

In-Stream Protection for Seismic Design and Adaptable Unit Provisions

This administrative bulletin provides guidance on the Province's effective dates for seismic and adaptable dwelling unit requirements in the 2024 BC Building Code.

“The information contained within this guide is for convenience only and does not serve to substitute or supersede applicable City Bylaws, governing Provincial / Federal Codes, and laws. Any references to Bylaws, Codes and laws pertain to those effective at the time of this guide’s creation or revision. If the date on this guide exceeds three (3) years, the information contained may be outdated- in such circumstance, refer to the current Bylaws, Codes and laws. Building Owners are responsible for ensuring that any existing or proposed construction, and other works, comply with all applicable Bylaws, Codes and laws.”

Other information related to this to:

- [Provincial Information Bulletin \(September 13, 2024\)](#)
- [Provincial Information Bulletin No. B24-01-R \(September 19, 2024\)](#)
- [Provincial Information Bulletin No. B24-02-R \(September 19, 2024\)](#)
- [Provincial Information Bulletin No. B24-10-R \(September 20, 2024\)](#)
- [Ministerial Order No. BA 2024 03 \(November 24, 2023\)](#)

Provincial Information

Building permit applications made before March 10, 2025 are subject to the BC Building Code of 2018. Building permit applications made on or after March 10, 2025 will be subject to the seismic and adaptable dwelling unit requirements in the BC Building Code of 2024.

In September 2024, the Province of BC released new effective dates for seismic and adaptable dwelling unit requirements for projects that meet in-stream provisions outlined in Bulletin No. B24-10-R (September 20, 2024), linked above. The following represents the minimum requirements for a project to be identified as underway or in-stream, as noted on page 3 and 4 of the Bulletin:

Projects are identified as underway or in-stream if:

- *drawings for the project include information on any of the following:*
 - *the number of dwelling units in a residential occupancy,*
 - *the dimensions of dwelling units in a residential occupancy, or*
 - *the dimensions of structural components or assemblies that are designed to resist seismic or lateral forces.*
- *drawings have been prepared by, or prepared under the supervision of, a registered professional or registrant of the Applied Science Technologists & Technicians of BC before March 8, 2024, and*
- *the building permit is applied before March 8, 2027.*

*These drawings may not have been submitted to a local authority if there was no application in advance of a building permit application, however the date of these drawings would be used to determine that they were complete before **March 8, 2024**.*

*If these three criteria are met, then seismic and adaptable dwelling unit requirements in the BC Building Code 2018 apply to the project; **HOWEVER, a building permit for the project must be applied for on or before March 8, 2027, AND work must continue to completion without interruption, other than work stoppages considered reasonable to industry.** If these three criteria are met but the building permit is applied for on or after March 8, 2027, then the seismic and adaptable dwelling unit requirements in the BC Building Code 2024 apply to the project.*

City of Burnaby Information

The City must receive a declaration (signed and sealed by the registered professional or registrant of the Applied Science Technologists & Technicians of BC that prepared or reviewed the applicable drawings) to certify the required criteria to be in-stream for seismic and adaptable unit requirements are met. The declaration will be required as part of the Preliminary Plan Approval (PPA) and Building Permit (BP) application for a project.

Note that designers for in-stream development projects can voluntarily apply the BC Building Code 2024 seismic and adaptable dwelling unit provisions ahead of March 8, 2027.

Structural and architectural drawings are required to separately clarify which Building Code edition the seismic and adaptable dwelling unit requirements, respectively, the project is designed to.

For more Information

For more information on in-stream provisions or PPA applications, please contact the Planning Division at 604-294-7400, or planning@burnaby.ca.

For more information regarding the building code changes, please contact the Building Division at 604-294-7130 or permits@burnaby.ca.