

Hosted by Ken Kunka

► July 29, 2021

BOABC INFORMATION & STUDY SESSION



Welcome - Agenda

In The Know

- Recent Interpretations
- Technical Bulletins
- Code Appeals

Spatial Separations

- History of spatial requirements
- Limiting Distance – Offset and Skewed walls

Member Questions

Feedback and Future Sessions

AGENDA



**These
sessions
are
intended
to:**

- generate dialogue amongst members
- be a source of advice, feedback and options
- support members in their work
- provide professional development
- focus on your questions and feedback



**These
sessions
are not:**

- the only means for dialogue amongst members
- formal education and training
- exam review

PURPOSE

- ▶ 18-0074 - L-Shaped Grab Bars in Accessible Showers **New**
- ▶ 18-0076 - Openings near unenclosed exterior exit **New**
- ▶ 18-0077 - Application of CSA B651 for Tactile Walking Surfaces
- ▶ 18-0078 - Combustible Exterior Soffits or Ceilings in a Noncombustible Building **New**
- ▶ 18-0079 - Geotechnical Field Review on a Continuous Basis
- ▶ 18-0080 - Supported Joist Span
- ▶ 18-0081 - Engineering Design of Guards **New**
- ▶ 18-0082 - Fixture Unit Load for a Wet Vent Serving a Water Closet
- ▶ 18-0083 - Door Release Hardware at Exit Lobbies and at Exterior Doors from Exit Stair Shafts
- ▶ 18-0084 - 18-0084 - Required RSI for Spray Foam Insulation Applied Directly to Underside of Roof Sheathing within an Attic with HRV Equipment
- ▶ 18-0085 - Exterior Foam Plastic Insulation
- ▶ 18-0086 - Plenums in Dwelling Units **New**
- ▶ 18-0087 - Measuring LD to an ROW or Crown Land
- ▶ 18-0088 - Minimum Size for Building Drain Cleanout **New**
- ▶ 18-0089 - Floor Drain Requirements in a Single Family Dwelling with a Secondary Suite
- ▶ 18-0090 - Doorway Emptying onto Ramp, Length of Landing
- ▶ 18-0093 - Firestopping of Outlet Boxes
- ▶ 18-0095 - Hold-Open Devices
- ▶ 18-0097 - Site Grading for Surface Drainage **New**
- ▶ 18-0098 - Mezzanine Area, Stair Opening, Layout of Open Horizontal Plane, Visual Access
- ▶ 18-0099 - Fire Blocking in a Lowered Ceiling
- ▶ 18-0100 - Fire Separation of Rooftop Exit Enclosures **New**
- ▶ 18-0101 - Maximum Size Increase for Trap & Trap Arm
- ▶ 18-0102 - Calculating Effective Thermal Resistance **New**
- ▶ 18-0103 - Waterproof Finishes at Stand-alone Bathtub **New**
- ▶ 18-0104 - Spray Foam Insulation as Alternate to Roof Venting **New**
- ▶ 18-0106 - Heating and Insulation of Crawl Space **New**
- ▶ 18-0108 - Fire Protection of Structural Steel in a Fire Separation **New**
- ▶ 18-0111 - Protection of Structural Wood Elements from Moisture and Decay **New**
- ▶ 18-0112 - Framing between Main Dwelling Unit and Secondary Suite **New**
- ▶ 18-0113 - Emergency Power for Fire Pump **New**
- ▶ 18-0118 - Guards with Flexible Pickets or Horizontal Rails **New**
- ▶ 18-0120 - Type of Construction for Balconies **New**
- ▶ 18-0124 - Blocking for L-shaped Grab Bar **New**

No. B21-01
February 1, 2021

Building Officials Qualifications

The purpose of this bulletin is to provide information about the mandatory qualification scheme for building officials in the Province of British Columbia.

Please note that unless it is clear from the context, the term 'building officials' in this bulletin includes plumbing officials.

