

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

INTERPRETATION		
Interpretation Date:	January 16, 2002	File No: 98-0034
Building Code Edition:	BC Building Code 1998	
Subject:	Storage garages	
Keywords:	Fire separations, storage garage, dwelling unit	
Building Code Reference(s):	3.3.4.2.(4), 3.3.4.2.(5), 3.3.5.6.(1), 9.10.9.16.	Page 1 of 3 <i>R2q1</i>

Question:

Is a fire separation with a fire resistance rating required between a dwelling unit and an attached storage garage?

Interpretation:

Part 3 Buildings

Yes (1.5 hour); The typical *fire separation* between a *storage garage* and any other occupancy is 1.5 hours per 3.3.5.6.(1). This *fire separation* applies to the wall between a *dwelling unit* and a *storage garage* (refer to drawing 98-0034a).

Yes (1 hour); When a *storage garage* containing not more than 5 vehicles is adjacent to more than 1 *dwelling unit*, the 1.5 hour *fire separation* required between a *storage garage* and a *dwelling unit*, per 3.3.5.6.(1), can be reduced to a 1 hour *fire separation*, as governed by Table 3.1.3.1 for *fire separations* between F-3 and C *major occupancies*. All conditions described in 3.3.4.2.(4) must be fulfilled (refer to drawing 98-0034-b).

Yes (1 hour); When a *storage garage* containing not more than 5 vehicles is adjacent to a single *dwelling unit*, the 1.5 hour *fire separation* can be reduced to a 1 hour *fire separation* when all conditions described in 3.3.4.2.(4) are fulfilled (refer to drawing 98-0034-c). In this case the vehicles need not "serve" the attached *dwelling unit*.

No (Fume Separation); When a *storage garage* serves a single *dwelling unit*, the 1.5 hour *fire separation* can be reduced to a fume tight separation when all conditions described in 3.3.4.2.(5) are fulfilled (refer to drawing 98-0034-d). In this case, the number of vehicles is unlimited since the *dwelling unit* and the *storage garage* are considered a single *suite*.

In all cases, the *fire separation* between the *storage garage* and the residential occupancies are required to be fume tight separations.

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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98-0034

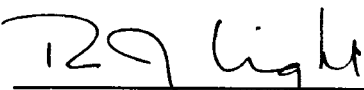
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Part 9 Buildings

Yes, a 1.5 hour *fire separation* is typically required between a *dwelling unit* and an attached *storage garage*, except as noted below 9.10.9.16.(1).

Yes, a 1 hour *fire separation* is required if the attached *storage garage* contains not more than 5 vehicles, 9.10.9.16.(2) and any one of the vehicles do not "serve" the *dwelling unit*.

No, a fume-tight separation is permitted if the attached *storage garage* serves a single *dwelling unit*, 9.10.9.16.(3).



R.J. Light, Committee Chair

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PART 3

3.3.5.6 (1)

ALL OCCUPANCIES

PART 9

9.10.9.16 (1)

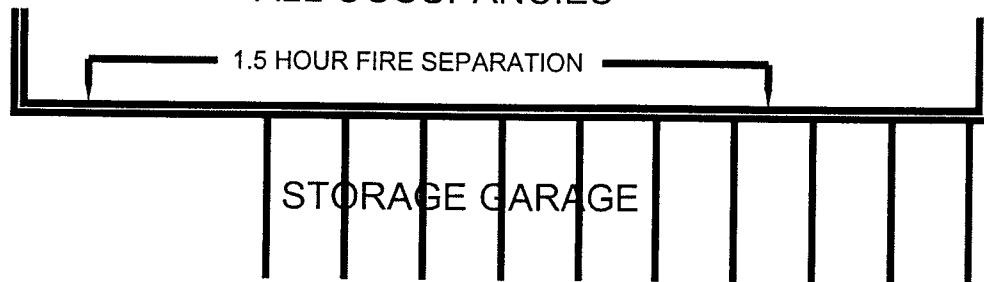
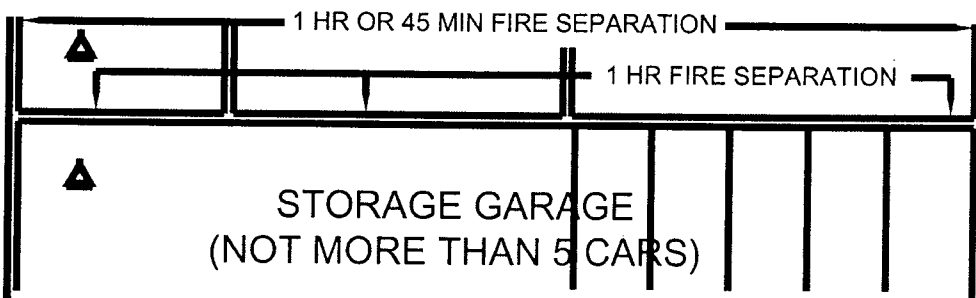


