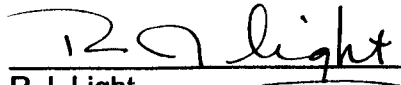


**BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC**

INTERPRETATION		
Interpretation Date:	September 20, 2000 (Revised January 17, 2001)	File No.:
Building Code Edition:	B.C. Building Code 1998	98 – 0006
Subject:	Clearance to moisture-susceptible cladding	
Keywords:	Cladding, foundation wall, roof, ground	
Building Code Reference(s):	9.15.4.3.(1), 9.27.2.2.(1), 9.27.2.3.(1), 5.7.1.1	Page 1 of 3
<p>Question: In a Part 9 building and for the purposes of Sentence 9.27.2.2.(1), what is finished ground level: the level of the ground that supports a sidewalk or the top of the sidewalk?</p>		
<p>Interpretation:</p> <p>Sentence 9.27.2.2.(1) requires a minimum of 200 mm clearance between finished ground level and cladding that is adversely affected by moisture [refer to figure 98-0006a].</p> <p>Sentence 9.15.4.3.(1) requires that exterior <i>foundation</i> walls extend a minimum of 150 mm above the finished ground level [refer to figure 98-0006b].</p> <p>Sentence 9.27.2.3.(1) only requires a minimum of 50 mm clearance between a roof surface and cladding that is adversely affected by moisture [refer to figure 98-0006c].</p> <p>The 150 mm and 200 mm clearances are established to accommodate a minimum clearance between the soil and moisture-susceptible materials. The 50 mm clearance sets the standard for minimum clearance from a hard surface to moisture-susceptible cladding.</p> <p>When a hard surface such as a concrete sidewalk abuts the exterior face of the building, it would be reasonable to permit a minimum clearance of 50 mm to the moisture-susceptible cladding [refer to figure 98-0006d].</p> <p>However, code users should be aware of the principles established in Part 5. For example, Article 5.7.1.1. recognizes that the code user can utilize discretion in determining clearance requirements based on environmental and design conditions.</p> <p>[Refer to figures on pages 2 and 3]</p>		
 R.J. Light Committee Chair		JAN 17, 2001 Date

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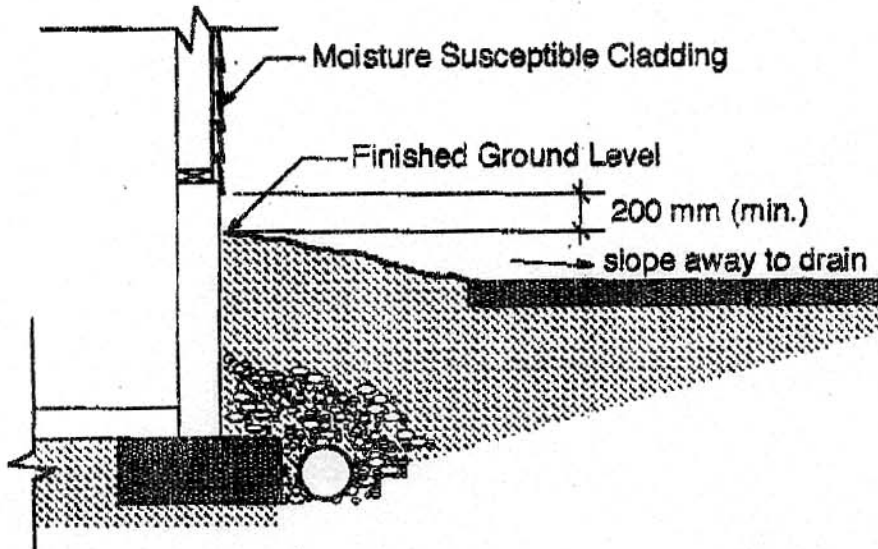


Figure 98-0006a: Minimum clearance required from top of finished ground level to moisture susceptible cladding [refer to Sentence 9.27.2.2.(1)].

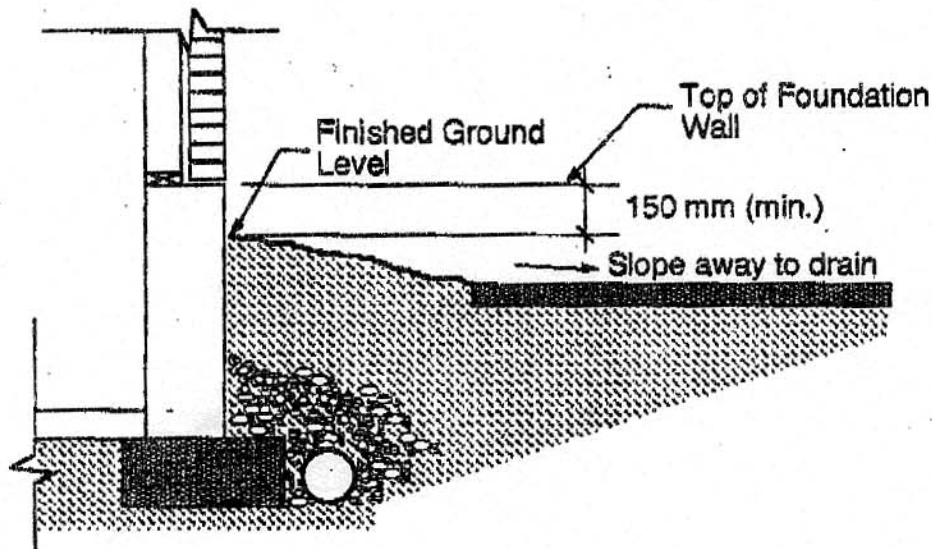


Figure 98-0006b: Minimum clearance required from top of finished ground level to top of exterior foundation walls [refer to Sentence 9.15.4.3.(1)].

