


BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0005

INTERPRETATION

Page 1 of 1

Interpretation Date:	February 19, 2013
Building Code Edition:	BC Building Code 2012
Subject:	Fire separation around service room serving one suite
Keywords:	Fire separation, service room, fuel-fired appliances
Building Code Reference(s):	3.6.2.1.(2)
Question:	<p>Is a 1h fire separation enclosure required for a service room containing a natural gas furnace, located in a one storey club building with 450m² floor area, used as a seniors drop-in centre? The building is operated as a single tenancy, is of combustible construction, is unsprinklered and has a monitored fire alarm system.</p>
Interpretation:	<p>No.</p> <p>Sentence 3.6.2.1.(2) provides that except as required by Sentence 3.6.2.1.(3), a fuel-fired appliance that serves only one room or suite is not required to be installed in a service room separated from the remainder of the building.</p> <p>Therefore provided the natural gas furnace serves only the drop-in centre, and the drop-in centre meets the definition of a suite per the Building Code, then a fire separation enclosure is not required for the service room containing the natural gas furnace.</p>
	 R. J. Light, Committee Chair
<p>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.</p>	