

What are the heating requirements for secondary suites?

Effective January 1, 2024 all new secondary suites require separate heating systems with separate temperature controls for the main and secondary dwelling units.

This can be achieved in several ways:

- radiant floor heat with separately controlled zone
- separate furnaces
- single forced air furnace with induct smoke alarm separate heat source controlled in the suite, such as gas fireplaces or electric baseboard heaters.
- high velocity forced air with separately controlled zones and induct smoke alarm.

Effect January 1, 2024 legalizing existing non-compliant secondary suites will require an induct smoke alarm to shut down air circulation when smoke is detected.

All suites must meet the requirements for exhaust air which can be met by a continuously running bathroom fan, HRV, or ERV.

Separate air compartments is a life safety requirement of the BC Building Code 2024.

