

# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 18-0033**

**INTERPRETATION**

**Page 1 of 1**

Interpretation Date:	September 17, 2019
Building Code Edition:	BC Building Code 2018, Book II: Plumbing Systems (BCPC)
Subject:	Protection of Exterior Fixtures From the Effects of Freezing
Keywords:	Fixture, Piping, Freezing, Protection Against
Building Code Reference(s):	BCPC - 2.3.5.4.(1), 2.6.1.4.(1)(b)

## Question:

Where a sink is installed exterior to a building, what is required to protect the piping from the effects of freezing in accordance with Sentence 2.3.5.4.(1)?

## Interpretation:

There are a number of methods to protect the piping serving an exterior fixture such as a sink located on a deck adjacent to a building.

The potable water lines (hot and cold) may be serviced by stop and waste cocks located inside the conditioned space of the building as referenced in Sentence 2.6.1.4.(1)(b). Another solution may be to heat trace and insulate the water distribution piping that supplies this exterior fixture.

Protecting the drainage system serving this exterior fixture from the effects of freezing may be accomplished by either removing the p-trap or simply draining the water from the trap. If the exterior fixture or trap arm is located near an opening to the building, such as a door or window which may be opened, steps must be taken to prevent the entry of sewer gas into the building. Maintenance instructions should be provided to the homeowner in this regard.



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.