

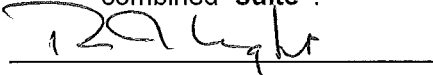
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0054

INTERPRETATION

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Interpretation Date:	June 16, 2015
Building Code Edition:	BC Building Code 2012
Subject:	Mezzanines
Keywords:	Mezzanines, enclosed mezzanine, open mezzanine
Building Code Reference(s):	Sentences 3.2.1.1.(3), (4) & (7)
Question:	<p>An existing 1 storey building contains 2 separate suites (Suites A & B) of Group F Division 2 major occupancy. These 2 suites share a demising separation wall.</p> <p>The owner proposes to combine these 2 suites into a single suite by installing a new man door (2.1 sq.m. in area) in the demising wall.</p> <p>The existing Suite A is 312 sq.m. in area and contains an existing open mezzanine of 55.6 sq.m. The existing Suite B is 334 sq.m. in area and does not contain any mezzanine.</p> <p>After combining the 2 suites into a single suite, the owner proposes to construct a new enclosed mezzanine with an area of 46 sq.m within the former Suite B.</p> <p>This new mezzanine will exceed 10% of the area of the former Suite B, but it will be less than 10% of the total combined area of the single suite that is created by combining both the former Suites A and B.</p> <ol style="list-style-type: none">1. Does the new enclosed mezzanine in Suite B conform to Article 3.2.1.1., if Suites A and B are combined as a single suite that retains the separation wall but simply includes a new man door (2.1m²) in the former demising wall?2. Must the new mezzanine comply with both Sentences 3.2.1.1.(3) and 3.2.1.1.(4)?3. Does Sentence 3.2.1.1.(7) apply to the new mezzanine in former Suite B?
Interpretation:	<ol style="list-style-type: none">1. Yes If Suites A and B are combined to operate as a single suite, then the unenclosed mezzanine in the former Suite A would comply with Clause 3.2.1.1.(3)(a) since more than 60% of the horizontal plane of the "room" in which it is located is open. The new enclosed mezzanine in the former Suite B would comply with Sentence 3.2.1.1.(4) since the area of the new enclosed mezzanine would be less than 10% of the area of the combined "suite".  <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>	
1107875 / 2015-06-20	

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2. No.

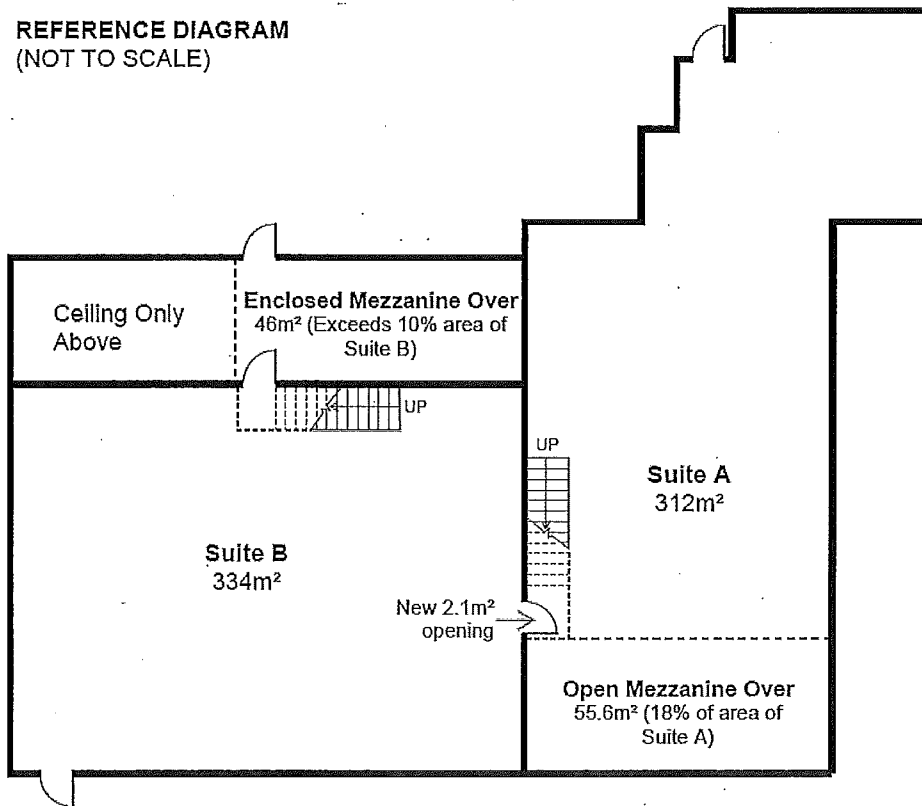
A mezzanine within a suite can comply with either Sentences 3.2.1.1.(3) or 3.2.1.1.(4).

3. No.

Sentence 3.2.1.1.(7) only applies to "open" mezzanines as described in Sentence 3.2.1.1.(3). Since the "enclosed" mezzanine in the former Suite B is designed as an "enclosed" mezzanine per Sentence 3.2.1.1.(4), Sentence 3.2.1.1.(7) does not apply.

Refer also to previous interpretations 98-0067 and 98-0069.

REFERENCE DIAGRAM
(NOT TO SCALE)




R. J. Light, Committee Chair

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