


# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, EGBC, BOABC**

**File No: 12-0120**

**INTERPRETATION**

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Interpretation Date:	September 18, 2018
Building Code Edition:	BC Building Code 2012
Subject:	Crossover Floors in a Basement
Keywords:	Emergency Access, Crossover Floors, Basement
Building Code Reference(s):	3.4.6.18.(1) and (2)
<b>Question:</b>	
Where a building is required to have emergency access to floor areas, generally known as crossover floors, is this emergency access also required for below-grade floors?	
<b>Interpretation:</b>	
Yes.	
In a building of more than 6 storeys in building height, Sentences 3.4.6.18.(1) and (2) require that access be provided from exit stairs into floor areas at intervals so that the travel distance up or down to an unlocked door from an exit into a floor area is not more than 2 storeys. On those storeys, typically referred to as crossover floors, a person must be able to travel through the floor area to at least one other exit. Any doors in the path of travel must be unlocked.	
Sentences 3.4.6.18.(1) and (2) do not exempt basements, and therefore the requirements are also applicable to basements in buildings of more than 6 storeys.	
It should also be noted that Article 3.4.6.18 has been revised in the BC Building Code 2018. The 6 storey criterion has been deleted. Crossover floors will be required so that the travel distance up or down to a crossover is no more than 2 storeys, regardless of the building height. Because the requirement for crossover floors will no longer depend on the number of storeys in the building, the requirement will more clearly apply to below-grade floor areas.	
	
Patrick Shek, P.Eng., CP, FEC, 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.