

BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 06-0083

INTERPRETATION

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Interpretation Date:	March 15, 2011
Building Code Edition:	BC Building Code 2006
Subject:	Crawl space drains
Keywords:	Floor drains, Crawl space
Building Code Reference(s):	7.4.3.2.(1) ; 9.18.5. ; 9.31.4.3.(1)

Question:

Would a floor drain installed to drain a crawl space area and connected to an outside sump and then to the storm sewer be in compliance with Sentence 7.4.3.2.(1) ?

Interpretation:

Yes

While Sentence 9.31.4.3.(1) requires a floor drain in a basement it does not require one in a crawlspace. Sentence 7.4.3.2.(1) indicates that a floor drain should not be installed in unfrequented areas due to the concern of an overflow condition at the drain going unnoticed and causing damage to the building from flooding by surges from other parts of the drainage system or subsoil drainage pipes.

By installing a floor drain in the crawl space and connecting the drain directly to an outside sump with a backwater valve on the outlet that is connected to a storm drain system would eliminate the potential for an overflow condition at the floor drain caused by a storm sewer backup and, therefore would not be in conflict with the requirements of Sentence 7.4.3.2.(1).

Also, the sump must be installed to serve only the floor drain and no other drainage inlets into the sump would be permitted.



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.