



POABC INTERPRETATION

PLUMBING OFFICIALS' ASSOCIATION OF BC

Manual Reference Section: 1	1998 Code Ref.: Sentence 7.1.5.2.(1) Appeal #692
Date: January 6, 2000	
No. P.O.A.: 1056	

Question:

Except for Disabled and Special Medical Facilities Access Requirements, what fixture clearances should be maintained for all building classes?

Interpretation:


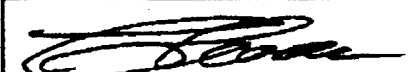
The 1998 BC Plumbing Code is silent regarding specific dimensions.

Sentence 7.1.5.2.(1) requires all fixtures to be "readily accessible" for use which must be determined by the regulating authority responsible.

It is recommended that the clearances considered acceptable by Appeal #692 be used for conclusions which state:

- (1) At least 530 mm (20.8 in.) clearance shall be provided in front of the tub or shower stall to an opposite wall face or 450 mm (18.1 in.) in front to another fixture, over at least a 600 mm (23.6 in.) length of the bathtub or shower.
- (2) The centreline of the water closet shall be at least 380 mm (14.9 in.) away from an adjacent side wall and from a vanity. At least 450 mm (18.1 in.) clearance shall be provided in front of the water closet to the opposite wall or another fixture.
- (3) The centreline of a lavatory shall be at least 360 mm (14.1 in.) from an adjacent side wall. At least 530 mm (20.8 in.) clearance shall be provided in front of the lavatory to an opposite wall or 450 mm (18.1 in.) clearance in front to another fixture.

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Subsection 9.5.7. Bathrooms and Water-Closet Rooms

Bathroom
areas

9.5.7.1. In every *dwelling unit* an enclosed space of sufficient size shall be provided to accommodate a bathtub, water closet and lavatory.

Appeal No. 692

May 2, 1983

The Corporation of the
District of Maple Ridge
11890 - 224th Street
MAPLE RIDGE, B.C.
V2X 6A9

Attention: G. Gutman,
Plumbing Inspector

Dear Sir:

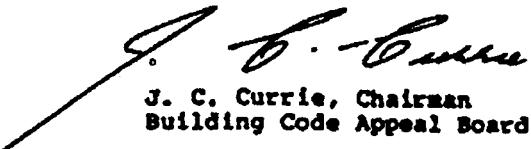
Re: Water Closet Rooms

With reference to your letter of April 12, 1983, regarding clearances for water closets.

The Building Code does not specifically address dimensions for such a space, but uses the words "sufficient size" in Article 9.5.7.1. We take this to require a judgement from the authority having jurisdiction.

As indicated in your letter Subsection 5.J. of Residential Standards does provide dimensions which are acceptable to CMHC. These seem to be reasonable for normal circumstances, and the Board would support their use for interpreting Article 9.5.7.1.

Yours very truly,


J. C. Currie, Chairman
Building Code Appeal Board

Approved

VIPCC

LMPCC