

INFORMATION

In-Stream Protection for Adaptable Unit Provisions

This information sheet provides guidance on the Province’s effective dates for adaptable dwelling unit requirements in the 2024 BC Building Code.

Effective Date: March 10, 2025

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

The Province of BC has released new effective dates for adaptable dwelling unit requirements for projects that meet in-stream provisions outlined in Bulletin No. B24-01-R (Sep 20, 2024), scan QR Code below.

Relevant Information



Bulletin: In-Stream Protections



Bulletin: Adaptable Dwellings Transition



Frequently Asked Questions



Bulletin: Transition Period

Examples



Open dining and living space, with an accessible continuous kitchen counter between the sink and cooktop. Removable cabinetry, and wide walkways for easy movement.



Accessible living room with extra-wide walkways and large sliding doors to an accessible balcony.



Integrated accessible bedroom and en-suite bathroom with extra-wide clearances.

Extra-large roll-in shower with grab bars, a built-in bench, a floating vanity for wheelchair access, and a fully accessible toilet with grab bars



In-Stream Protection for Adaptable Unit Provisions (continued)

In-Stream Projects

For projects that are in-stream, adaptable dwelling units and the features within those units can continue to follow the *BC Building Code 2018* design requirements if the:

- 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 for 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 adaptable dwelling unit requirements in the *2018 BC Building Code* 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 adaptable dwelling unit requirements in the *2024 BC Building Code* apply to the project.

City of Maple Ridge Information

The City must receive a declaration (signed and sealed by the registered professional that prepared or reviewed the applicable drawings) to certify the required criteria to be in-stream for adaptable unit requirements are met. The declaration will be required as part of the development permit approval and building permit application for a project.

Note that designers for in-stream development projects can voluntarily apply the *2024 BC Building Code* adaptable dwelling unit provisions ahead of **March 8, 2027**. Structural and architectural drawings are required to separately clarify which Building Code edition the adaptable dwelling unit requirements, the project is designed to.

For More Information:

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