Separation improvements to assist with higher density sites	Simplified Provisions for Extended Fire Department Access

Energy Efficiency and GHG Emissions (Part 10)	Aligned with BC Step Code Targets Greenhouse Gas Emissions Limits Embodied Carbon Requirements	Added provisions to standardize system commissioning
Existing Buildings (Part 11)	Upgrade Triggers Mechanism, and Additional Alternative Compliance Methods for retention of existing construction Alternative Compliance Methods for Conversions of Existing Buildings	Proposed: Waiver for Seismic and Non-seismic upgrades where project value is below \$250k. Proposed: Limit to Seismic and Non-seismic upgrades for renovation projects, to reduce scope creep.
Marinas and Float homes (Part 12)	Aligned with BC Float Home guidelines and Transport Canada requirements	No change
Temporary Buildings and Uses (Part 13)	Limited permissions for temporary buildings and uses	Proposed: Expanded options to address temporary buildings and temporary occupancy
Division C		
Administrative Provisions	Aligned with BCBC (Unique provision to address CoV Permit Processes)	No changes

Fire and Life Safety

Several improvements and modernization of existing provisions are proposed to add additional options for designers. This will provide greater opportunities for designer to achieve code compliance, and better support new multiplex housing options.

Changes include the elimination for exit exposure protection on single family homes and duplex housing, where the building is sprinkled and a second means of escape is present. Staff have also provided relaxation from consideration for spatial separation for small residential garages and carports serving more than one dwelling unit on a lot. It is expected that this can remove significant challenges to constructing multiplex housing on smaller lots.

Regulations regarding sprinklers have also been modified to better harmonize the application of sprinkler design standards with the provincial Building Code, and align with industry expectation for the application of these standards. This is expected to reduce the cost of sprinkler systems in certain buildings, and make compliance more straight forward.

Structural Safety and Earthquake Design

The seismic hazard information in the 2024 BC Building Code was updated to incorporate current knowledge on seismicity reduce the risk that buildings would expose a building and its occupants to an unacceptable potential for damage, loss or use, injury or death due to structural failure or lack of structural serviceability.

These changes are not generally expected to make earthquake design more onerous in the City Vancouver. The increase in seismic hazard is largely applicable to areas of active faults near Victoria, and other areas in BC affected by new earthquake data and models of ground motion³. Staff are therefore recommending the continued harmonization with the Provincial requirements,

³ Building Standards and Safety Branch, [Information Bulletin No. B24-02-R](#), September 19, 2024

and this will support consistency of design throughout the province, and improve performance where soil conditions are unfavourable.

Accessibility and Adaptable Design

Revisions to the 2024 BC Building Code requires condominium and apartment buildings to be provided with 20 percent⁴ adaptable dwelling units and first floor units of smaller apartment buildings. These changes are intended to support greater independence and help increase new housing inventory to benefit all people, not only those living with permanent or temporary disabilities, but also those who wish to age in place, and parents with young children.

This is a significant shift for the Provincial code, but it still does not address lower density forms of housing. Vancouver had previously adopted mandatory adaptable design requirements for all new dwelling units under the 2014 Building By-law, which has positioned Vancouver well to accommodate the provincial adaptable dwelling unit requirements. Feedback from persons with disability committee and other stakeholders have advised that it is extremely important that the City does not take a step backwards with respect to accessibility and adaptability. Staff have therefore recommended that Council not only adopt that the new 2024 BC Building Code accessibility and adaptability, but also to retain the existing adaptability provisions of the 2019 Building By-law pertaining to lower density forms of housing, which are not addressed by the Provincial regulation.

Further to this, staff have also recommended deletion of the existing Enhance Accessibility provisions, in favour of greater harmonization with the Provincial accessibility provisions. Provincial accessibility requirements have expanded over time, such that staff believe this is adequately address through the current provincial regulations and the new adaptability requirements. This will improve design consistency, reduce complexity, and help to reduce review timelines.

Energy Efficiency, Emissions Reduction, and Embodied Carbon

The Provincial “step code” approach to energy efficiency accommodates the various needs and capacities of municipalities across the province by introducing a voluntary opt-in model with a series of performance tiers that municipalities can choose to adopt. This Provincial approach was developed with Vancouver’s assistance who subsequently adopted the performance targets into the Vancouver Building By-law. As a single municipality, the direct adoption of the applicable step code targets is an appropriate simplification that harmonizes with Provincial requirements – as it is expected that each municipality would adopts specific tiers of performance by municipal regulation.

