


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0046

INTERPRETATION

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Interpretation Date:	May 19, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Power Door Operators for Industrial Occupancies
Keywords:	Power door operators, industrial occupancies, accessibility, non-industrial uses
Building Code Reference(s):	3.8.2.1.(1), Notes to Part 3 A-3.8.2.1, 3.8.2.7.
Question:	
	<ol style="list-style-type: none">1. Are power door operators required for the entrances of industrial occupancies, such as for medium and low hazard industrial suites?2. Are power door operators required for the entrances where other non-industrial uses are part of, or associated with, the industrial suite?
Interpretation:	
	<ol style="list-style-type: none">1. No, with provisions. Sentence 3.8.2.7.(1) sets out the scope of application of power door operators. This Sentence does not apply to the entrances of industrial occupancies. Sentence 3.8.2.7.(2) and (3) are further exceptions to Sentence 3.8.2.7.(1). However, notwithstanding the exemption for industrial occupancies, power door operators may be required if, for example, the door clearance requirements in Sentence 3.8.3.6.(11) are not provided.2. In the case of non-industrial uses mixed with industrial occupancies within the same suite, there are 2 possible conditions:<ol style="list-style-type: none">a) Non-industrial uses that are not considered a major occupancy. Non-industrial uses may be an integral, ancillary, or subsidiary use to the industrial major occupancies, to the extent that the non-industrial uses are not considered a separate major occupancy. For example, an industrial occupancy could have supporting integral office and/or training classroom uses. In such cases the occupancy is still considered industrial for the purposes of Article 3.8.2.7. Past BC Building Code Appeal 1478 illustrates such an
	
	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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example, including a case where the supporting non-industrial use itself exceeds 500m² in area.

Even though there may be an exemption from power door operators, other accessibility features are required within the non-industrial uses, and may also be required in the industrial areas, particularly if there are no industrial hazards and work functions can reasonably be expected to be performed by persons with disabilities. This accessibility aspect is further discussed in the Notes to Part 3, A-3.8.2.1.

b) Non-industrial uses that are considered a major occupancy.

There may be non-industrial uses that are an associated use to the industrial major occupancies configured and functioning to the extent that the non-industrial uses are considered a major occupancy. In such cases the non-industrial occupancy will be considered a major occupancy for the purposes of Article 3.8.2.7, and power door operators may be required depending on its specific use and size, in accordance with Sentence 3.8.2.7.(1).

There may be cases where it may be difficult to ascertain into which of the 2 foregoing conditions the project falls, and as such will necessitate discussion with the Authority having Jurisdiction.



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

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