

BC BUILDING CODE INTERPRETATION COMMITTEE


A joint committee with members representing

AIBC, EGBC, BOABC

File No: 18-0022

INTERPRETATION

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Interpretation Date:	May 21, 2019
Building Code Edition:	BC Building Code 2018
Subject:	Occupancy Classification of a Real Estate Presentation/Sales Centre
Keywords:	Occupancy, business and personal service
Building Code Reference(s):	3.1.2.1.(1), Table 3.1.2.1., Note A-3.1.2.1.(1)
Question:	
	1. What is the occupancy classification for a real estate presentation/sales centre?
Interpretation:	
	Business and Personal Service, Group D
	<p>Table 3.1.2.1. classified business and personal services occupancies as Group D occupancy.</p> <p>A real estate presentation/sales centre usually provides the developer with a venue to show potential buyers the eventual product with scaled architectural models, pictures, floor plans, finishing material display and/or suite mockup. Usually there are a few workstations/offices to complete the business transaction. The business operation, occupant load and combustible content are similar to offices.</p> <p>It is concluded that a real estate presentation/sales centre is classified as business and personal services, Group D occupancy.</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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>
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