


# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 18-0043**

**INTERPRETATION**

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Interpretation Date:	January 13, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Acoustic separation application to rooms or suites not defined as dwelling units
Keywords:	Acoustic separation, dwelling units
Building Code Reference(s):	Division A, 1.4.1.2. "dwelling unit" definition, Division B 3.3.4.6.(1), 5.8, 9.11.
<b>Question:</b>	
	<ol style="list-style-type: none"><li>1. Are individual guest rooms in motels, hotels, boarding houses, rooming houses, and dormitories, considered dwelling units?</li><li>2. If not, are acoustic separation requirements applicable?</li></ol>
<b>Interpretation:</b>	
	<ol style="list-style-type: none"><li>1. No, subject to conditions. <p>Division A, Article 1.4.1.2 defines "dwelling unit" as "a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities." Where individual guest rooms in motels, hotels, boarding houses, rooming houses, and dormitories, do not fit this definition, (which is typically the case) they are not considered dwelling units. Rental or ownership does not have a bearing on the classification as to dwelling unit. If the guest rooms or suites contain cooking facilities such as a kitchen, they are typically considered dwelling units.</p></li><li>2. No. <p>Only if individual guest rooms in motels, hotels, boarding houses, rooming houses, and dormitories, are considered dwelling units by definition and by virtue of use and facilities provided, would the acoustic separation provisions of Sentence 3.3.4.6.(1), and Sections 5.8 and 9.11 be applicable.</p><p>Refer to past BC Building Code Appeal #1621.</p></li></ol>
	 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>	