

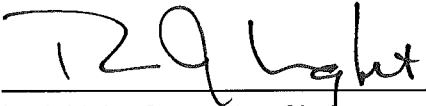
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0045

INTERPRETATION

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Interpretation Date:	January 27, 2015
Building Code Edition:	BC Building Code 2012
Subject:	Washroom counts for exterior ancillary spaces
Keywords:	Washroom counts, exterior ancillary spaces, assembly occupancies
Building Code Reference(s):	3.1.17.1., 3.7.2.2.
Question:	<p>Washroom counts are determined based on estimated occupant load which is typically derived from floor area size, as set out in Article 3.1.17.1. "Floor area" is a defined term and is typically assumed to refer to interior spaces bounded by exterior walls.</p> <p>Do the requirements for washroom fixtures apply to exterior ancillary spaces such as exterior patios and roof decks?</p>
Interpretation:	<p>Yes.</p> <p>Occupant load is determined from Sentences 3.1.17.1.(1) & (2). Sentence 3.1.17.1.(3) indicates that balconies are regarded as part of the floor area for the purposes of Article 3.1.17.1. Similarly exterior ancillary spaces if occupied should be considered as part of the interior floor area for the purposes of Articles 3.1.17.1 and 3.7.2.2.</p> <p>However if it can be satisfactorily demonstrated that fewer persons will actually occupy simultaneously both interior and exterior spaces combined, then this would be consistent with Clause 3.1.17.1.(1)(c).</p> <p>Seating in an exterior space is typically seasonal; discussion and agreement with the Authority having Jurisdiction may be warranted.</p>  R. J. Light, Committee Chair
<p>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.</p>	
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