

Building Code Assessment

Converting Accessory Buildings to Accessory Dwelling Units



Civic Address: _____

Owner: _____

Note: Where existing construction assemblies are covered and cannot be confirmed visually, sufficient investigation is required to confirm that the Building Code requirements have been met.

Egress Requirements (Subsection 9.9.10.)

Confirm that the egress requirements of 9.9.10.1. will be met in each room that is intended to be a bedroom.

	Is there an existing Code-compliant egress window or door?	Unobstructed opening dimensions and area (existing or proposed)
Bedroom 1	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 2	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	
Bedroom 3	<input type="checkbox"/> Yes <input type="checkbox"/> No, it will be added	

Spatial Separation of Houses (Subsection 9.10.15)

Spatial separation requirements must be met between the ADU and the adjacent property **and** other buildings on the same property. The limiting distance is measure to an imaginary line between the two buildings and/or to property lines and affects wall and soffit construction and amount of glazing (windows/doors). Please provide an analysis on a separate page for more than one building.

NOTE: A survey by a registered BCLS that locates all buildings on property is required. Distances between buildings or to property line must be from outside of cladding.

	Actual Limiting Distance	Area of Exposing Building Face	Area of Glazed Openings (including any new required egress windows)	% Allowed Glazed Openings	% Actual Glazed Openings
North					
South					
East					
West					

Smoke Alarms (Subsection 9.10.19)

Hardwired and interconnected smoke alarms are required in all of the following locations:

- At least one on each storey
- One in each sleeping room
- One in the hallway serving the sleeping rooms (or, if no hallway, in a location between the sleeping rooms and the remainder of the storey)

Carbon Monoxide (CO) Alarms (Article 9.32.4.2)

If the ADU will have an attached garage or a fuel-burning appliance, carbon monoxide alarms are required in either one of the following locations:

- Inside each bedroom, or
- Outside each bedroom, within 5 m of each bedroom door, measured following corridors and doorways

If any of the required smoke and CO alarms are missing, they will need to be installed in the ADU as part of the Building Permit.

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Existing Foundations and Drainage (Sections 9.12, 9.13., 9.14., 9.15.)

Footing Depth Below Finished Grade (9.12.2.):

> 18" (Below frost line) < 18" (Above frost line)

Code-Compliant Footings (9.15.2.):

Yes No

Foundation Dampproofing (9.13):

Yes No N/A

Foundation Drain Tile (9.14.):

Yes No

****NOTE: Foundation/footings to comply with BC Building Code or sign off by structural engineer is required.**

Additional Comments on Condition of Existing Foundation/Drainage System:

Seismic Design (Subsection 9.23.13.)

Sealed approval from structural engineer confirming existing construction acceptable or provide sealed plans/design details and letter of assurance – Schedule B for required improvements

Existing Construction Assemblies (Sections 9.25, 9.27, 9.36.)

Floor Construction

Slab on Grade Slab Insulation / Vapour Barrier (VB): _____

Crawlspace
 Heated Foundation wall /floor Insul. / VB: _____

Unheated Floor Over Crawlspace Insul. / VB: _____

Other (describe): _____ **Assembly Effective RSI:** _____

Exterior Wall Assembly

Cladding Type _____

Rainscreen (9.27.2.) _____

Head/Sill Flashing (9.27.3.) _____

Moisture Barrier (9.27.3.) _____

Insulation _____

Air Barrier (9.25.3.) _____

Vapour Barrier (9.25.4.) _____

Assembly Effective RSI: _____

Roof Assembly

Roofing Type _____

Insulation _____

Air Barrier (9.25.3.) _____

Vapour Barrier (9.25.4.) _____

Assembly Effective RSI: _____

Ceiling Type: Attic Vaulted

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Energy Compliance (Section 9.36)

ADUs must comply with S. 9.36 of the BC Building Code. Energy Advisor could provide As-Built Compliance Report Demonstrates the building meets Step 3 of the Energy Step Code in lieu of meeting BCBC minimum insulation values and air barrier installation.

Energy Compliance Report Attached: Yes No

Required/Proposed Upgrades to Building Based On Energy Compliance Report: _____

Additional Comments on Existing Construction Assemblies: _____

Crawl Space Venting (Subsection 9.18.3.)

Unheated Crawl Space (9.18.3.1.) Heated Crawl Space (9.32.3.7.) Crawl Space Area _____

Describe method of venting (existing / proposed) _____

Roof Venting (Subsection 9.19.1.)

Required Vent Area (9.19.1.2.):

1/300 1/150

Venting Requirements Met

Yes No, roof vents will be added

Vent Types: Top of Roof Space _____ Bottom of Roof Space _____

Purlins Installed for Cross-Ventilation (9.19.1.2.):

Yes No Not Applicable

Ventilation (Section 9.32.)

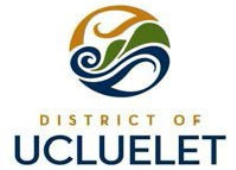
System must comply with BCBC 2024 requirements for a dwelling unit.

Ventilation system type:

- Ducted forced-air heating system (9.32.3.4.(2))
- Heat-recovery ventilator (HRV) system (9.32.3.4.(3) and (4))
- Ducted central-recirculation ventilation (CRV) system (9.32.3.4.(5))
- Passive – continuous mechanical exhaust system (9.32.3.4.(6))

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Plumbing Facilities (Section 9.31.)

Please confirm that the following required fixtures are installed and conform to the relevant CSA standards as well as the BC Plumbing Code. Video Inspection may be required.

(Note: Camera inspection may be required if fixtures were installed without a plumbing permit.)

- Service water heater
- Kitchen sink
- Lavatory (bathroom sink)
- Bathtub or shower
- Water closet (toilet)

Plumbing Facilities to be Installed / Upgraded:

Additional Comments on Potential Building Code Issues or Required Upgrades:

Analysis completed by: _____

Date: _____