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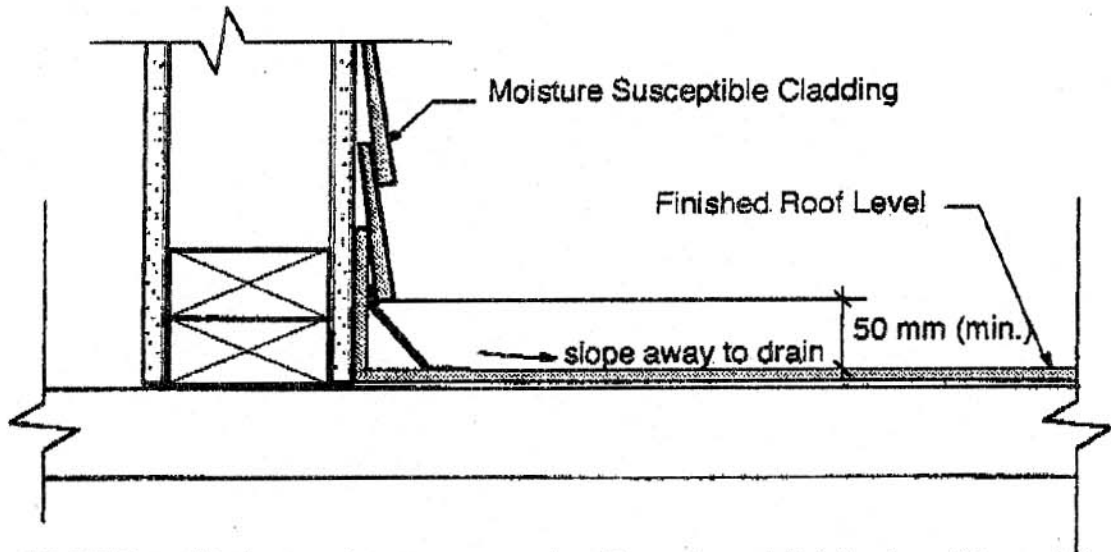


Figure 98-0006c: Minimum clearance required from top of finished roof to moisture susceptible cladding [refer to Sentence 9.27.2.3.(1)].

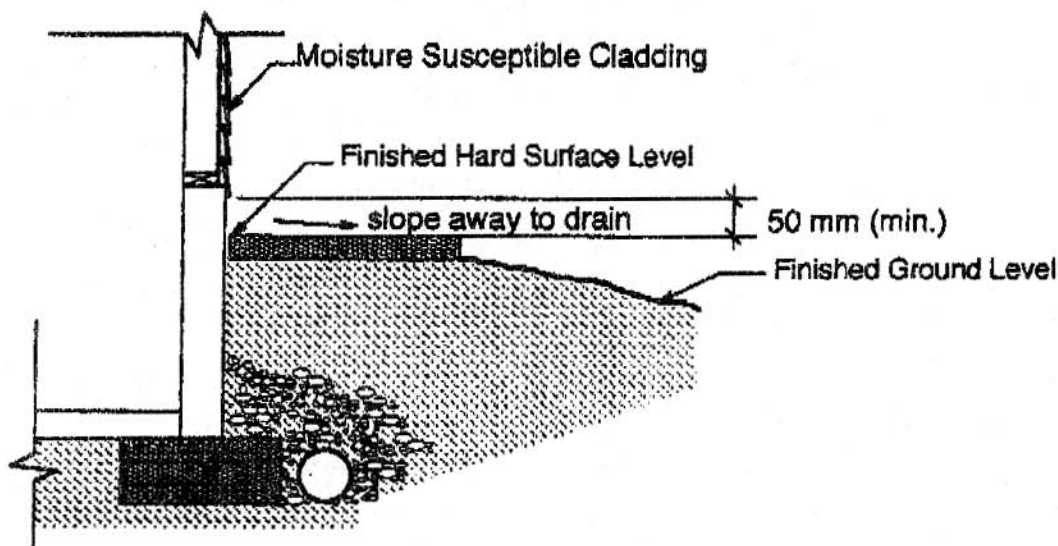


Figure 98-0006d: Reasonable clearance required from top of finished hard surface (eg., concrete or paved) level to moisture susceptible cladding [refer to Sentence 9.27.2.2.(1) and 9.27.2.3.(1)].