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

File No: 98-0116	INTERPRETATION Page	1 of 1
Interpretation Date:	October, 27, 2004	
Building Code Edition:	BC Building Code 1998	
Subject:	Foundation Drain Tile	
Keywords:	Drain Tiles, Foundations	V-14
Building Code Reference(s):	9.14.2.1. (1) 9.14.3.3. (1) 9.26.18 9.26.18.2. (1) 9.14.6 Appeal #1	` ,

Question:

Is foundation drain tile required where a building is constructed with the floor slab above outside grade?

Interpretation:

NO -- With the underside of the floor slab located at or above the outside finished grade the potential of hydrostatic pressure under the slab would be eliminated and therefore in compliance with Sentence 9.14.2.1. (1) without foundation drain tiles.

Where a slab is located below outside grade Sentence 9.14.3.3. (1) alleviates potential hydrostatic pressure by installing foundation drains with the top of the pipe at or below the underside of the floor level.

This is subject to the roof being drained in accordance with Sentences 9.26.18.1.(1) and 9.26.18.2.(1). to ensure no ground water can accumulate at the building edge. Surface drainage must also be considered in accordance with Article 9.14.6.

R. J. Light, Committee Chair

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