

# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, APEGBC, BOABC, POABC**

File No: 12-0010

INTERPRETATION

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Interpretation Date:	November 19, 2013
Building Code Edition:	BC Building Code 2012
Subject:	Protection of Roof Soffits
Keywords:	Roof soffits
Building Code Reference(s):	9.10.15.5.(10); A-3.2.3.6.(2)

## Question:

Clause 9.10.15.5.(10)(a) requires that roof soffits projecting within 1.2 m from the property line shall have no openings. If the portion of the roof soffits projecting closer than 1.2 m is protected according to 9.10.15.5.(10)(b) are openings permitted in those portion of roof soffits that is further than 1.2 m from the property line?

## Interpretation:

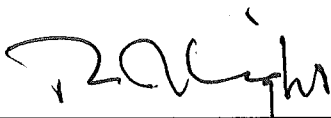
**No**

Sentence 9.10.15.5.(10) states that where roof soffits project to less than 1.2 m from the property line, the centre line of a lane or public thoroughfare or an imaginary line between two buildings or fire compartments on the same property, they shall have no openings and shall be protected by material as stated in Clause (b).

Appendix A-3.2.3.6.(2) explains that the reason to provide protection of soffits is to slow down the fire from inside the roof space of the subject building exiting the unprotected soffits and expose the adjacent building to flames as a result of unpredictable plume geometry/behavior.

It is interpreted that the entire depth of the soffit along that exposing building face shall have no openings where any portion of that soffit is located closer than 1.2 m from the property line.

The attached sketches explain the applications of this requirement.



R. J. Light, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. 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.

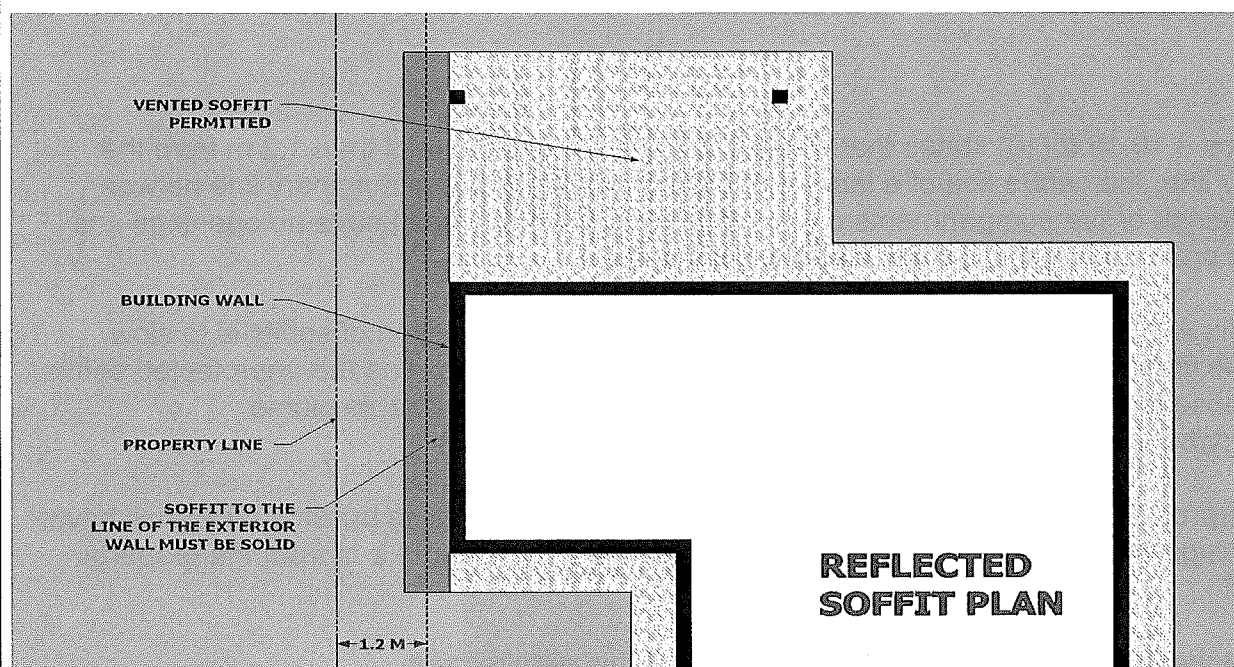
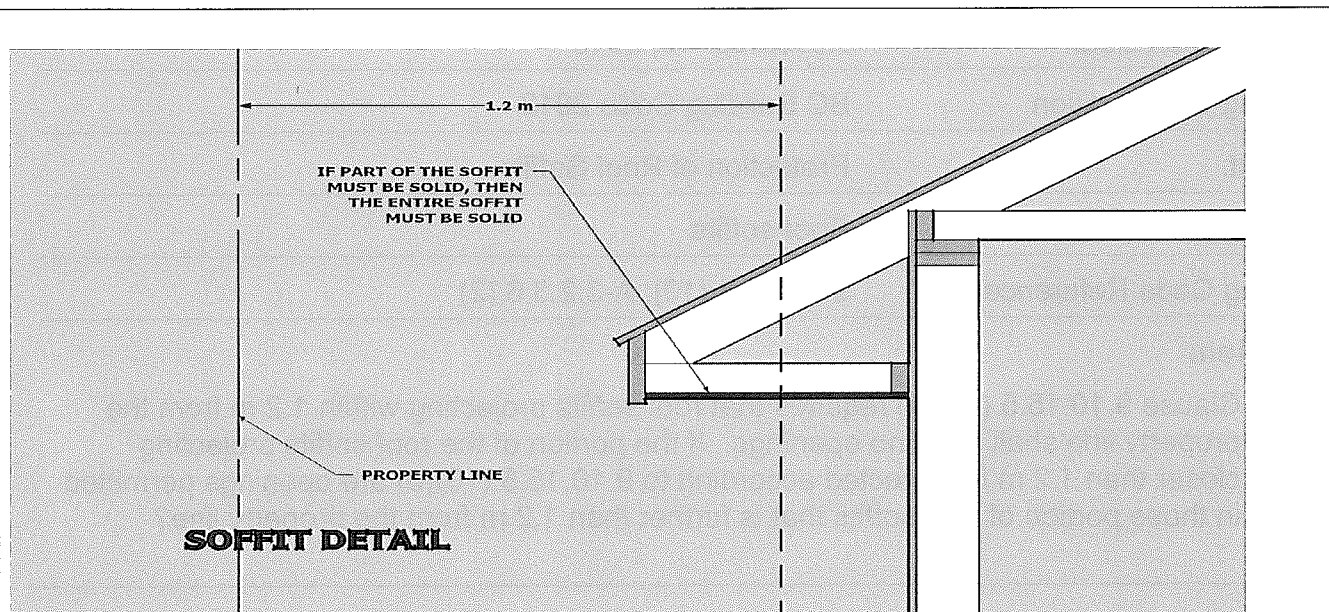
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