Background

The Building Act (the Act) was passed in 2015 to modernize and improve the building regulatory system in British Columbia. In order to help assure the competency of building officials and support more consistent application of the BC Building Code, the Building Act sets out a requirement that all building officials must be qualified to make decisions about conformance with provincial building regulations on behalf of local authorities¹. Building officials are typically employed by local authorities to monitor the compliance of building design and construction with building regulations and bylaws. They review plans, issue building permits, and monitor buildings under construction.

On February 28, 2021, all building officials working on behalf of local authorities must hold qualifications commensurate with their scope of practice. Prior to this requirement in the Act, there were no mandatory requirements for the training, examination, or continuing professional development of building officials, although many chose to participate in the Building Officials' Association of BC (BOABC) voluntary certification programs.

Registering and Maintaining Qualification Requirements

To lawfully make compliance decisions, an individual must either be an exempt building professional² or be entered into the register of qualified officials and maintain their compliance with the qualification requirements going forward. To be qualified, one must:

1. Be a **member** in good standing of the BOABC;
2. **Pass exams** according to the level of their responsibilities;
3. Undertake **annual continuing professional development (CPD)**;
4. Be entered in the **register of qualified building officials**; and
5. Pay an **annual fee to the administrative authority** and submit an **annual report** to the registrar.

¹ Local authorities in this document means a municipality or regional district other than the City of Vancouver, Treaty First Nations, the Nisga'a Nation or a Nisga'a Village, the board of governors of the UBC, or any other authority prescribed by regulation of the Lieutenant Governor in Council.

² Exempt building professionals are defined in Part 3 – Division 1 of the Building Act General Regulation, and include architects, professional engineers, and holders of limited licences under the Engineers and Geoscientists Act whose scope of practice includes consulting on building regulations. Other designations for specific limited circumstances and decisions are also identified there.



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Technical Bulletins

The technical bulletins provide more detail and help clarify code provisions for builders and building professionals.

Technical bulletins

[Expand All](#) | [Collapse All](#)

BC Building Code 2018

- B21-01 [Building Officials Qualifications \(PDF\)](#)
- B19-08 [Changes to the BC Energy Step Code for Part 3 and Part 9 Buildings \(PDF\)](#)
- B19-07 [New Provisions for Encapsulated Mass Timber Construction \(PDF\)](#)
- B19-06-R [Revision 2 to the BC Building Code 2018 \(Revised December 18, 2019\) \(PDF\)](#)
- B19-05 [Secondary Suites, Changes to Design and Construction Requirements \(PDF\)](#)
- B19-04 [Information for Planners about Changes to the BC Building Code for Secondary Suites \(PDF\)](#)
- B19-03 [Guidelines for Energy Advisors – Setting Airtightness Values for Energy Modelling of Part 9 Buildings for Compliance with the BC Energy Step Code \(PDF\)](#)
- B19-02 [Step 1 in the BC Energy Step Code: Airtightness, Enhanced Compliance and Compliance Paths \(PDF\)](#)
- B19-01 [Complying with Step 1 of the BC Energy Step Code for Part 9 Buildings \(PDF\)](#)

Ask a Code Question

Reviewed the technical bulletins and [Codes Questions](#) page and still have questions?

[Contact us](#)

IN THE KNOW - TECHNICAL BULLETINS

B.C. has declared a state of emergency | Visit **EmergencyInfoBC** for wildfire evacuation orders and **evacuee supports**

BRITISH COLUMBIA

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BCAB #1863

June 1, 2021

Re: Spatial Separation, NFPA 13D, “Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,” Exemptions

Project description

The project is a two-storey single-family dwelling with an attached garage, located on a property where the fire department response time is expected to exceed 10 minutes in 10% or more of all calls to the subject site. In order not to reduce the limiting distance to half of the actual limiting distance as required by Sentence 9.10.15.3.(1), the building will be sprinklered in conformance with the applicable edition of NFPA 13D, “Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.”

