

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0047

INTERPRETATION

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Interpretation Date:	March 10, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Uppermost Floor Level for Residential High Buildings
Keywords:	floor level, storey, 18 meters, roof-top enclosure
Building Code Reference(s):	3.2.1.1.(1), 3.2.6.1.(1)(d)

Question:

Clause 3.2.6.1.(1)(d) states that a building containing a Group C major occupancy is considered to be a high building when it contains a "floor level" that is more than 18m above grade.

1. Is the term "floor level" intended to include the floor of a roof-top enclosure as described in Sentence 3.2.1.1.(1)?
2. Is the term "floor level" intended to include the floor of a mezzanine which is located within the uppermost storey as described in Sentences 3.2.1.1.(3) or (4)?

Interpretation:

1. No

Sentence 3.2.1.1.(1) states that a roof-top enclosure that is used for no purpose other than service to the building is not considered to be a storey in calculating building height.

Although Clause 3.2.6.1.(1)(d) refers to "floor level" rather than "storey" when determining if a building must be designed to Subsection 3.2.6., it has been common industry practice for many years to waive the floor level of a roof-top enclosure when applying the 18m high building measurement.

It should also be noted that, except for the purposes of calculating building height, the floor level of a rooftop enclosure is classified as a storey as defined in Article 1.4.1.2. of Division A. This means that Clauses 3.2.6.1.(1)(a), (b) and (c) that refer to "top storey" or "highest storey" could also be misinterpreted to include the floor level of the roof-top enclosure when measuring the 18 m for high building requirements.

Note that in a mixed use building with Group C major occupancy in the lower portion of the building and Group D in the upper portion, provided that there are no floor levels containing Group C major occupancy more than 18m above grade, then Clause 3.2.6.1.(1)(d) would not apply.



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

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.

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2. Yes

If the uppermost storey includes a mezzanine, which is not considered to be a storey in calculating building height as described in Sentences 3.2.1.1.(3) or (4), the floor level of the mezzanine must be included when applying the 18m high building measurement.

In order to clarify the intent of Article 3.2.6.1., the BC Building Code Interpretation Committee has submitted a building code change request to both NRC and BSSB.



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