The proposed 2025 Building By-law includes simplification and housekeeping changes to remain harmonized with the Energy Step Code outcomes. This maintains the direction that industry currently expects. A significant revision proposed in the 2025 Building By-law is the introduction of technical guidance for the standardization of building Commissioning. This will help building owners confirm that their building are operating at peak efficiency, by providing a baseline for comparison, and support owner objectives to reduce expenses and greenhouse gas emissions.

⁴ BC Building Code [Revision 5](#), March 10, 2025.

Mass Timber Implementation

The BC Building Code has expanded mass timber construction opportunities for taller buildings, up to 18 storeys high, and many more types of buildings such as restaurants, shops, care facilities, warehouses⁵. This has largely been adopted into the 2019 Vancouver Building By-law, as part of a prior report to Council, and these provisions will be carried forward to the new edition. Further review in consultation with the fire department is expected to occur as part of future work to seek improvement to achieve greater harmonization with provincial regulations.

Single Egress Stairs

The province has recently introduced optional provisions for the design of residential buildings of up to six storey with only a single egress stair. Due to the complexity of this topic, this will be addressed in a forthcoming report.

Mechanical and Plumbing Systems

Mechanical system design requirements have been harmonized with Provincial requirements for many years, and no substantive changes in the current requirements are proposed.

The 2025 Building By-law proposes to adopt the National Plumbing Code as Book II of the Building By-law, in the same manner as the 2024 BC Building Code without substantive change to existing Building By-law requirements being carried forwards. Several unique-to-Vancouver provisions have been retired to harmonise with the rest of the province.

Carried forward from the 2019 Vancouver Building By-law are expanded options for designing and constructing more cost-effective plumbing systems, and enhanced requirements for public safety and infrastructure protection. Notable additions to the 2025 VBBL are: (1) the ability to install a small-scale greywater re-use system, (2) an alternative option for measuring *Legionella pneumophila* and (3) expanded options for grease interceptors to harmonise with Metro Vancouver's requirements. Based on industry feedback, clarifications to existing requirements have also been made.

Existing provisions that expand on non-potable water uses provide greater protection for building occupants and use of non-potable water use is a voluntary option for those who wish to reduce their reliance on the municipal water supply.

Existing Buildings

The 2025 VBBL is proposed to include a reorganization of the Existing Building requirements to clarify that there exist multiple paths to achieve compliance. This reorganization is intended to improve understanding and reduce frustration for less frequent users of the Building By-law.

In addition, two significant changes are included to:

- Reduce the scope of structural and non-structural upgrades within tenant renovations projects with no effects outside the suite, and

⁵ Office of Mass Timber Implementation, Information flyer, Advancing Mass Timber in BC Codes, April 8, 2024 https://www2.gov.bc.ca/assets/gov/business/construction/industry/advancing_mass_timber_in_bc_codes_web.pdf

- Institute a minimum value of work renovation type projects before structural or non-structural upgrades are required.

These change proposals will reduce scope creep into the areas outside the suite, and simply eliminate structural and non-structural upgrades entirely where the value of the work is low and scope of upgrades is excessive as proportion of the anticipated project cost. These changes align with what staff have heard from the Building Owners and Managers Association (BOMA) and who stressed the importance that upgrade for tenant work be limited to the tenant space.

Given the scale and complexity of the existing building regulations, it is recommended that broader changes to the existing building provisions be developed through a separate project, where greater consultation with industry can be carried out.

Temporary Buildings and Temporary Uses

Neither the BC Building Code nor National Building Code address temporary buildings, nor do they address the concept of temporary uses of a building otherwise designed for other purposes.

Based on observed challenges with the current code structure, there appears to be a need to more directly address temporary uses, which are often problematic when:

- A building permit is sought to either maintain an existing occupancy put to a use for which it is not designed, or
- To permit a change in major occupancy without leading to expensive upgrades, which given the intended temporary use have little return on the invested amount.