Applicable Code requirements

The definition of “sprinklered” in Article 1.4.1.2. and Sentence 1.5.1.2.(1) in Division A, and Sentences 3.2.5.12.(1) and (3), 9.10.1.3.(8), and 9.10.15.3.(1) of Division B of the 2012 British Columbia Building Code.

Sprinklered (as applying to a *building* or part thereof) means that the *building* or part thereof is equipped with a system of automatic sprinklers.

1.5.1.2.(1) In case of conflict between the provisions of this Code and those of a referenced document, the provisions of this Code shall govern.

Appellant's position

The appellant maintains NFPA 13D, including the exemption for sprinkler protection in attached garages, complies with the requirements of Article 9.10.15.3 to apply the actual limiting distance for a sprinklered building.

Appeal Board decision #1863

It is the determination of the Board that the attached garage does not require sprinkler protection as per the exemptions contained in NFPA 13D.

Reason for decision

The Board does not consider a conflict exists between Article 9.10.15.3. and the referenced standard NFPA 13D. The Article does not specify additional sprinkler protection beyond that required by NFPA 13D.

Attached garages and other areas in buildings are exempt from sprinkler protection by NFPA 13D. The Board considers both storeys of the building, including the storey the garage is part of, to meet Code definition of “sprinklered”.

The Board acknowledges the NFPA 13D standard may have shortcomings in its application for spatial separation, however those must be identified specifically and adopted within the BC Building Code to be applicable (such as in Sentence 3.2.5.12.(6)). The Board understands a code change request related to this matter may be under review.

Lyle Kuhnert

Chair, Building Code Appeal Board

B.C. has declared a state of emergency | Visit **EmergencyInfoBC** for wildfire evacuation orders and **evacuee supports**

BRITISH COLUMBIA

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Building Code Appeal Board decisions

Building Code Appeal Board (BCAB) decisions are available online for review. Each decision of the board has a unique number. The higher the number, the more recent the decision.

Expand All | Collapse All

2021 decisions

Appeal 1866

Required egress for a mercantile Group E suite, June 17, 2021

Appeal 1865

Permitted use of a storage garage, June 17, 2021

Appeal 1864

Required manual stations for fire alarm systems, May 27, 2021

Appeal 1863

Spatial separation, NFPA 13D, “Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,” exemptions, June 1, 2021

Appeal 1862

Spatial separation, NFPA 13D, “Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,” exemptions, May 27, 2021

Appeal 1861

Pending

Appeal 1860

Size of trap and trap arm in relation to fixture outlet pipe, April 15, 2021

Appeal 1859

Pending

Appeal 1858

Withdrawn

Appeal 1857

Applicable edition of BC Building Code, April 1, 2021

Appeal 1856

Application of Defined Term Dwelling Unit, February

IN THE KNOW - BUILDING CODE APPEALS

SPATIAL SEPARATIONS

The background of the slide is a dark, horizontally-planked wooden wall. Two rectangular window frames are visible, one on the left and one on the right. From each window, a large, intense plume of orange and yellow flames is erupting upwards, reaching towards the top of the frame. The flames are very bright and have a turbulent, fire-like texture.

History of Spatial requirements

Limiting Distance for Offset & Skewed walls.



Fire

Years of experience, incidents, tragedies, and education has helped evolve how people handle, control, prevent, contain, and provide safe conditions with fire.

**SPATIAL
SEPARATIONS**



*To enforce these new rules surveyors were appointed and empowered with the authority to invoke jail sentences on violators

Rome 64AD – 6 days to bring under control

Changes

- Wider streets,
- restrictions on the height of houses;
- no common walls of buildings and homes that were not constructed with fire resistant material such as stone.

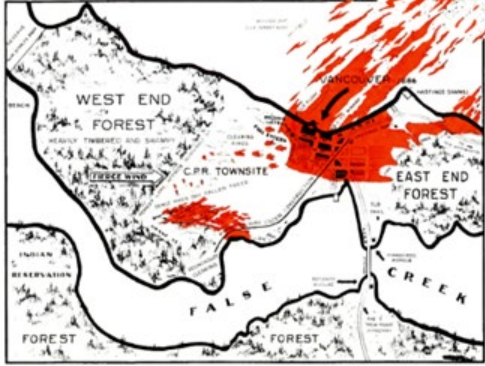
London 1666* - It is estimated to have destroyed the homes of 70,000 of the City's 80,000 inhabitants.

