

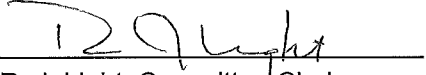
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0047

INTERPRETATION

Page 1 of 1

Interpretation Date:	March 17, 2015
Building Code Edition:	BC Building Code 2012
Subject:	Roof deck above a 3 storey townhouse suite
Keywords:	Roof deck, townhouse, storey, single exit
Building Code Reference(s):	3.3.4.4., 9.9.9.1.(3), 9.10.4.4.
Question:	<p>This Part 9 building contains 3 storey non-stacked townhouse suites (i.e. no dwelling unit above or below another suite) that is served by a single exterior exit door at the 1st storey.</p> <ol style="list-style-type: none">1. Is it permissible to have an occupied roof deck on the 4th level?2. Is it permissible to have an internal stair that leads to this roof deck where the stair has a landing at the 4th level and has a rooftop enclosure at the 4th level?3. Is it permissible to have screens and open trellises on the 4th level roof deck?
Interpretation:	<ol style="list-style-type: none">1. Yes Sentence 9.9.9.1.(3) permits the travel distance to a single exterior exit door at the 1st storey to exceed 1 storey when the floor level has direct access to a balcony. The 4th level roof deck would be considered as a "balcony" for the purposes of Sentence 9.9.9.1.(3).2. Yes Although the wording of Sentence 9.10.4.4.(1) is somewhat ambiguous, the intent statements of both Sentences 3.2.1.1.(1) and 9.10.4.4.(1) are identical. It is interpreted that the intent of Sentence 9.10.4.4.(1) is to permit a rooftop enclosure for an internal access stairway to the roof deck without considering the rooftop enclosure as a storey in calculating the building height. Both the rooftop enclosure and the roof deck would not be considered as a storey, so the building would be classified as 3 storeys in building height as required for a Part 9 building. Note – the BC Building Code Interpretation Committee has submitted a proposed code change to NRC to revise the wording of Sentence 9.10.4.4.(1) to match that of Sentence 3.2.1.1.(1).3. Yes Screens and open trellises would not result in the roof deck to be considered as a storey. <p> R. J. Light, Committee Chair</p>
<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>	