Figure 98-0034a

MULTIPLE RESIDENTIAL DWELLING UNITS

3.3.4.2 (1) + (2) + (3)
1 HR IS GOVERNED
BY 3.1.3.1
OCCUPANCY
SEPARATION.
SPRINKLERS ARE
REQUIRED.

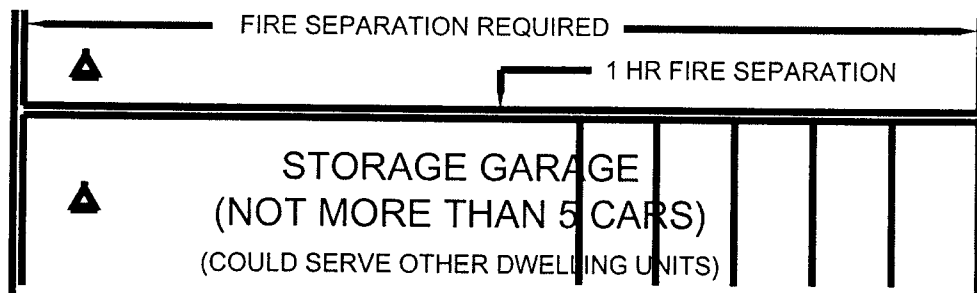


9.10.9.16 (2)
1 HR FIRE
SEPARATION IS
PERMITTED WHEN
THERE ARE NO
MORE THAN 5 CARS.
SPRINKLERS ARE
NOT REQUIRED.

Figure 98-0034b

SINGLE RESIDENTIAL DWELLING UNITS

3.3.4.2 (4)
GOVERNED BY TABLE
3.1.3.1 OCCUPANCY
SEPARATION.
SPRINKLERS ARE
REQUIRED.

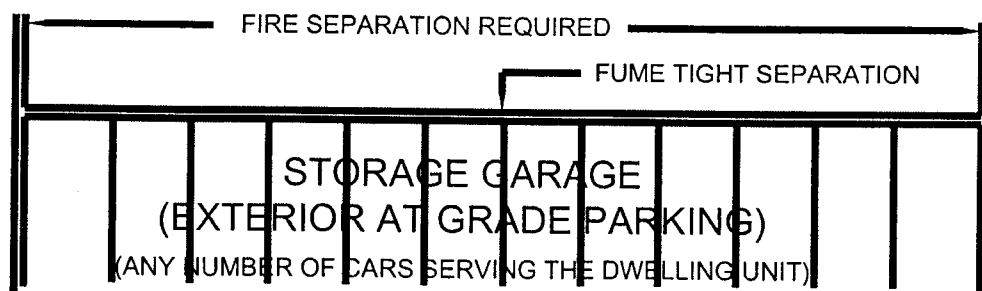


9.10.9.16 (2)
1 HR FIRE
SEPARATION IS
PERMITTED WHEN
THERE ARE NO
MORE THAN 5 CARS.
SPRINKLERS ARE
NOT REQUIRED.

Figure 98-0034c

SINGLE RESIDENTIAL DWELLING UNITS

3.3.4.2 (5)



9.10.9.16 (3)

Figure 98-0034d