Changes – **Rebuilding of London Act 1666**

Among other things, the Act added or modified regulations to:^[1]

- ▶ Architectural styles of buildings on designated High Streets
- ▶ Heights of private homes
- ▶ Building materials (brick and stone preferred)
- ▶ Wall thicknesses
- ▶ Street widths
- ▶ Buildings within 40 feet of the Thames
- ▶ Jetties and similar overhangs (banned)

The Great Vancouver FIRE



Vancouver - 1886

- ▶ Most of Vancouver structures were lost.
- ▶ Building rules – enhancement of Fire and Police Dept.

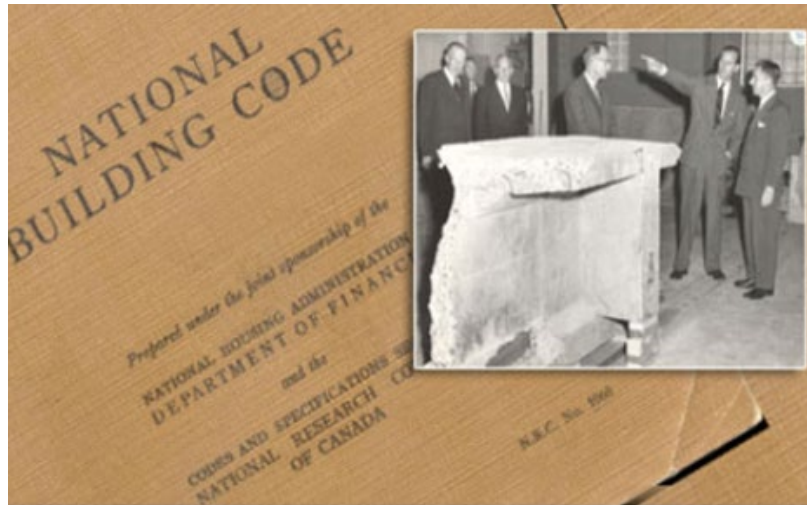
Recent tragedies - Alberta

More recently significant subdivision fires in Alberta has resulted in that province taking significant steps to code changes in spatial requirements.

These fires have led to more in-depth research and new changes to:

- ▶ Limiting distances and fire department response time
- ▶ Size/Spacing of Unprotected openings;
- ▶ Construction of exposing building faces;
- ▶ Projections.





Original Spatial Regulations in the NBC

The NBC originally established the relationship of the size of the building and occupancy related to fire load and the distance to other buildings.

Referencing the 1953 National Building Code (NBC) “grade” separations determined by:

- Separation (construction) – Fire Resistance of wall construction
- Separation (space) – (Limiting Distance)
- Fire load – lbs combustible material/square foot

