

BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 06-0080

INTERPRETATION

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Interpretation Date:	September 27, 2011
Building Code Edition:	BC Building Code 2006
Subject:	Combustible projections between buildings
Keywords:	Exposing building face, limiting distance, spatial separation between buildings, buildings containing 1 or 2 dwelling units
Building Code Reference(s):	3.2.3.6., 9.10.14.5.(5), 9.10.15.5.(5)

Question:

Except for buildings containing 1 or 2 dwelling units, Article 3.2.3.6., Sentence 9.10.14.5.(5), and Sentence 9.10.15.5.(5) require combustible projections more than 1 m above-ground (i.e., balconies, platforms, eave projections, canopies, and stairs) that could expose an adjacent building to fire spread be setback from the property line or centre line of a public way by at least 1.2 m or be separated from combustible projections on another building on the same property by at least 2.4 m.

Where a building contains 1 or 2 dwelling units, are combustible projections that are more than 1 m above-ground (i.e., balconies, platforms, eave projections, canopies, and stairs) permitted in the following cases:

Case A: The combustible projection is less than 1.2 m from the property line?, or

Case B: The combustible project is less than 2.4 m from combustible projections on another building on the same property?

Interpretation:

Case A: Yes

Case B: Yes

For both Case A and Case B, it is interpreted that, where a building contains 1 or 2 dwelling units, combustible projections are permitted to be less than 1.2 m from the property line, or combustible projections are permitted to be less than 2.4 m from combustible projections on another building on the same property. Furthermore, where a building contains 1 or 2 dwelling units, the building code does not identify how close a combustible projection can be from the property line or how close a combustible projection can be from a combustible projection on another building on the same property.



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.