


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0014

INTERPRETATION

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| Interpretation Date: | September 17, 2019 |
| Building Code Edition: | BC Building Code 2018, Book II: Plumbing Systems (BCPC) |
| Subject: | Public Washroom Lavatory Faucet Automatic Shut-off Devices |
| Keywords: | Lavatory Faucet, Shut-offs, Automatic Shut-off Device |
| Building Code Reference(s): | BCPC – 2.2.10.6.(5) & BCBC 3.7.2.3.(4)(a)&(b) |
| Question: | <p>Sentence 2.2.10.6.(5) of the BCPC requires each lavatory in a public washroom to be equipped with a device capable of automatically shutting off the flow of water when the device is not in use. Clause 3.7.2.3.(4)(b) in the BCBC permits manually controlled lavatory faucets. Are these two requirements in conflict with one another?</p> |
| Interpretation: | <p>No.</p> <p>Part 3 buildings that contain private bathrooms, such as hotels and condominiums, would not be subject to the requirements of Sentence 2.2.10.6.(5). The lavatory faucet in these bathrooms could be manually operated but would need to meet the accessibility requirements of 3.8.3.8.(1)(c).</p> <p>In any washroom deemed to be a public washroom, regardless of whether it is a Part 9 or Part 3 building, the lavatory faucet would be required to be equipped with an automatic shut-off device to satisfy the requirement of Sentence 2.2.10.6.(5).</p> <p>The Committee recognizes the fact that the word “public” in Sentence 2.2.10.6.(5) is not italicized and therefore is not a defined term. It would be reasonable to use the defined terms of “private use” and “public use” contained in the BCPC to determine which requirements of either Sentence 2.2.10.6.(5) and / or Clause 3.7.2.3.(4)(b) are applicable.</p> <p>In addition, Clause 3.7.2.3.(4)(a) permits automatic operation of a lavatory faucet in a Part 3 building (both on and off) which would also comply with the requirement of Sentence 2.2.10.6.(5).</p>  <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.