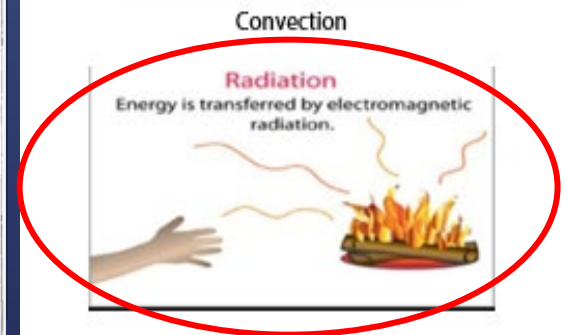
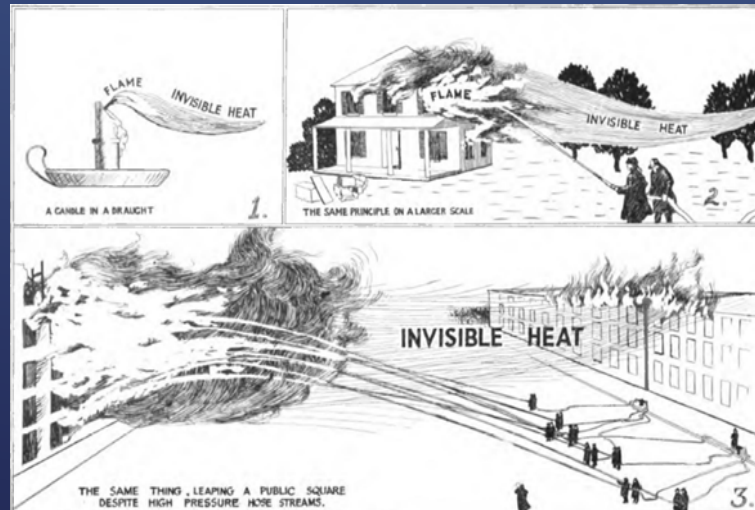
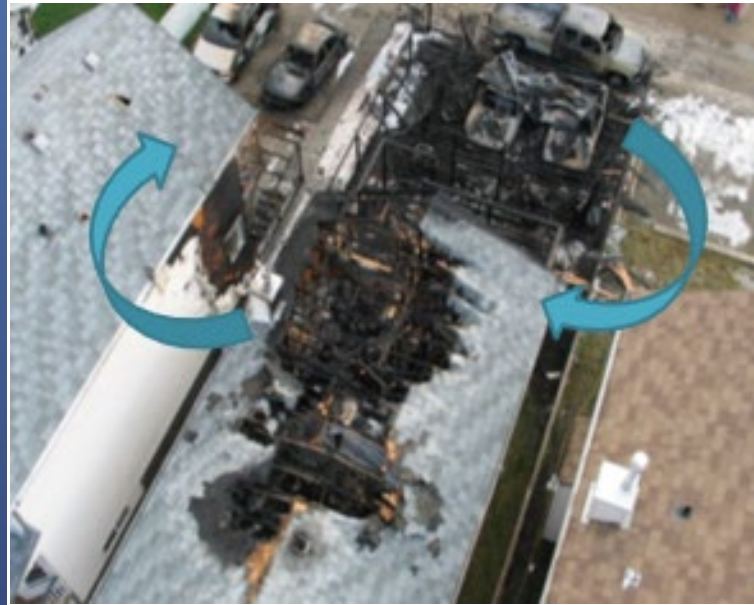
TABLE 3.7
Requirements for Grades of Construction and Space Separation

Column 1	Column 2	Column 3	Column 4	Column 5
Grade of Separation	Minimum Fire Resistance of Construction	Minimum Fire Resistance of Closures	Minimum Fire Resistance of Shafts ⁽¹⁾	Minimum Space Separation
Grade 1 Construction Separation	1 hour	$\frac{3}{4}$ hour ⁽²⁾	$\frac{3}{4}$ hour ⁽²⁾	—
Grade 2 Construction Separation	2 hours	1 $\frac{1}{2}$ hours	1 hour	—
Grade 3 Construction Separation	3 hours	2 hours	2 hours ⁽²⁾	—
Grade 4 Construction Separation	4 hours	3 hours	2 hours ⁽²⁾	—
Grade 1 Space Separation	—	—	—	15 feet
Grade 2 Space Separation	—	—	—	20 feet
Grade 3 Space Separation	—	—	—	25 feet

SPATIAL SEPARATIONS HISTORY

- ▶ **Conduction**
- ▶ **Convection**
- ▶ **Radiation*** - is typically the biggest factor in fire spread and therefore spatial standards have been set to control its effect on neighbour properties.
 - ▶ The main principle of radiation is: the closer the material is to the fire the more radiated heat it will receive.
 - ▶ Materials like concrete are good construction materials to help prevent fires spreading through houses or to nearby buildings.

