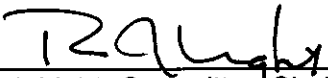


**BC BUILDING CODE INTERPRETATION COMMITTEE**  
**AIBC, APEGBC, BOABC, POABC**

<b>File No: 06-0027</b>	<b>INTERPRETATION</b>	<b>Page 1 of 2</b>
Interpretation Date:	April 15, 2008	
Building Code Edition:	BC Building Code 2006	
Subject:	Means of Egress from podiums, terraces, platforms, contained open spaces and occupied roofs	
Keywords:	Egress, podiums, terraces, platforms, contained opens spaces, roofs	
Building Code Reference(s):	3.3.1.3.(1) to (4), 3.3.1.5.(1)	
<b>Question:</b>		
<ol style="list-style-type: none"><li>1. Does Sentence 3.3.1.3.(1) apply to podiums, terraces, platforms, contained open spaces and occupied roofs?</li><li>2. Does Sentence 3.3.1.3.(2) apply to occupied roofs?</li><li>3. How is Sentence 3.3.1.3.(2) applied to podiums, terraces, platforms, contained open spaces when there are no egress doorways that serve these spaces?</li><li>4. What triggers a requirement for 2 separate means of egress routes from an occupied roof?</li></ol>		
<b>Interpretation:</b>		
<ol style="list-style-type: none"><li>1. No (for exterior conditions) – all exterior facilities of this type are specifically addressed in Sentences 3.3.1.3.(2) to (4). Sentence 3.3.1.3.(1) only applies to access to exits within “<i>floor areas</i>” and “<i>floor areas</i>” is defined as interior space within the exterior walls.  Yes (for interior conditions) - It should be noted that interior podiums or platforms would be subject to Sentence 3.3.1.3.(1).</li><li>2. No – this Sentence only applies to podiums, terraces, platforms and contained open spaces. Occupied roofs are specifically addressed in Sentences 3.3.1.3.(3) to (4). This means that the area of the occupied roof and the travel distance to exit from an occupied roof do not affect the number of egress routes that must serve the occupied roof.</li></ol>		
 _____ R. J. Light, Committee Chair		
<small>The views expressed are the consensus of the joint committee of AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local Authority Having Jurisdiction. The views of the joint committee should not be construed as legal advice.</small>		

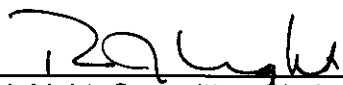
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**INTERPRETATION**

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3. Sentence 3.3.1.3.(2) requires that podiums, terraces, platforms and contained open spaces be provided with egress requirements as described in Sentence 3.3.1.5.(1) for rooms or suites. Sentence 3.3.1.5.(1) requires a room or suite to have 2 "egress doorways" when the area, travel distance or occupant load exceeds the limits described in 3.3.1.5.(1). Although the podium, terrace, platform or contained open space may not contain any "egress doorways", it is interpreted that the intent of 3.3.1.3.(2) is to require at least 2 "means of egress" from these facilities, rather than 2 "egress doorways".
4. The only trigger for 2 separate means of egress from an occupied roof is described in Sentence 3.3.1.3.(4) when the occupant load of the roof exceeds 60 persons. Although Sentence 3.3.1.3.(4) states that both of these means of egress must be "stairs" that meet the requirements of Section 3.4., it is interpreted that other forms of exit systems would also meet the intent (e.g. horizontal exit through a firewall, exit at grade for a roof terrace on a sloping site).



**R. J. Light, Committee Chair**

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