

BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC

File No: 06-0051

INTERPRETATION

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Interpretation Date:

June 16, 2009

Building Code Edition:

BC Building Code 2006

Subject:

Fire Separation between Dwelling Unit and Secondary Suite

Keywords:

fire separation, dwelling unit, secondary suite

Building Code Reference(s):

9.10.9.16., 9.36.2.16.

Question:

If a secondary suite within a building containing a dwelling unit is located entirely above an attached garage serving only that dwelling unit, can the reduction of the fire separation between the secondary suite and the dwelling unit listed in Clause 9.36.2.16.(1)(b) apply, or does the 1 hour fire separation for the garage from Sentence 9.10.9.16.(2) apply?

If additional parking stall for the secondary suite is provided in the attached garage is the garage still considered to serve only one dwelling?

Interpretation:

Where a storage garage serves only the dwelling unit to which it is attached or in which it is built, it shall be considered as part of that dwelling unit and the fire separation required in Sentence 9.10.9.16.(2) need not be provided between the garage and the dwelling unit as per Sentence 9.10.9.16.(3).

If a secondary suite within a building containing a dwelling unit is located entirely above an attached garage serving only that dwelling unit the fire separation between the secondary suite and the garage shall be in accordance with Article 9.36.2.16. since the garage is considered as part of that dwelling unit. If the dwelling unit and the secondary suite are equipped with interconnected smoke alarms the fire separation between them can be reduced to 30 minutes as per Clause 9.36.2.16.(1)(b).

By definition a secondary suite is an additional dwelling unit. If additional parking stall for the secondary suite is provided in the attached garage it no longer complies with 9.10.9.16.(3) since the garage is serving more than one dwelling unit; therefore, the fire separation between the garage and both dwelling units shall be 1 hour in accordance with Sentence 9.10.9.16.(2) if the garage contains not more than 5 motor vehicles. However, the reduction to 30 min. fire separation between the dwelling unit and the secondary suite would still apply.


R. J. Light, Committee Chair

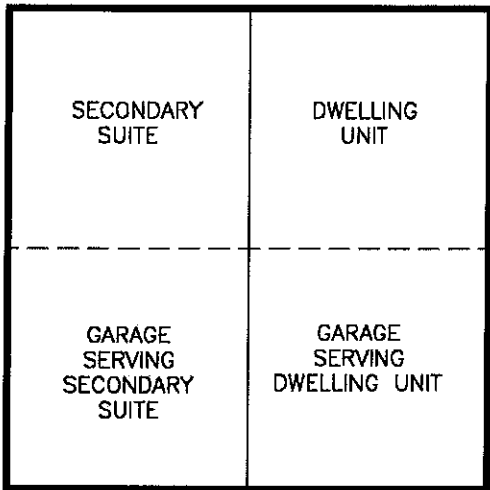
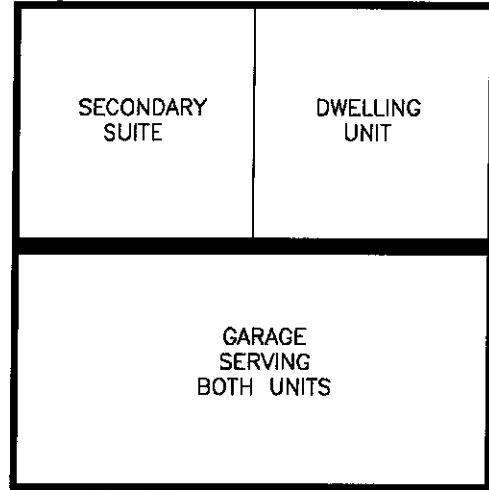
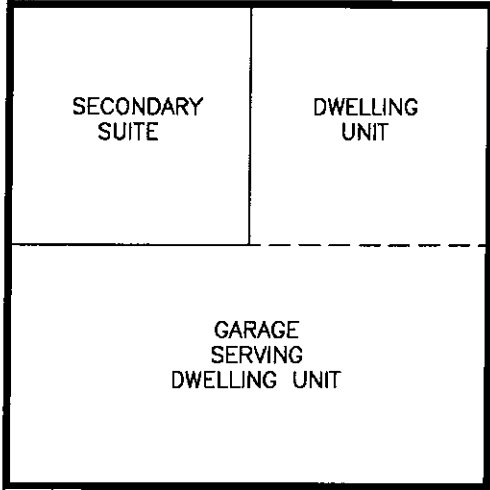
~~The views expressed are the consensus of the joint committee of AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as 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.~~

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NOTE: FIRE SEPARATION INDICATED ON DIAGRAMS APPLY BOTH AS A PLAN AND AS A SECTION

- - - - - 0 HR RATING
 _____ 30 MIN RATING
 _____ 1 HR RATING

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