

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0112

INTERPRETATION

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| Interpretation Date: | April 20, 2021 |
| Building Code Edition: | BC Building Code 2018 |
| Subject: | Framing between Main Dwelling Unit and Secondary Suite |
| Keywords: | Wall framing, floor/ceiling assemblies, wood studs |
| Building Code Reference(s): | 9.10.3.1.(3)(a) |

Question:

When a minimum fire resistance rating of 30 minutes is permitted between a main dwelling unit and a secondary suite, Clause 9.10.3.1.(3)(a) permits the construction to be “walls and floor/ceiling assemblies with wood studs”.

1. Is the term “wood studs” intended to apply to both the wall assemblies and floor/ceiling assemblies?
2. Can the floor/ceiling assemblies be constructed with engineered wood I-joists?

Interpretation:

1. No

The term “wall studs” is intended to apply to the wall assemblies only. It is not the intent to restrict the construction of the floor/ceiling assemblies to conventional wood framing such as 2 x 10 wood joists.

2. Yes

Engineered wood I-joists are an acceptable form of construction for the fire separation between a main dwelling unit and a secondary suite provided that all other provisions in Sentence 9.10.3.1.(3) are met.



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

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