

BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0075

INTERPRETATION

Page 1 of 2

Interpretation Date:	April 19, 2016
Building Code Edition:	BC Building Code 2012 (Revised December 19, 2014)
Subject:	Detached Carports
Keywords:	carports, exposing building face, spatial separation; glazed openings
Building Code Reference(s):	9.10.15.1.(1); 9.10.14.1.(1); 9.10.15.4.(1);9.10.15.4.(6); 9.10.15.5.(2); 9.10.15.5.(3); 9.10.15.5.(4); 9.10.15.5.(6); 9.10.15.5.(8), (9) and (10)

Question:

What requirements of spatial separation should apply to a detached carport serving a single family dwelling, Subsection 9.10.14 or Subsection 9.10.15?

Interpretation:

Subsection 9.10.15.

Effective December 19, 2014 Minister Order M290 added Clause 9.10.15.1.(b) to the Code to regulate spatial separation requirements for accessory buildings that served a buildings that contain only dwelling units and have no dwelling unit above another dwelling, such as single family dwellings and side-by-side multi-family dwellings.

Subsection 9.10.14. remains unchanged. It applies to buildings other than those regulated by Subsection 9.10.15. Accessory buildings that serve other than single family dwellings or side-by-side multi-family dwellings are regulated by Subsection 9.10.14.

Sentences 9.10.15.4.(6), 9.10.15.5.(4) and (6) specifically regulate the construction of the exposing building faces of garages or accessory buildings that serves a single family dwelling. Although these three sentences do not specifically mention carport it is interpreted that a carport can be considered as a garage or an accessory building without any exterior walls; therefore, carport shall comply with these three sentences.



R. J. Light, Committee Chair

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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0075

INTERPRETATION

Page 2 of 2

9.10.15.4.(1): Except as provided in Sentence 9.10.15.4.(6) for a detached carport that serve a single family dwelling the maximum aggregate area of glazed openings in an exposing building face shall conform to Table 9.10.15.4., Subsection 3.2.3. or Clause 9.10.15.4.(1)(c). BCAB #1707 ruled that the open side of an attached carport to a side by side duplex does not constitute glazed openings; therefore, a detached carport would comply with the maximum aggregate area of glazed openings.

9.10.15.4.(6): The limits on the area of glazed openings shall not apply to the exposing building face of a single family dwelling facing a detached carport on the same property. That also implies (similar to Sentence 9.10.15.5.(4)) that the limits on the area of glazed openings do not apply to the exposing building of a detached carport facing the single family dwelling on the same property.

9.10.15.5.(4): The fire-resistance rating and the type of cladding shall not apply to the exposing building face of a detached carport facing a single family dwelling on the same property but no exemptions are given to the rest of exposing building faces of that detached carport.

9.10.15.5.(6): Except as provided in Sentences 9.10.15.5.(8) to (10), the requirements of combustible projections shall not apply to a detached carport serving a single family dwelling.

The above provided exemptions to detached carports; however, they shall comply with the rest of the Subsection 9.10.15 as follow:

9.10.15.5.(2) and (3): A detached carport serving a single family dwelling and is located less than 1.2 m from a property line the exposing building face of the carport shall be fully enclosed with a wall having a fire-resistance rating of not less than 45 min. and non-combustible cladding. This interpretation is supported by BCAB#1430.

9.10.15.5.(8) to (10): A detached carport serving a single family dwelling and is located less than 1.2 m from a property line the roof soffits shall comply with Sentences 9.10.15.5.(8) to (10).


R. J. Light, Committee Chair

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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.