

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, APEGBC, BOABC, POABC

File No: 12-0077

INTERPRETATION

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Interpretation Date: May 16, 2017

Building Code Edition: BC Building Code 2012

Subject: House with an Attached Storage Garage

Keywords: Attached storage garage, conditioned space

Building Code Reference(s): 9.36.1.3.(5), 9.36.2.1.(2)

Question:

If an attached storage garage of a house is provided with minimal heating is it considered as a conditioned space and is subject to all requirements that apply to conditioned spaces?

Interpretation:

No (provided it is not heated over substantial portions of the year).

Section 9.36 regulates energy efficiency of Part 9 buildings. Clause 9.36.1.3.(5)(a) exempts the requirements of Section 9.36 to buildings or portions of buildings that are not conditioned spaces. Appendix A-9.36.1.3.(5) gives examples of buildings and spaces that are exempted from the requirements of Section 9.36. including storage and parking garages.

Conditioned space is defined as "any space within a building the temperature of which is controlled to limit variation in response to the exterior ambient temperature by the provision, either directly or indirectly, of heating or cooling over substantial portions of the year."

Sentence 9.36.2.1.(2) requires the components of a building envelope assembly that separate a conditioned space from an attached storage garage to comply with Subsection 9.36.2 even if the storage garage is intended to be heated. Appendix A-9.36.2.1.(2) clarifies the reason being that "even if the garage is equipped with space-heating equipment, it may in fact be kept unheated most of the time."

It is interpreted that even if an attached storage garage is heated it may be considered as unconditioned space and exempted from the requirements of Section 9.36 since the storage garage may not be heated over substantial portions of the year. It is recommended that the building code should clarify the meaning of "substantial portions of the year" for those "semi-heated" spaces to promote consistency in enforcement.



R. J. Light, Committee Chair

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