

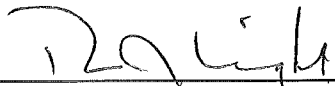
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0091

INTERPRETATION

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Interpretation Date:	March 21, 2017
Building Code Edition:	BC Building Code 2012
Subject:	Limiting Distances for Houses in Areas with Delayed Fire Department Response
Keywords:	Limiting Distance, Fire Department Response
Building Code Reference(s):	3.2.3, 9.10.15.3, 9.10.15.4
Question:	<p>In assessing spatial separation for houses, is the limiting distance required to be halved where fire department response is delayed and the building is not sprinklered, even if the requirements of Subsection 3.2.3 are used instead of the requirements of Subsection 9.10.15?</p>
Interpretation:	<p>Yes.</p> <p>Subsection 9.10.15 regulates spatial separation for buildings that contain only non-stacked dwelling units. For these buildings, Sentence 9.10.15.3.(1) requires the limiting distance to be halved when applying the requirements of Subsection 9.10.15, where the time from fire department receipt of a fire notification, to the first fire department vehicle arriving at the building, exceeds 10 minutes in 10% or more of all calls to that building location, and any storey in the building is not sprinklered. Sentence 9.10.15.3.(1) contains an exception (included in an amendment that was effective on April 3, 2013) for Sentence 9.10.15.3.(2). Sentence 9.10.15.3.(2) contains similar requirements for halving the limiting distance.</p> <p>Both Sentences 9.10.15.3.(1) and (2) include exceptions where the limiting distance is not halved, even with delayed or no fire department response, and no sprinklers. Those exceptions are for specific conditions that do not affect the limiting distance to be used with Table 9.10.15.4. If Sentences 9.10.15.3.(1) or (2) require the limiting distance to be halved, that halved distance must be used with Table 9.10.15.4.</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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Clause 9.10.15.4.(1)(b) allows the option for the maximum area of glazed openings in an exposing building face to conform to Subsection 3.2.3 instead of Table 9.10.15.4. This provision does not refer to any specific Article, Sentence or Clause within Subsection 3.2.3. Therefore, all relevant requirements of Subsection 3.2.3 are applicable. Sentence 3.2.3.1.(8) contains the same requirement as Sentence 9.10.15.4.(1) for halving the limiting distance where fire department response is delayed and any storey of the building is not sprinklered. If those conditions are applicable to a single family dwelling, the limiting distance must be halved when applying the spatial separation tables of Subsection 3.2.3.


R. J. Light, Committee Chair

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