

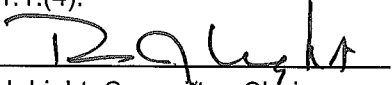
# BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0065

INTERPRETATION

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Interpretation Date:	January 19, 2016
Building Code Edition:	BC Building Code 2012
Subject:	Mezzanines, occupancy of space, area and travel distance limits
Keywords:	Mezzanine, occupancy of space, areas, travel distance
Building Code Reference(s):	3.2.1.1, 3.3.1.5, 3.3.1.6, 3.4.2.2.(2), Table 3.4.2.2
<b>Question:</b>	<p>In a space containing a mezzanine, the specific use and occupancy of the mezzanine may be classified different from that of space within which it is contained.</p> <p>If the occupancy of the mezzanine is classified differently from the space below, in applying the criteria of Table 3.4.2.2., in the first column labelled "Occupancy of Space", does the term "Space" refer to the area above the mezzanine, and not to the space below?</p>
<b>Interpretation:</b>	<p>Yes.</p> <p>In Table 3.4.2.2., in the first column labelled "Occupancy of Space", the term "Space" refers to the area of the space above the mezzanine, not to the area of the space below the mezzanine level.</p> <p>In other words the occupancy classification of the specific uses above the mezzanine is used in applying the limits criteria in Table 3.4.2.2. The title of this table refers to ".....Mezzanine Space", therefore "Occupancy of Space" refers to the use and occupancy of that same space. This is reinforced by use of the phrase "space above a mezzanine..." in Sentence 3.4.2.2.(1). This has the potential of creating an anomaly in having different criteria applied to each level, however note that Article 3.2.1.1. has area limits in relation to the level below the mezzanine, and Article 3.3.1.5, may be more restrictive.</p> <p>The application of Article 3.4.2.2. to the space above the mezzanine may differ depending on whether the space containing the mezzanine requires 1 or 2 means of egress.</p> <p>Take for example, a fully sprinklered warehouse space classified Group F Division 2 and served by a single egress door, with an enclosed mezzanine of office use (subsidiary) complying with Sentence 3.2.1.1.(4).</p> <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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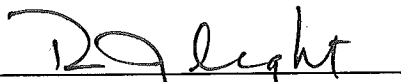
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The warehouse suite with office mezzanine, would be regulated for area limits, travel distance and occupant load by Article 3.3.1.5 based on the most restrictive criteria applied to the suite in its entirety. The suite would be permitted a maximum area of 200m<sup>2</sup> and maximum travel distance 25m to the single egress door. However application of Table 3.4.2.2 for the office mezzanine would also permit a maximum area of 200m<sup>2</sup> and maximum travel distance 25m to the egress door. However the enclosed office mezzanine area is already restricted by Article 3.3.1.5 applied to the entire suite, since the office mezzanine is an integral part of the suite. Sentence 3.2.1.1.(4) applied to the mezzanine, would also be more restrictive than the 200m<sup>2</sup> permitted for the mezzanine in Sentence 3.4.2.2.(2). In this case, travel distance limits would be the same for both levels.

For a fully sprinklered warehouse space classified Group F Division 2 and served by 2 separate required egress doors, with an enclosed mezzanine of office use complying with Sentence 3.2.1.1.(4); the results are different. The warehouse area is limited by Sentence 3.3.1.6.(1) to 45m travel distance to the nearest of the 2 egress doors. Application of Table 3.4.2.2 for the office mezzanine would permit a maximum area of 200m<sup>2</sup> and maximum travel distance 25m measured to the top of the mezzanine stair. The enclosed office mezzanine area is also restricted by Sentence 3.2.1.1.(4), which may or may not be more restrictive than the 200m<sup>2</sup> permitted for the mezzanine in Sentence 3.4.2.2.(2).

This interpretation is consistent with past BC Building Code Appeal number 1607.

The following page contains illustrations of the examples given.



R. J. Light, Committee Chair

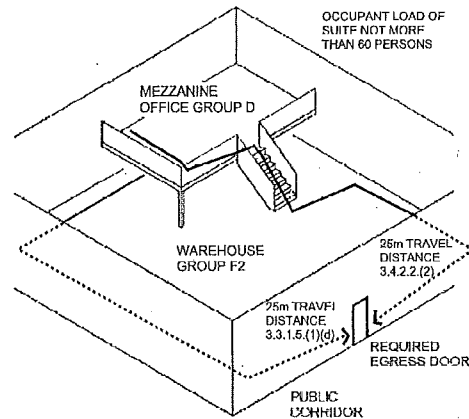
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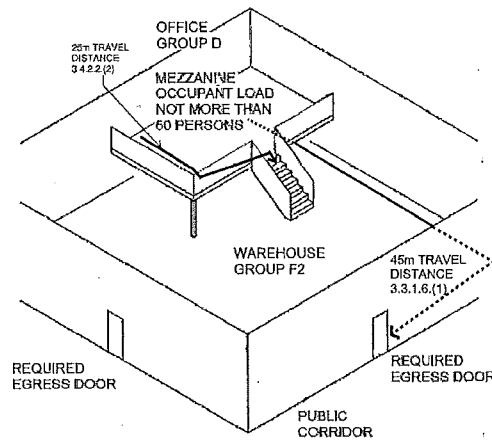
**INTERPRETATION**

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MEZZANINE OCCUPANCY	MAXIMUM AREA m <sup>2</sup>	TRAVEL DISTANCE LIMIT
ASSEMBLY	150	15
RESIDENTIAL	100	15
BUSINESS / PERSONAL SERVICES	200	25
MERCANTILE	150	15
MEDIUM HAZARD INDUSTRIAL	150	10
LOW HAZARD INDUSTRIAL	200	15

(UNLESS 3.2.1.1 AND 3.3.1.5 MORE RESTRICTIVE FOR THE SUITE)



MEZZANINE OCCUPANCY	MAXIMUM AREA m <sup>2</sup>	TRAVEL DISTANCE LIMIT
ASSEMBLY	150	15
RESIDENTIAL	100	15
BUSINESS / PERSONAL SERVICES	200	25
MERCANTILE	150	15
MEDIUM HAZARD INDUSTRIAL	150	10
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