HOW FIRE SPREADS



BOABC Module 03

Fire Protection

9.10.15.2

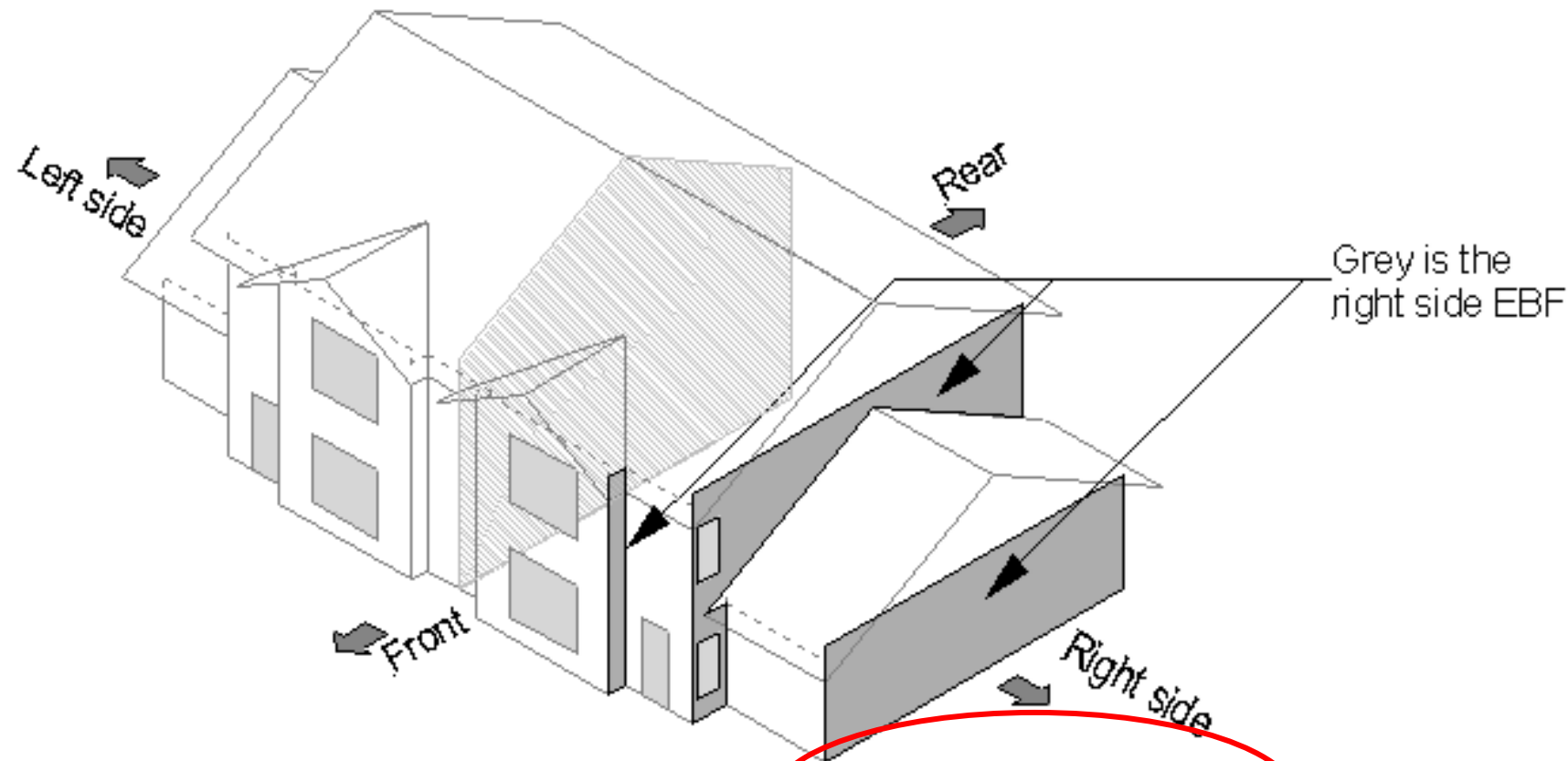
Following slides taken from BOABC teaching module 03



LIMITING DISTANCE OFFSET & SKEWED WALLS

Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.

