

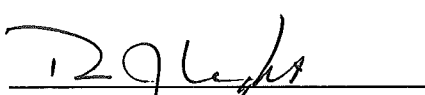
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0042

INTERPRETATION

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Interpretation Date:	September 16, 2014
Building Code Edition:	BC Building Code 2012
Subject:	Residential Mezzanine at the Top Storey
Keywords:	Top storey, mezzanine, building height, high building
Building Code Reference(s):	3.2.6.1.(1)(d)
Question:	<p>If the top storey of a residential building contains a mezzanine, and the height of the top storey is less than 18m above grade, but the height of the mezzanine is more than 18m above grade, is the building considered to be a high building?</p>
Interpretation:	<p>Yes</p> <p>Clause 3.2.6.1.(1)(d) clearly states that if a building contains a Group C major occupancy whose floor level is more than 18m above grade, such a building must be considered to be a high building.</p> <p>Although the mezzanine may not be considered to be a "storey", it is still considered to be a "floor level" for the purposes of Clause 3.2.6.1.(1)(d).</p> <p>This interpretation is consistent with the 2012 BCBC Errata for 6 storey combustible residential buildings Clause 3.2.2.50.(1)(c) which reads:</p> <p style="padding-left: 40px;">"c) it has a maximum height of less than 18 m measured between <i>grade</i> and the uppermost floor level of the top <i>storey</i>".</p> <p>The uppermost floor level of the top storey would be the mezzanine.</p>  <p>R. J. Light, Committee Chair</p>
<small>The views expressed are the consensus of the joint committee with members representing 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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</small>	
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