BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing AIBC, EGBC, BOABC

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Interpretation Date:	May 19, 2020
Building Code Edition:	BC Building Code 2018
Subject:	Fire alarm system exemption for single family dwelling
Keywords:	Fire alarm system, residential, single-family dwelling, occupant load, sleeping accommodation, direct access to exterior
Building Code Reference(s):	9.10.18.2.(2), 9.10.18.2.(5)

Question:

1. When a proposed single-family dwelling has 6 bedrooms (sleeping accommodation for 12 persons), does such a home require a fire alarm system if one or more of the bedrooms has a door providing direct access to ground level?

Interpretation:

1. No.

Sentence 9.10.18.2.(2) indicates a fire alarm system is required where 10 persons sleeping accommodation is exceeded, however Sentence 9.10.18.2.(5) is provided as an exception to this.

Sentence 9.10.18.2.(5) waives the requirement for a fire alarm system if an exit from a suite has direct access to an exterior exit facility leading to ground level. Such an exterior exit must not be obstructed in the direction of exit travel, by any intervening locked doors, including via a bedroom door.

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

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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.