

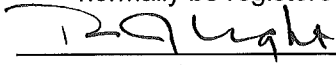
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0057

INTERPRETATION

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Interpretation Date:	September 15, 2015
Building Code Edition:	BC Building Code 2012
Subject:	Spatial Separation Measurement Near the Corners of Buildings
Keywords:	Spatial Separation, Limiting Distance
Building Code Reference(s):	1.4.1.2.(1); 3.2.3.1.; A-3.2.3.; 9.10.14; 9.10.15.; A-9.10.15.
Question:	<p>Where there are two separate buildings on the same site, that are near to one another at corners (i.e. 90-degree corners where the projection of each face does not intersect with the adjacent building), does the limiting distance need to be measured to :</p> <ol style="list-style-type: none">1. A Limiting Distance Reference Line for each of the two buildings? or,2. To the Property Line without considering the location of the adjacent building?3. Would it be possible to subdivide this property in future?
Interpretation:	<ol style="list-style-type: none">1. No The lines that are suggested (see p.2 of 2 – drawing A) are not <i>Limiting Distance</i> lines as referenced in definition of Sentence 1.4.1.2.(1). "The <i>Limiting Distance</i> is (...) an imaginary line between 2 <i>buildings</i> (...) measured at right angles to the <i>exposing building face</i>." See more explanations in Appendix Subsections A-3.2.3 and A-9.10.15.2. Yes. At this configuration of the site, the Limiting Distances in drawing B have to be measured to the property lines. It must be noted that any projections (protrusions, decks, balconies or roof eaves) of one of the buildings to another, which becomes extended within the area of limiting distance of the other building, would have to be dealt with according to the provisions of Article 3.2.3.1. or Subsection 9.10.14. or 9.10.15.3. The subdivision of the property is regulated by different regulations than BCBC 2012. As it is noted in Appendix Subsection A-3.2.3. in case that one property inflicts conditions on to the other by having a limiting distance measured not to the property line the legal agreement would normally be registered with the titles of both properties. <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>	

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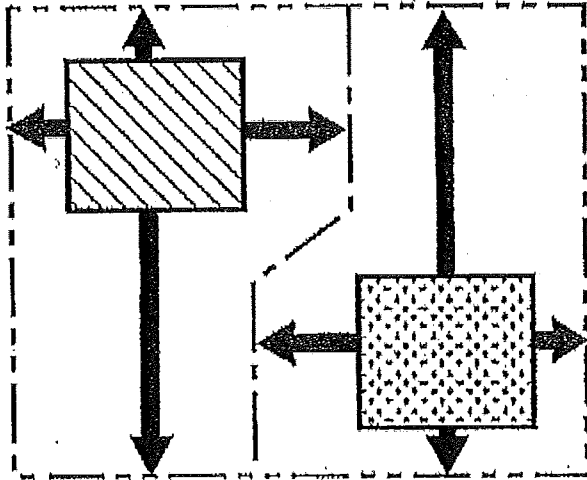
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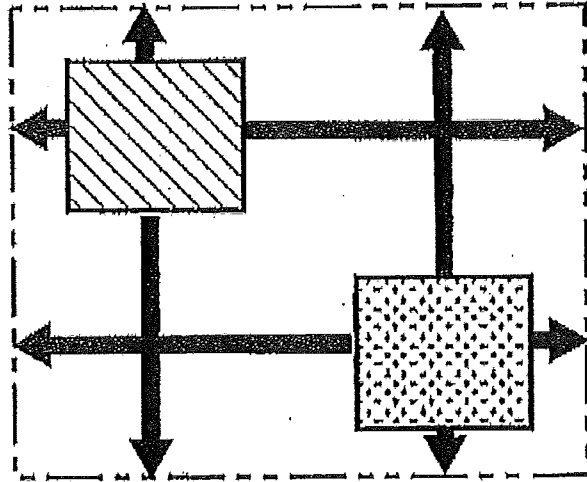
INTERPRETATION

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(A) Limiting Distance Measured to a Reference Line



(B) Limiting Distance Measured to the Property Line




R. J. Light, Committee Chair

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