

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 12-0092

INTERPRETATION

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Interpretation Date:	September 19, 2017
Building Code Edition:	BC Building Code 2012
Subject:	Roof soffit protection at property lines
Keywords:	Roof soffit protection, property lines, strata lot boundary lines
Building Code Reference(s):	9.10.15.5.(10)

Question:

For non-stacked row housing, Sentence 9.10.15.5.(10) requires that roof soffits that are located within 1.2m of a property line or the centerline of a public way have no openings and be protected with materials described in Clause (b).

Does this requirement apply to roof soffits that straddle a strata lot boundary line between 2 adjacent row houses?

Interpretation:

No, except as noted below

A strata lot boundary line is not considered to be a "property line" for the purposes of Sentence 9.10.15.5.(10).

If the row house is located on a bare land strata, the strata boundary line between adjacent row houses would be considered to be a "property line" for the purposes of Sentence 9.10.15.5.(10).

If the row house is located on a fee simple lot, the lot line between adjacent row houses would be considered to be a "property line" for the purposes of Sentence 9.10.15.5.(10).

Refer also to the BC Building Code Appeal Board decision BCAB #1318.


R. J. Light, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. 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.