

BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 06-0072

INTERPRETATION

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Interpretation Date: February 15, 2011

Building Code Edition: BC Building Code 2006

Subject: Area of Glazed Openings

Keywords: Spatial separation, glazed opening, dwelling units (with no dwelling above another dwelling unit)

Building Code Reference(s): Table 9.10.15.4.

Question:

Table 9.10.15.4. limits the area of glazed openings based on area of exposing building face and limiting distance. However, the area of glazed openings is not defined. How is area of glazed openings measured?

For example:

1. Does the vinyl window frame count as part of the glazed opening?
2. If a casement window in the open position has a larger opening than just the glazed area, how is the glazed area determined?
3. What is the area of glazed opening, where the glazed opening is in a door?

Interpretation:

Subsection 9.10.15., Spatial Separation Between Houses, regulates the 'area of glazed openings.' "Glazed openings" are not defined.

It is interpreted that the area of glazed openings is intended to include only the glazed portions of the exterior wall.

Using this approach, it is interpreted that:

1. Therefore, the window and door frames are excluded from the measurement.
2. Casement windows should be calculated in the closed position.
3. Refer to Appendix note A-9.1015.4. which clarifies that, 'Table 9.10.15.4. is used to read the maximum area of glazed openings: this means that the opaque portion of doors does not have to be counted.'



R. J. Light, Committee Chair

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