

## Changes to the BC Building Code, Effective December 20, 2012

This summary of changes to the BC Building Code is provided for information only and is not to be regarded as authoritative or inclusive. Builders are responsible for making themselves familiar with the 2012 BC Building Code and following all requirements during the course of construction.

### Summary of Changes

- Smoke Detectors are required in each bedroom *as well as* on each floor. The detectors are required to be interconnected and hardwired.
- Rough in for a subfloor depressurization system *is required*. This includes using a clean granular material (i.e. drain rock, concrete aggregate – NOT ¾" CRUSH) under the floor slab, installing a 4" pipe through/under the floor that begins near the center of the floor and protrudes through the floor with an airtight cap. Cap and pipe are to be clearly labeled. The 6 mil poly under the slab must be sealed to the foundation walls and at all penetrations, then the concrete slab is to be sealed at all edges and penetrations with a flexible sealant after it is poured.
- Windows require labeling that meets the new NAFS Standard with Canadian supplement. This includes both permanent and temporary labeling.
- Bedroom windows that open into window wells require a minimum of 30" clearance for egress.
- The minimum height for handrails on stairs has increased to 34" above the line of flight. Maximum height is still 38".
- Minimum ceiling height requirements, including headroom in stairs, is now defined as 'clear height' headroom which *includes* all items that may be lower than the ceiling – i.e. light fixtures.
- Concrete foundation walls have increased. 8" concrete walls that are laterally supported at the top can be built up to 3 m (9'-10") high with a maximum backfill height of 2.3 m (7'-6").
- Electric storage type hot water tanks must be set at a minimum of 60°C.
- Showers and bathtubs connected to such tanks require mixing valves so hot water does not exceed 49°C.