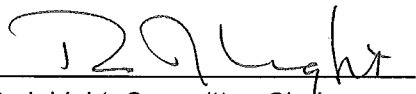


BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 06-0101	INTERPRETATION	Page 1 of 2
Interpretation Date:	November 22, 2011	
Building Code Edition:	BC Building Code 2006	
Subject:	basement storage garage as a separate building	
Keywords:	basement storage garage, separate building	
Building Code Reference(s):	3.2.1.2.(1), 9.10.4.3.(1), 3.2.3, 3.2.4, 3.2.5	
Question:		
<p>1. Sentence 3.2.1.2.(1) permits a basement used primarily as a storage garage, to be considered a separate building for the purposes of Subsection 3.2.2.</p> <p>If multiple structures are constructed over this basement parkade, must such a basement storage garage and the structures above it be considered all one and the same building for purposes of other than Subsection 3.2.2 ?</p>		
<p>2. Sentence 9.10.4.3.(1) permits a basement used primarily as a storage garage, to be considered a separate building for the purposes of Section 9.10 ? If multiple structures are constructed over this basement parkade, must such a basement storage garage and the structures above be considered all one and the same building for the purposes of other references in Part 9.</p>		
Interpretation:		
<p>1. Yes</p> <p>Sentence 3.2.1.2.(1) indicates that its application to consider a basement storage garage as a separate building is only for the purposes of Subsection 3.2.2., therefore implying not for any other provisions of the Building Code. For example, for the purposes of Subsections 3.2.3., 3.2.4. and 3.2.5. the storage garage cannot be considered a separate building. This was illustrated in BC Appeal #1219 and previous Code Interpretation # 98-0136. This would for example, have implications for permitted proximity of structures to each other and for fire access response provisions.</p>		
<p>2. Yes.</p> <p>Sentence 9.10.4.3.(1) permits the basement storage garage to be considered a separate building for the purposes of Section 9.10. 'Fire Protection', implying not for any other requirements of the Building Code.</p>		
		
R. J. Light, Committee Chair		
<small>The views expressed are the consensus of the joint committee of 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 Authority Having Jurisdiction. The views of the joint committee should not be construed as legal advice.</small>		

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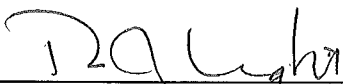
INTERPRETATION

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Section 9.10. addresses fire protection aspects for Part 9 buildings, such as fire alarm, sprinklers and standpipes, and spatial separation between buildings. This allows Part 9 buildings to be considered separate buildings for all of these fire protection aspects, but not for other requirements of the Building Code such as Subsection 9.5.2. and Section 3.8. (Provisions for Persons with Disabilities).

This has implications that differ from a Part 3 building.

Refer also to Code Interpretation #98-0136.



R. J. Light, Committee Chair

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