


# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 18-0010**

**INTERPRETATION**

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Interpretation Date:	September 17, 2019
Building Code Edition:	BC Building Code 2018
Subject:	Remoteness of exit for a single office suite per floor
Keywords:	exit, public corridor, suite, remoteness
Building Code Reference(s):	3.4.2.3.(1) , (2) and (3), 1.4.1.2. <i>Public corridor</i>
<b>Question:</b>	<p>Can a single office suite which extends across the entire floor plate and which is served by a corridor similar to a public corridor as described by Clause 3.4.2.3.(1)(a) be served by 2 exits that are remote from one another by not more than 9m?</p>
<b>Interpretation:</b>	<p>No.</p> <p><i>Public corridor</i> is defined as a corridor that provides <i>access to exit</i> from more than one <i>suite</i>.</p> <p>A corridor that serves a single suite is not considered to be a <i>public corridor</i>.</p> <p>The 2 exits that serve a single office suite that extends across the entire floor plate must be remote from one another by minimum of <math>\frac{1}{2}</math> the maximum diagonal distance of the floor area, but not less than 9 m, as per Clause 3.4.2.3.(1)(b).</p> <p>Sentence 3.4.2.3.(2) waives the requirements of Sentence 3.4.2.3.(1) if the floor area is divided so that not more than 1/3 of the floor area is on one side of a fire separation wall and it is necessary to pass through this fire separation wall to travel from one exit to the other.</p> <p>It should be noted that the 9 m exit remoteness for public corridors serving multiple office suites may not be appropriate, particularly in sprinklered buildings, because Sentence 3.3.1.4.(4) waives the requirement for a fire separation between an office suite and a public corridor if the conditions of Sentence 3.3.1.4.(4) are met. The BCIC has sent NRC a request for a code change to address this anomaly.</p> <p>Some AHJ's may consider an alternative solution report to apply the 9 m exit remoteness between exits if the suite occupies an entire floor but includes a fire-rated corridor, similar to a public corridor, between the suite and the exit stairs.</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>	