



Permits and Inspections Policy

Code Requirements Strata Conversion of Existing Buildings

July 8, 2014

The intent of this bulletin is to provide general information regarding current building code requirements applicable to the conversion of existing buildings, including duplexes, for the purposes of strata ownership. There may be additional requirements on site specific cases.

Code Requirements:

Section 242 (5)(c), of the Strata Property Act, states that the approving authority must not approve the strata plan “unless the building substantially complies with... the British Columbia Building Code referred to in the Building Regulations of British Columbia.”

Depending on when the building is constructed, the owner needs to be aware that there could potentially be substantial upgrade requirements for buildings constructed under previous building code standards to satisfy current code requirements.

Some common issues that may impact strata conversion approval with regards current code compliance include, but are not limited to, the following:

- code conforming exiting,
- fire and sound separation between suites,
- seismic and structural design,
- insulation and building envelope design, such as rainscreens,
- plumbing and electrical installations, and
- work that has been done without permits

The owner is advised to conduct a permit search on what was built or installed, and if needed, engage in professional assistance from Architects and/or Professional Engineers on the investigation of existing conditions, and possible upgrades.

Owners are also encouraged to review Section 242 of the Strata Property Act to become familiar with the general requirements for approval of the conversion of existing buildings, and to contact the Subdivision Technologist in the Land Development Section to confirm the approval process in the City of Victoria.

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