

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

File No: 98-0123

INTERPRETATION

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Interpretation Date:	NOVEMBER 14, 2006
Building Code Edition:	BC Building Code 1998
Subject:	NFPA 13R
Keywords:	Construction requirements, sprinklers
Building Code Reference(s):	3.2.2.6.; 3.2.2.7.; 3.2.5.13.(1); 3.2.5.13.(2)

Question:

Can NFPA 13R be used for the design of the sprinkler system for the residential portion of a 4 storey building with basement, which contains multiple occupancies with Group F, Division 3 (storage garage) in the basement, Group D (offices) on the first storey and 3 storeys of residential above?

Interpretation:

No.

Sentence 3.2.5.13.(2) uses the phrase, "residential occupancy throughout." NFPA 13R identifies 4 types of residential occupancies as defined in NFPA 101, "Life Safety Code" that are considered within the scope of NFPA 13R. No mixed-use type buildings are described.

It is acknowledged that NFPA occupancy/building classifications and method of determining the application of construction requirements (for example, on a per major occupancy and building portion basis) are not compatible with the BCBC 1998. That is, Article 3.2.2.6 and Article 3.2.2.7 determine the extent to which the applicable construction requirements of Subsection 3.2.2 apply for each major occupancy (where one major occupancy is located entirely above another) portion of the building. It follows that the applicable sprinkler standard in Article 3.2.5.13. ought to be determined for each portion of the building as if the entire building was of that major occupancy.

However, the use of the explicit phrase "residential occupancy throughout" means that where a residential building contains another major occupancy the entire building is required to be sprinklered in conformance with NFPA 13.

Note that the parking garage may be interpreted as an ancillary use to the Group C major occupancy (that is, where the parking is for use by residents and visitors). In this case the parking component is required to be sprinklered in conformance with NFPA 13 and the residential component is permitted to be sprinklered in conformance with NFPA 13R.



R. J. Light, Committee Chair