



ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA



ENGINEERS &
GEOSCIENTISTS
BRITISH COLUMBIA

Member Advisory

New BC Building Code 2012 Letters of Assurance (Schedules B and C-A)

January 31, 2018

This joint member advisory is a follow-up to the advisory issued on May 24, 2017, regarding Ministerial Order M158. Ministerial Order M158 (issued on April 7, 2017) amended the 2012 BC Building Code to include the Energy Step Code in Part 9 and Part 10, and modified the Letters of Assurance in Part 2 to include additional Part 10 requirements. This new advisory concerns [Ministerial Order M013](#), dated January 8, 2018, and effective January 31, 2018, and the Buildings and Safety Standards Branch (BSSB) [Information Bulletin No. B18-01](#) released January 30, 2018. This Ministerial Order revises the Letters of Assurance in Part 2 of the 2012 BC Building Code.

Having received member input and legal review, the Architectural Institute of BC and Engineers and Geoscientists BC have endorsed these new Letters of Assurance.

As per BSSB bulletin B18-01, as of January 31, 2018, registered professionals in British Columbia should use only the new Letters of Assurance. The updated Schedule B and C-A do not apply retroactively to projects for which a building permit application is, or has been, submitted prior to January 31, 2018.

The new Letters of Assurance (effective January 31, 2018) include changes to Schedules B and C-A as follows:

Schedule B

Line items 1.24, 3.8, 4.9, and 6.9 have been amended to include the BC Energy Step Code (Subsection 10.2.3.) along with ASHRAE 90.1 and NECB as the compliance paths for Part 10. New requirements related to testing and/or confirmation as per Part 10 requirements have been included under line items 1.25, 3.9, 4.10, and 6.10.

January 31, 2018

The applicable sections of the new Schedule B are:

Schedule B, architectural items 1.24 and 1.25:

“1.24 Building envelope - Part 10, ASHRAE, NECB or Energy Step Code requirements

1.25 Building envelope – testing and/or confirmation of Part 10 requirements”

Schedule B, mechanical items 3.8 and 3.9:

"3.8 Mechanical systems - Part 10, ASHRAE, NECB or Energy Step Code requirements

3.9 Mechanical systems - testing and/or confirmation of Part 10 requirements”

Schedule B, plumbing items 4.9 and 4.10:

“4.9 Plumbing systems - Part 10, ASHRAE, NECB or Energy Step Code requirements

4.10 Plumbing systems - testing and/or confirmation of Part 10 requirements”

Schedule B, electrical items 6.9 and 6.10:

“6.9 Electrical systems - Part 10, ASHRAE, NECB or Energy Step Code requirements

6.10 Electrical systems - testing and/or confirmation of Part 10 requirements”

No matter which Step of the BC Energy Step Code is being applied, or what energy code or standard is being applied, when a *registered professional* provides assurance on the testing and/or confirmation line item in the Letters of Assurance, the *registered professional* is responsible for:

- Specifying code-mandated testing, including the type of test, the referenced standard if applicable, the qualifications of those carrying out the testing, and any requirements for re-testing;
- Confirming that the required testing has occurred; and
- Maintaining records of testing and making those records available to the authority having jurisdiction, if requested, as per Section 2.2.7.3(2).

The *registered professional* is not guaranteeing any result nor making a promise of performance.

Schedule C-A

New confirmation language related to the coordination of *field reviews* with respect to Part 10 requirements has been included in Schedule C-A.

The applicable section of the new Schedule C-A is:

- (c) I have coordinated the *field reviews* to ascertain that the project substantially complies in all material respects with
- I. the applicable requirements of Part 10, and
 - II. the plans and supporting documents submitted in support of the application for the building permit

Coordination of Part 10 is critical to compliance with code requirements for energy conservation. Architects and engineers acting in the role of *coordinating registered professional* are responsible for the coordination of *field reviews* including coordination of the design team with respect to testing requirements. It is important to note that the Schedule C-A is not an assurance of building performance.

For Architectural Institute of BC members acting in the role of *coordinating registered professional*, note that the minimum scope of architectural service described in Bulletin 90 and further reinforced in Bulletin 68 includes coordination of the design work as well as the *field reviews*.

Other Changes

In addition to the changes to the Letters of Assurance, there have been changes made throughout the Building Code and the Appendix, notably to Article 9.8.8.1. regarding guards; Sections 9.32. Ventilation; Section 9.36. Energy Efficiency; and Section 10.2. Energy Efficiency.

The new Letters of Assurance are available on the BSSB webpage at www.bccodes.ca/letters-of-assurance.aspx?vid=QPLEGALEZE:bccodes_2012_view.

For any questions about this advisory, please contact:

**Architectural Institute of British
Columbia**

Maura Gatensby Architect AIBC
Practice Advisor
mgatensby@aibc.ca
604.683.8588, ext. 334
1.800.667.0753 ext. 334

Engineers and Geoscientists BC

Peter Mitchell, P.Eng.
Director, Professional Practice, Standards and
Development
mitchell@egbc.ca
604.412.4853
1.888.430.4035 ext. 4853