


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0097

INTERPRETATION

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Interpretation Date:	April 20, 2021 (revised)
Building Code Edition:	BC Building Code 2018
Subject:	Site Grading for Surface Drainage
Keywords:	Site grading, surface drainage
Building Code Reference(s):	9.14.6.1.(1), 9.16.3.3.(1), 5.6.1.1., 5.7.1.2.
Question:	<ol style="list-style-type: none">1. For a building that is regulated by Part 9, can a slab on grade covered patio that is open to the elements on at least one side be sloped toward the building?2. For a building that is regulated by Part 3, can a slab on grade covered patio that is open to the elements on at least one side be sloped toward the building?
Interpretation:	<ol style="list-style-type: none">1. No <p>Article 1.3.3.3. of Division A describes the types of buildings that can be designed to Part 9.</p><p>Sentence 9.14.6.1.(1) requires that a building be located, or the building site graded so that water will not accumulate at or near the building. This prescriptive requirement mandates the patio to slope away from the building because it could be subjected to surface water from driving rain.</p><p>Sentence 9.14.6.1.(1) provides only 2 options for preventing the accumulation of surface water against the building:</p><ul style="list-style-type: none">• building location, or• site grading<p>For a Part 9 building the patio must slope away from the building.</p>2. No (with some exceptions) <p>Article 1.3.3.2. of Division A describes the types of buildings that must be designed to Parts 3, 4, 5 and 6.</p><p></p><hr/><p>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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

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Sentence 5.6.1.1.(1) states that where a building component or assembly is exposed to precipitation, the component or assembly shall:

- (a) Minimize ingress of precipitation into the component or assembly, and
- (b) Prevent ingress of precipitation into interior space.

Article 5.7.1.2. states that:

- 1) The building shall be located, the building site shall be graded, or water shall be directed away from building assemblies so as to prevent or accommodate the accumulation of surface water against the building or adjacent buildings.
- 2) Drainage shall be provided to direct water away from assemblies separating interior space from the ground, except
 - a) where the assembly is designed in accordance with Subsection 5.7.2. to withstand continuous hydrostatic pressure, or
 - b) where it can be shown that the lack of drainage will not adversely affect
 - i) the health or safety of building users,
 - ii) the intended use of the building, or
 - iii) the operation of building services.

Sentence 5.7.1.2.(1) provides 3 options for preventing the accumulation of surface water against the building:

- building location,
- site grading, or
- directing water away from the building

For a Part 3 building it is best practice to slope the patio away from the building, but it is possible to meet the requirements of Sentence 5.7.1.2.(1) by using a drainage system that directs the water away from building assemblies to prevent or accommodate the accumulation of surface water against the building or adjacent buildings.



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

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