

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

**INTERPRETATION**

Interpretation Date:	January 16, 2002	File No:  <b>98-0036</b>
Building Code Edition:	BC Building Code 1998	
Subject:	Access Routes for small <i>buildings</i> in Part 3	
Keywords:	Access Route, Principal Entrance	
Building Code Reference(s):	3.2.2.10. (1); 3.2.5.4.; 3.2.5.5.(1) & (2); 3.2.5.16.	Page: 1 of 1

**Question:**

In Part 3, can the access route for a small *building* ( 3 storeys or less in *building height* and 600 square meters or less in *building area* ) having A, B or F-1 *Major Occupancy*, only extend to within 45m of the principal entrance? See Clause 3.2.5.5.(2)(c).

**Interpretation:**

Yes

Sentence 3.2.2.10.(1) requires every *building* to face a *street* located in conformance to 3.2.5.4. and 3.2.5.5.

Sentence 3.2.5.4. applies only to *buildings* that are either greater than three (3) storeys in *building height* or greater than 600 square meters in *building area*. Therefore, Sentence 3.2.5.4. does not apply to Part 3 small *buildings*.( i.e. both less than three storeys in *building height* and 600 square meters);

Sentence 3.2.5.5.(1) is also not applicable to small Part 3 *buildings* since it applies *buildings* in conformance to 3.2.5.4., which was deemed not applicable in the previous paragraph.

Clause 3.2.5.5.(2)(a) and Sentence 3.2.5.16.(1) & (2) apply if the small Part 3 *building* requires a sprinkler or standpipe system, in which case the fire department connection must be located within 45 meters of a fire hydrant

Both Clauses 3.2.2.5.(2)(b) and (c) apply. Clause 3.2.5.5.(2)(c) and Sentence 3.2.2.5.(3) require an unobstructed path for the fire fighter from the pumper vehicle (45 meters away from the *building*) to the principal entrance of the *building*. i.e. providing no obstructions such as landscaping, fences, exterior furnishings, etc.

Therefore, Clause 3.2.5.5.(2)(c) permits the fire access route for a small Part 3 *building* (i.e. having a *major occupancy* of A, B or F-1, as all other occupancies would be governed by Part 9) to extend to a maximum of 45 meters away from the principal entrance of the *building*. This condition is deemed to face a street in accordance to 3.2.2.10.(1)

  
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R.J. Light, Committee Chair

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