



The new Vancouver Building By-law will result in a more comfortable home that costs significantly less to heat and produces 50 per cent fewer greenhouse gases than one built to provincial code. The extra construction costs are, on average, \$5,200 per home with a reasonable payback time.

The 2014 Vancouver Building By-law was developed in consultation with industry professionals and will improve housing for seniors and people with disabilities, and help homeowners save money on their energy and heating costs – a key objective of the City’s Greenest City 2020 Action Plan.

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**Applications received on or after January 1, 2015 must comply with the new Building By-law.**

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**NOTE:** The following information is only a summary of key improvements. More information is available at [vancouver.ca/building-bylaw](http://vancouver.ca/building-bylaw), including:

- A detailed document showing the new Vancouver-specific requirements and revisions, intended to be read in tandem with the 2012 BC Building Code
- The complete 2014 Building By-law will soon be available through the Queen’s Printer

### What it means for new one- and two-family dwellings:

The 2014 Vancouver Building By-law includes new requirements and improvements for:

- Energy efficiency and energy modelling report prior to application
- Adaptable housing
- Certified Energy Advisor visual verification prior to application, pre drywall, and before final inspection
- Building envelope
- Mechanical equipment
- Liveability - health and life safety
- Sprinkler systems



### Submit a successful application

The City offers free pre-application services to help prepare a successful application. Please call 604-873-7611 with any questions or to book an appointment once you are ready to submit your application.

Prior to issuing a Building Permit, an EnerGuide\* New House Model (EGNH) needs to be conducted by a Certified Energy Advisor (CEA) and the “P-File” submitted with plans.

### A Certified Energy Advisor can help

Select a Certified Energy Advisor who is experienced in City of Vancouver code, policies and procedures from a list of qualified energy advisors available at [cacea.ca](http://cacea.ca)

\*EnerGuide is an official mark of Natural Resources Canada

# Building a New Home?

## WE HAVE A NEW CITY OF VANCOUVER BUILDING BY-LAW.



**Starting January 1, 2015, all new one- and two-family dwelling applications will be processed under new 2014 City of Vancouver Building By-law #10908.**

## BUILDING ENVELOPE REQUIREMENTS

Measure	2014 VBBL
Windows and Glass Doors	USI-Value of 1.4 W/(K m <sup>2</sup> ) (R4.06)
Skylights	USI-Value of 2.4 W/(K m <sup>2</sup> ) (R2.4)
Wall Insulation	RSI 3.85 (R22) Effective (see below)
Under Slab Insulation	RSI 2.1 (R12)
Attic Insulation (traditional attic)	RSI 8.8 (R50)
Air Tightness	ACH 3.5 changes per hour
Solar Ready Pipe Run	Two 50 mm diameter pipe chase for connection

**How to get Effective R22 Wall Insulation:**  
[cwc.ca/wall\\_thermal\\_design/](http://cwc.ca/wall_thermal_design/)

## LIVABILITY REQUIREMENTS - HEALTH AND SAFETY

Measure	2014 VBBL
Spatial Separation Requirements	"Glazed openings" have been replaced with "unprotected openings", which will include doors, vents and unrated walls
Noise Control	HVAC equipment to conform to noise control by-law
Location of Exhaust Vents for HVAC/similar equipment	Vertically through roof 1.5 m away from property line or horizontally through exterior wall facing street and 3 m from property line

## EQUIPMENT REQUIREMENTS

Measure	2014 VBBL
Domestic Hot Water (DHW)	Minimum 78% efficient
Domestic Hot Water (Electric)	RSI 1.75 (R10) tank wrap
Hot Water Pipe Wrap	Pipe insulation 3 m output, 1 m input or all if recirculating
Electric Vehicle Charging	Dedicated 240V outlet in garage or carport
Heating Furnace or Boiler	Minimum 92% efficient No side-yard venting
Gas Fireplaces	Intermittent pilot ignition (IPI) Electronic ignition systems must be direct vent
Wood Burning Appliances (labels showing)	Max 2.5 grams/hour - catalytic Max 4.5 grams/hour - non catalytic

## ADAPTABLE HOUSING REQUIREMENTS

Measure	2014 VBBL
Entrance Door Width	865 mm
Entrance Door Peephole Heights	1,076 mm and 1,524 mm
Interior Door Width	800 mm
Interior Corridor Width	900 mm
Interior Stair Width	At least one at 915 mm
Kitchen and Bathroom Faucets	Lever type

## ADAPTABLE HOUSING REQUIREMENTS (CONTINUED)

Kitchen Sink Drains	"P" trap to drain stack ≤ 305 mm above floor
Bathroom Space	Clear space 750 mm x 1,200 mm
Bathroom Conversion from Tub to Shower	Structural reinforcement for future barrier free shower
Outlet, Switch and Control Heights	450 mm to 1,200 mm above floor
Living Room Window Height above Floor	One ≤ 800 mm
Door Opening Devices	Lever action: without tight grasping or twisting of wrist
Door Thresholds	13 mm maximum

## NEW REQUIREMENTS PRIOR TO INSULATION INSPECTION

Prior to the City's insulation inspection (pre-drywall) a Certified Energy Advisor (CEA) must:

1. Provide confirmation of visual verification of window ratings
2. Complete a Vancouver Thermal Bypass Checklist
3. Complete a pre-drywall blower-door test

## NEW REQUIREMENTS PRIOR TO FINAL INSPECTION

At the time of final inspection the applicant must submit:

1. A copy of the final EnerGuide\* Report prepared by the CEA. Further work may be required if the home performs significantly worse than the 3.5 ACH.
2. A completed checklist by the CEA confirming that electrical, pipe insulation and other energy requirements of the VBBL were met.

\*EnerGuide is an official mark of Natural Resources Canada