

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

INTERPRETATION

Interpretation Date:	March 21, 2001	File No.
Building Code Edition:	BC Building Code 1998	98-0019
Subject:	Greenhouse <i>farm building</i> spatial separation	
Keywords:	Greenhouse, <i>farm building</i> spatial separation	
Building Code Reference(s):	BCBC 1998: 1.1.3.2; 2.1.5 NFBC 1995: 3.1.2.1.(1)	Page No. 1 of 2

Question:

Consider the following 2 scenarios:

1. Build greenhouse first, then build "Part 9" building.
2. Build "Part 9" building first, then build greenhouse.

Does the order of construction affect the applicable spatial separation and exposure protection code requirements between a greenhouse and another building?

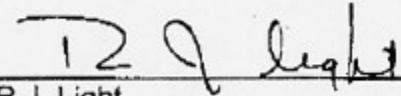
Interpretation:

No!

In response to this question it is understood that both buildings are located on the same property.

All buildings are required to comply with the spatial separation and exposure protection requirements in conformance with building code applicable to each of them. The scope of the applicable codes is given in Section 2.1 of the BC Building Code 1998 and Article 1.1.1.3 of the National Farm Building Code. As stated, *farm buildings* are required to comply with the BC Building Code 1998 except as specifically amended or exempted by the provisions of the National Farm Building Code.

For *farm buildings* within the scope of the National Farm Building Code, Sentence 3.1.2.1.(1) states, "Except for greenhouses, where *exposing building faces* of a *farm building* of low human occupancy is located less than 30 m from a property line, the centreline of a public thoroughfare, a residence or *farm building* of other than low human occupancy on the farm property, the appropriate requirements in Subsection 9.10.14 of the National Building Code of Canada 1995 for medium hazard industrial occupancies shall apply to those faces. (See Appendix A)". Therefore, a greenhouse *farm building* is specifically exempted from the spatial separation and exposure protection requirements to separate it from any other new or existing (i.e., scenarios 1 & 2) building (for example, a residence or *farm building* on the farm property).


R.J. Light
Committee Chair


Date

98-0019 (cont.)

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For the *buildings* within the scope of Part 3 or Part 9 of the BC Building Code 1998 *limiting distance* is used to determine the construction requirements applicable to the exterior walls. As defined, the *limiting distance* applicable to *buildings* on the same property is determined by locating an imaginary line between the 2 *buildings* and requiring each *building* to use the resulting limiting distance to determine their respective exposure protection requirements. However, where the adjacent building is a greenhouse *farm building*, it is interpreted that it is not required to determine the *limiting distance* required by the greenhouse *farm building* [i.e., specifically exempted by Sentence 3.1.2.1.(1)] for the purpose of locating the imaginary line used to determine the *limiting distance* for *buildings* within the scope of Part 3 or Part 9 of the BC Building Code 1998.

The construction requirements applicable to the exterior walls of a *building* within the scope of Part 3 or Part 9 are then determined based on the *limiting distance* measured to the imaginary line located between the *building* within the scope of Part 3 or Part 9 and the adjacent greenhouse *farm building*. In either scenario 1 or 2, it will be necessary to define a *limiting distance* for the purpose of determining the construction requirements applicable to the exterior walls of a *building* within the scope of Part 3 or Part 9. The National Farm Building Code permits greenhouse *farm buildings* to have a "0" limiting distance to the limiting distance reference line.

Buildings directly connected to greenhouse *farm building* are regulated by Part 3 or Part 9 of the BC Building Code 1998 or Article 3.1.1.2 of the National Farm Building Code as applicable to the buildings involved.