

# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 12-0011**

**INTERPRETATION**

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Interpretation Date:	March 18, 2014
Building Code Edition:	BC Building Code 2012
Subject:	Detached Carports
Keywords:	carports, exposing building face, spatial separation; glazed openings
Building Code Reference(s):	9.10.15.1.(1); 9.10.14.1.(1); 9.10.14.4.(10), 9.10.14.4.(11); 9.10.14.5.(4); 9.10.14.5.(7); 9.35.2.1.

## Question:

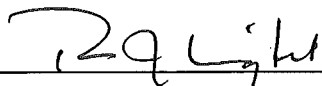
What requirements of spatial separation should apply to a detached carport serving a single family dwelling?

## Interpretation:

Subsections 9.10.14 and 9.10.15. regulate requirements of spatial separation between buildings. Sentence 9.10.15.1.(1) states that "this Subsection applies to buildings that contain only dwelling units and have no dwelling unit above another dwelling unit", therefore, Subsection 9.10.15. only applies to a single family dwelling but does not apply to a detached carport serving that single dwelling unit.

Sentence 9.10.14.1.(1) states that "this Subsection applies to buildings other than those to which Subsection 9.10.15. applies"; therefore, Subsection 9.10.14. applies to a detached carport serving a single family dwelling.

There are five Sentences 9.10.14.4.(10) and (11) and 9.10.14.5.(4), (5) and (7) that regulate the requirements for garages or accessory buildings that serves a single dwelling unit. Though these five sentences do not mention carport but carport can be considered as a garage or an accessory building without any exterior walls; therefore, carport shall comply with these five sentences as follow:



R. J. Light, Committee Chair

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## 9.10.14.4.(10):

Except as provided in Sentence 9.10.14.4.(11) for carport that serve a single *dwelling unit* only and is detached from any building, the maximum aggregate area of glazed openings shall comply with the requirements for unprotected openings. BCAB #1707 ruled that the open side of an attached carport to a side by side duplex does not constitute glazed openings; therefore, a detached carport would comply with the maximum aggregate area of glazed openings.

## 9.10.14.4.(11):

The limits on the area of glazed openings stated in Sentence 9.10.14.4.(10) need not apply to the *exposing building face* of a detached carport facing a *dwelling unit*, where

- a) the detached carport serves only one *dwelling unit*,
- b) the detached carport is located on the same property as that *dwelling unit*, and
- c) the *dwelling unit* served by the detached carport is the only *major occupancy* on the property.

## 9.10.14.5.(4):

Except as provided in Sentence 9.10.14.5.(5), where a carport serves one *dwelling unit* only and is detached from any building, the exposing building face

- a) need not conform to the minimum required *fire-resistance rating* stated in Table 9.10.14.5.A, where the *limiting distance* is 0.6 m or more,
- b) shall have a *fire-resistance rating* of not less than 45 min, where the *limiting distance* is less than 0.6 m, and
- c) need not conform to the type of cladding required by Table 9.10.14.5.A, regardless of the limiting distance.

## 9.10.14.5.(5):

The requirements regarding fire-resistance rating, type of construction and type of cladding need not apply to the exposing building face of a detached carport facing a *dwelling unit*, where

- a) the detached carport serves only one *dwelling unit*,
- b) the detached carport is located on the same property as that *dwelling unit*, and
- c) the *dwelling unit* served by the detached carport is the only *major occupancy* on the property.



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9.10.14.5.(7):

Except as provided in Sentences 9.10.14.5.(9) to (11), Sentence 9.10.14.5.(6) shall not apply to

- a) buildings containing 1 or 2 dwelling units only, and
- b) detached carports, where
  - i) the detached carport serves only one dwelling unit,
  - ii) the detached carport is located on the same property as that dwelling unit, and
  - iii) the dwelling unit served by the detached carport is the only major occupancy on the property.

It is interpreted that a detached carport serving a single family dwelling and is located less than 0.6 m from a property line the exposing building face of the carport shall be fully enclosed with a wall having a fire-resistance rating of not less than 45 min.

The roof soffits of a detached carport serving a single family dwelling shall comply with Sentence 9.10.14.5.(9) to (11).



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