

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

File No: 98-0144

INTERPRETATION

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Interpretation Date:

April 18, 2006

Building Code Edition:

BC Building Code 1998

Subject:

Fire separation of sleeping rooms in boarding and lodging houses (Bed & Breakfast)

Keywords:

Fire separation & sleeping rooms

Building Code Reference(s):

1.1.3.2.; 9.10.9.14.

Question:

1. Is a fire separation required around sleeping rooms in boarding and lodging houses (Bed & Breakfast)?
2. Is a fire separation required between sleeping rooms and exits, vertical service spaces and their enclosing assemblies as stated in definition of "floor area" in Article 1.1.3.2.?

Interpretation:

1. No.

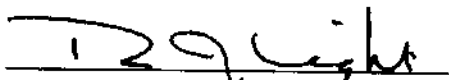
Boarding and lodging houses (Bed & Breakfast) use is governed by Sentence 9.10.9.14.(2). A fire separation between sleeping rooms and the remainder of the floor area is not required when:

- a) sleeping accommodation is provided for not more than 8 boarders or lodgers and,
- b) the sleeping rooms form part of the proprietor's residence and,
- c) the sleeping rooms do not contain cooking facilities.

2. No.

Compliance with the items listed above confirms that the boarding and lodging houses (Bed & Breakfast) are within the "dwelling unit" definition and sleeping rooms are not considered as suites, therefore they do not require fire separations from the remainder of the floor area.

Refer also to Building Code Appeal Board decisions #1522 and #1525.



R. J. Light, Committee Chair

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.