

# Memorandum

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Date: May 28, 2024  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Upcoming BC Building Code Adaptable Dwelling Requirements – Notice to Development Applicants

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On March 8, 2024, the Province adopted new regulations for Building Codes and Standards with BC Codes 2024. At that time, notice was provided that effective March 10, 2025, new provisions in the BC Codes 2024 will take effect with respect to adaptable dwellings. An adaptable dwelling is defined as a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features. Accessible is defined as an area and its facilities, or both, as required by the Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.

The new adaptable dwelling provisions will apply to:

- 100% of dwellings (units) in new large condominium and apartment buildings; and,
- all residential dwellings (units) on the first floor in new small apartments and condominiums.

The Province delayed the effective date for requiring adaptable dwellings by one year to 2025 to allow for additional engagement and training. According to the Province, this delay was a measured approach aimed at balancing accessibility and housing supply priorities and considering human rights, equity, accessibility engagement feedback, product availability and affordability and reduced impacts to industry.

Recognizing that most new planning development applications received during the remainder of 2024 and those currently in the preliminary stages of application review will not have sufficient time to complete the entitlement process in time to prepare and submit a full building permit application prior to March 10, 2025, staff are beginning to provide transparent communication on the adaptable dwelling standard that will need to be achieved. The following communication is underway:

- Notification to applicants of new development applications of the impending adaptable dwelling requirements so they can design buildings to this standard in their planning phase.
- Updating various communication platforms to publicly signal these requirements to ensure widespread notification and promote awareness.

Recommendation:

**THAT the memo dated May 28, 2024 from the Community Development Department – Policy Planning Division regarding Upcoming BC Building Code Adaptable Dwelling Requirements – Notice to Development Applicants be received for information.**

## Report Approval Details

Document Title:	Upcoming BC Building Code Adaptable Dwelling Requirements - Notice to Development Applicants.docx
Attachments:	
Final Approval Date:	May 19, 2024

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - May 15, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - May 17, 2024

Lindsay Todd, Manager of Communications and Engagement - May 17, 2024

Paul Rockwood, General Manager of Finance and Technology - May 18, 2024

Anna Mathewson, City Manager - May 19, 2024