Rather than continuing to find work arounds for existing code requirements, or requiring continual attention from senior staff to provide relaxations, the recommendations create a framework in the Building By-law that can directly address temporary building and uses. Conceptually, this would reduce delays and confusion around how to apply the Building By-law to such structures and uses, and allow front line staff to make a determination and issue more permits without senior staff intervention.

The present proposal seeks to relocate existing temporary building and use provisions, but frame them in a new context under a new Part 13, which includes the new concept of a temporary use within an existing but possibly different major occupancy, a concept that does not currently exist under the Canadian Model Code framework.

The proposal also includes the creation of one new temporary use, which is for temporary retail space, which has multiple purposes:

- (a) To provide means to address demonstration and show suites in new construction for the purposes of presales,
- (b) To provide for use of under utilized spaces for retail use on a time limited basis, and
- (c) To provide for occasional time limited use to provide a legitimate space for retail use for social benefit.

This proposal is expected reduce time and cost impacts on ACCS and 3rd party groups who may wish to integrate temporary uses into an existing building. This could also be applied to other temporary retail arrangements such as show suites for housing projects.

Lastly, the establishment of Part 13, will also provide the opportunity to administratively separate Unique to Vancouver content from the BC Building Code, so that future efforts to digitize the BC Building Code and National Building Code of Canada will require a minimum of cross-referencing when provincial code changes occur.

Administrative Provisions - Division C

The proposed administrative provision of the Building By-law are unique to the City's building process and are substantially the same as those of the 2019 Building By-law (#12511) and include minor change to accommodate current city administrative practice, and without substantive change in direction or intent.

Stakeholder Consultation

City staff have also carried out both direct engagement with preidentified stakeholders, and a public consultation process to address the potentially significant revisions, including changes arising out of the adoption of the 2025 BC Building Code. Staff outreach follows the provincial outreach to build on the work carried out by the Provincial Building Safety Standards Branch, upon which the 2025 Building By-law is based.

Building Policy Staff have reached out to the building industry with respect to fire and life safety provisions, and sustainability staff have directly engaged with the development, construction, and green buildings community with respect to provisions related to building energy efficiency, and operational and embodied carbon regulations.

Staff have reached out to key developer, builder, and professional associations for comment. This outreach includes key stakeholders from the construction industry, designers and property management associations, and design professionals including the Architectural Institute of BC (AIBC), the Engineers and Geoscientists of BC (EGBC), the Building Owners and Managers Association of BC (BOMA BC), Urban Design Institute (UDI), and Greater Vancouver Home Builders' Association (GVHBA).

Staff have also directly contacted from the Persons with Disability Advisory Committee, and Elders and Older Persons Advisory Committees to invite them to comment, particular with regards to the proposed changes to building adaptability.

Staff have heard that developers and the design community are concerned about the implications for the provincial adaptability requirements that the City is proposing to adopt. In particular, they are most concerned about potential in-stream projects, and have requested that these not apply to such projects, or that the implementation be delayed.

Proponents for adaptability have identified that they feel that these are important steps forwards, and have expressed concerns that the provincial requirements do not yet cover all forms of housing, and that the City should not reduce or "take a step back" with respect to the present improvements in the Building By-law with respect to general accessibility or adaptability in lower density forms of housing.

Further to this, there has also been regular discussion and feedback during the past code cycle between staff and industry and ongoing participation with industry organizations, to understand the challenges and difficulties faced by the building industry. Several new unique to Vancouver requirements proposed in this report reflect Vancouver's ongoing outreach to enable more efficient and effective design and construction.

APPENDIX B

Recent Variations to Support City Policy

The following are some of the amendments to the VBBL have been approved by Council to address issues that are unique to Vancouver.

- Rainwater management for Part 3 Buildings (Jul. 2023)
- Rainwater management for Part 9 Buildings (Nov. 2024)
- Enabling Temporary Arts and Culture events (Oct. 2023)
- Regulations to enable E-scooter share stations (Apr 2024)
- Roof related improvements for Green Roofs (Jun. 2024)
- Provision to Allow Security Gates and Doors for Non-residential Floor Areas (July 2024)
- Energy Efficiency focused on Zero Carbon Step Code outcomes (Nov 2024)

Schedule 1
**Book I (General) and Book II (Plumbing
Systems)**