

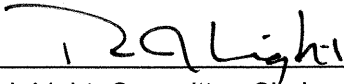
# BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 06-0106

INTERPRETATION

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Interpretation Date:	February 21, 2012
Building Code Edition:	BC Building Code 2006
Subject:	Limiting distance measurement to exposing building face
Keywords:	Limiting distance, exposing building face, foundation wall, exterior finish, cladding
Building Code Reference(s):	9.10.15.5.(2)
<b>Question:</b>	
The Building Code Division A, 1.4.1.2. defines the following:	
"Limiting distance means the distance from an exposing building face to a property line,....."	
"Exposing building face means that part of the exterior wall of a building which faces one direction and is located between ground level and the ceiling of its top storey or, where a building is divided into fire compartments, the exterior wall of a fire compartment which faces one direction."	
For the purposes of Sentence 9.10.15.5.(2), is the limiting distance measured from property line to the actual exterior finish of the cladding of the exposing building face; not the foundation wall (which may be further away from the property line)?	
<b>Interpretation:</b>	
Yes.	
For the purposes of limiting distance measurement, the Building Code does not distinguish between the different vertical planes arising from offsets of the exterior wall cladding system from the plane of the foundation wall (typically left unfinished). Allowances should be made in the design stage to consider the final dimensions from property line to actual cladding finish, which comprises the outermost plane of the exposing building face (closest to the property line).	
 R. J. Light, Committee Chair	
<small>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.</small>	
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