

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 12-0128

INTERPRETATION

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| Interpretation Date: | November 20, 2018 |
| Building Code Edition: | BC Building Code 2012 |
| Subject: | Limiting distance for sprinklered house with attached unsprinklered garage |
| Keywords: | Limiting distance, spatial separation and exposure protection, unsprinklered attached garage, sprinkler exemptions |
| Building Code Reference(s): | 9.10.15.3.(1)(b), 9.10.15.4.(1), 9.10.1.3.(8), 3.2.5.12.(3), NFPA 13D 2010 edition 8.6.4. |

Question:

If a house is fully sprinklered to NFPA 13D, but the attached garage remains unsprinklered as permitted by NFPA 13D exception, must the limiting distance for purposes of spatial separation and exposure protection be halved in accordance with Clause 9.10.15.3.(1)(b)?

Interpretation:

No.

A house with an automatic sprinkler system is protected to NFPA 13D by application of Sentences 9.10.1.3.(8) and 3.2.5.12.(3). NFPA 13D, 8.6.2, requires sprinklers to be installed in all areas except where omissions are permitted by 8.6.2 through 8.6.7. Reference 8.6.4 permits omission of sprinklers in garages. Notwithstanding this and other permitted omissions, the house is still considered fully sprinklered.

Therefore Clause 9.10.15.3.(1)(b) would not be applicable to such a protected house and the limiting distance would not be required by this clause to be halved for the purposes of spatial separation and exposure protection:

Note that the NFPA 13D commentary A.8.6.4 does explain that: "Although NFPA 13D does not require garages to be sprinklered, some authorities having jurisdiction take it upon themselves to add this requirement locally. In such circumstances, residential or quick-response sprinklers with a two sprinkler design in the garage with the same piping used in the rest of the dwelling can be used. It is recognized that residential sprinklers have not been tested specifically for fires in garages, but field experience has shown that the sprinklers help to alert occupants to the fact that there is a fire, to reduce the possibility of flashover, and to improve the chances for occupants to escape."



Patrick Shek, P.Eng., CP, FEC, Committee Chair

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