BC BUILDING CODE INTERPRETATION COMMITTEE
A joint committee with members representing
AIBC, EGBC, BOABC

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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

Table 3.1.2.1. classified business and personal services occupancies as Group D occupancy.

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.

It is concluded that a real estate presentation/sales centre is classified as business and personal services, Group D occupancy.

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