


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0023

INTERPRETATION

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Interpretation Date:	October 20, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Part 3 and Part 9 Buildings above Basement Storage Garages
Keywords:	basement storage garage, separate buildings
Building Code Reference(s):	3.1.10.3.(1), 3.2.1.2., 9.10.1.3.(3), 9.10.4.3.
Question:	<ol style="list-style-type: none">1. If a project has multiple Part 9 buildings above a basement storage garage and the storage garage exceeds 1 storey or exceeds 600 sq.m. in area, can the storage garage be considered a separate building in accordance with Article 9.10.4.3.?2. If a project has both Part 9 buildings and Part 3 buildings above a basement storage garage, can the basement storage garage be considered a separate building in accordance with Article 3.2.1.2.?
Interpretation:	<ol style="list-style-type: none">1. Yes <p>Sentence 9.10.1.3.(3) requires a basement that is more than 1 storey, or more than 600 sq.m. in area to be designed to Part 3.</p><p>Article 9.10.4.3. permits a basement storage garage to be considered as a separate building when all the buildings above it are Part 9 buildings.</p><p>So the basement storage garage itself must be designed to Part 3, but the buildings above and the 2 hour fire rated slab above the storage garage can be designed to Part 9 based on Article 9.10.4.3.</p>2. Yes (with conditions) <p>If some of the buildings above a basement storage garage are Part 3 buildings, the storage garage must be designed to Part 3. If the basement storage garage is considered as a separate building for the purposes of Subsection 3.2.2., it must be designed to Article 3.2.1.2.</p>  <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>
<p>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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>	

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Sentence 3.1.10.3.(1) permits a firewall to terminate on top of a concrete slab which is constructed as a fire separation with a 2 hour fire resistance rating in accordance with Article 3.2.1.2.

So if the Part 9 building is separated from the Part 3 building with a firewall, and if there are no direct connections between the Part 9 building and the basement storage garage, the Part 9 buildings can be designed to Part 9 for all aspects (i.e. not simply for construction requirements per Subsection 3.2.2.).

This similar concept could also be used if the Part 9 and Part 3 buildings are spatially separated in accordance with Subsection 3.2.3. rather than separated with a firewall.

If there are direct connections between the Part 9 building and the basement storage garage, there are many other fire and life safety provisions to consider, particularly if the Part 3 building is a high building per Subsection 3.2.6. This condition would likely require an alternative solution which addresses all the fire and life safety aspects.

It should be noted that if the firewall that terminates on top of a concrete slab which is constructed as a fire separation in accordance with Article 3.2.1.2. is required to have a 4 hour fire resistance rating per Sentence 3.1.10.2.(1), then the floor assembly, roof assembly, bearing walls and columns that support this firewall also requires a 4 hour fire resistance rating.

Refer also to a previous Interpretation 98-0136 as attached.



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

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