

BC BUILDING CODE INTERPRETATION COMMITTEE


A joint committee with members representing

AIBC, EGBC, BOABC

File No: 18-0012

INTERPRETATION

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Interpretation Date:	April 16, 2019
Building Code Edition:	BC Building Code 2018, Book II: Plumbing Systems (BCPC)
Subject:	Wet Venting of Fixtures With Trap Arms or Fixture Drains Larger than 2"
Keywords:	Wet Vent, Trap Arms, Fixture Drain
Building Code Reference(s):	2.5.2.1.(1)(e), 2.5.8.1.(2)
Question:	<p>Can fixtures with traps and trap arms 3" in size (e.g. – floor sink, funnel floor drain) be wet vented by another fixture in light of Clause 2.5.2.1.(1)(e)?</p>
Interpretation:	<p>Yes.</p> <p>Clause 2.5.2.1.(1)(e) states that "trap arms and fixture drains connected to the wet vent do not exceed 2 inches in size, except for connections from emergency floor drains.....". The intent of this being that where a wet vent is already established, i.e., the wet vent is serving other fixtures and the connection of the fixture with a trap arm larger than 2" is upstream of these fixtures.</p> <p>The above Clause restricts the connection of trap arms and fixture drains greater than 2" (other than emergency floor drains) to a wet vent. The 3" trap arm/fixture drain does not tie into a wet vent; the pipe serving the other fixture only becomes a wet vent once this connection is made since the trap serving the floor sink is required to be protected by a vent. In effect, the 3" trap arm/fixture drain does not connect to a wet vent, but rather, the wet vent connects to the trap arm/fixture drain and Clause 2.5.2.1.(1)(e) does not apply (see diagrams on page 2).</p> <p>Lending more support to this interpretation is the fact that, in accordance with Sentence 2.5.8.1.(2), the hydraulic load of this 3" floor sink is not taken into consideration when determining the hydraulic load on the wet vent. It should be pointed out that a wet vent is a preferable installation to an individual dry vent as the action of the fixture draining into the soil or waste pipe will result in keeping the vent for the floor sink clear, sometimes referred to as "scouring".</p> <p></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>	

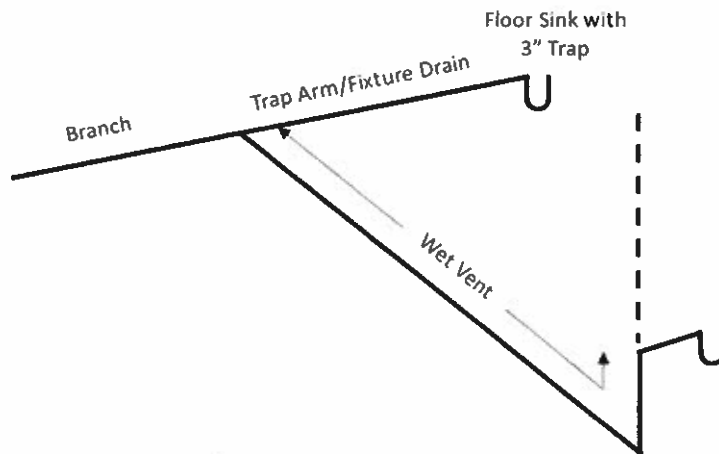
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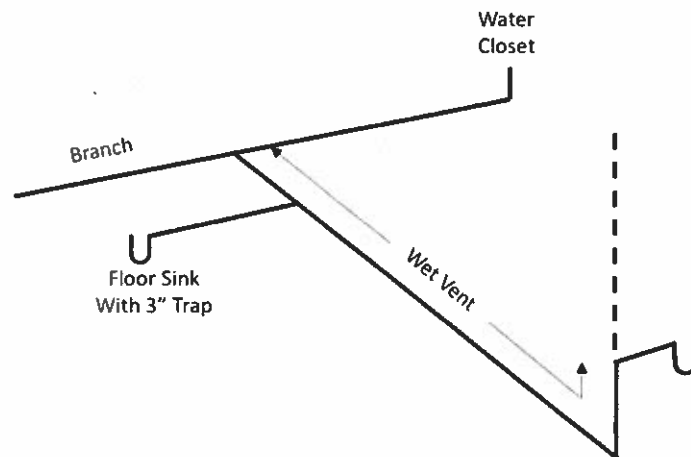
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(a) Permitted



(b) Not permitted

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

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