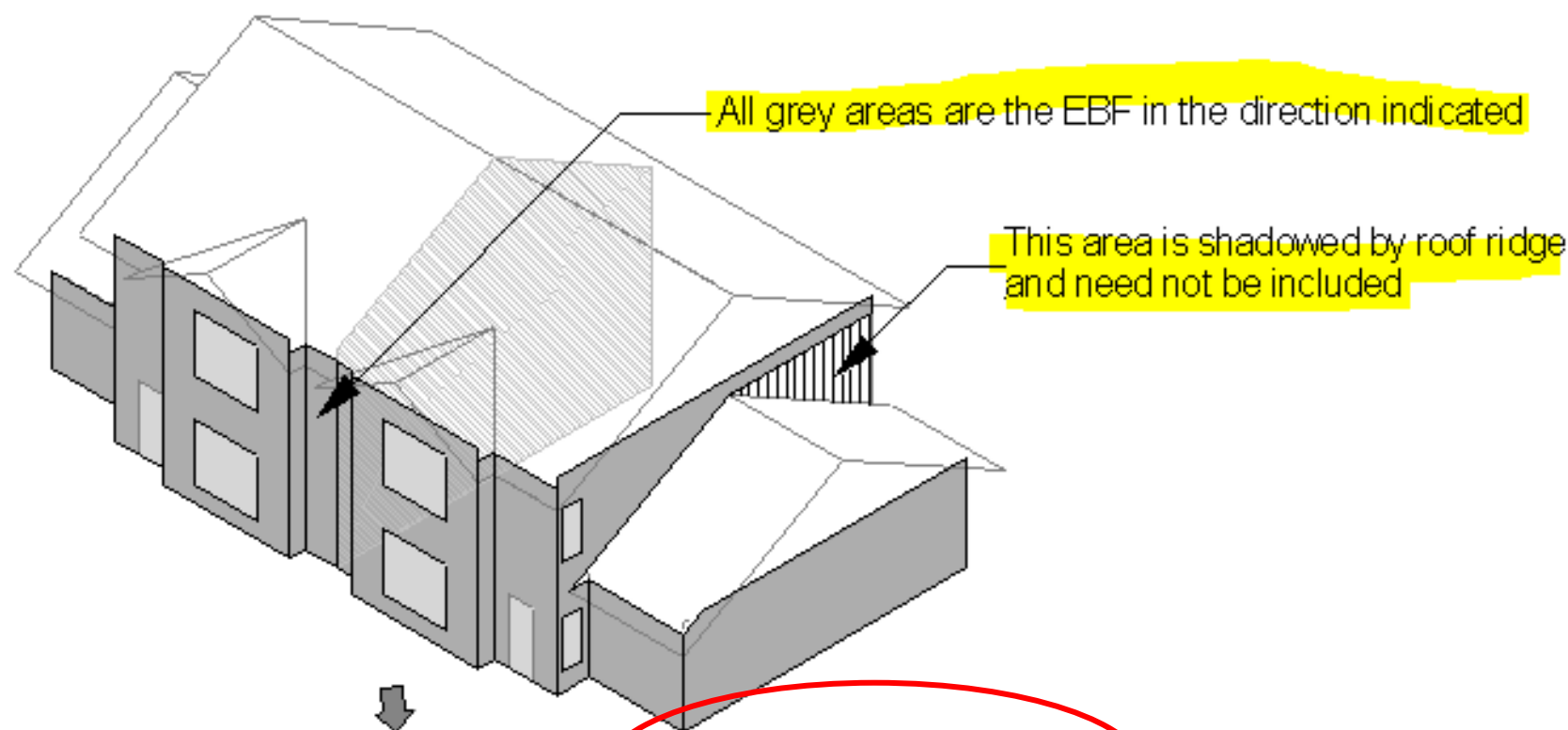


Example of an exterior wall facing in the right side direction



Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.



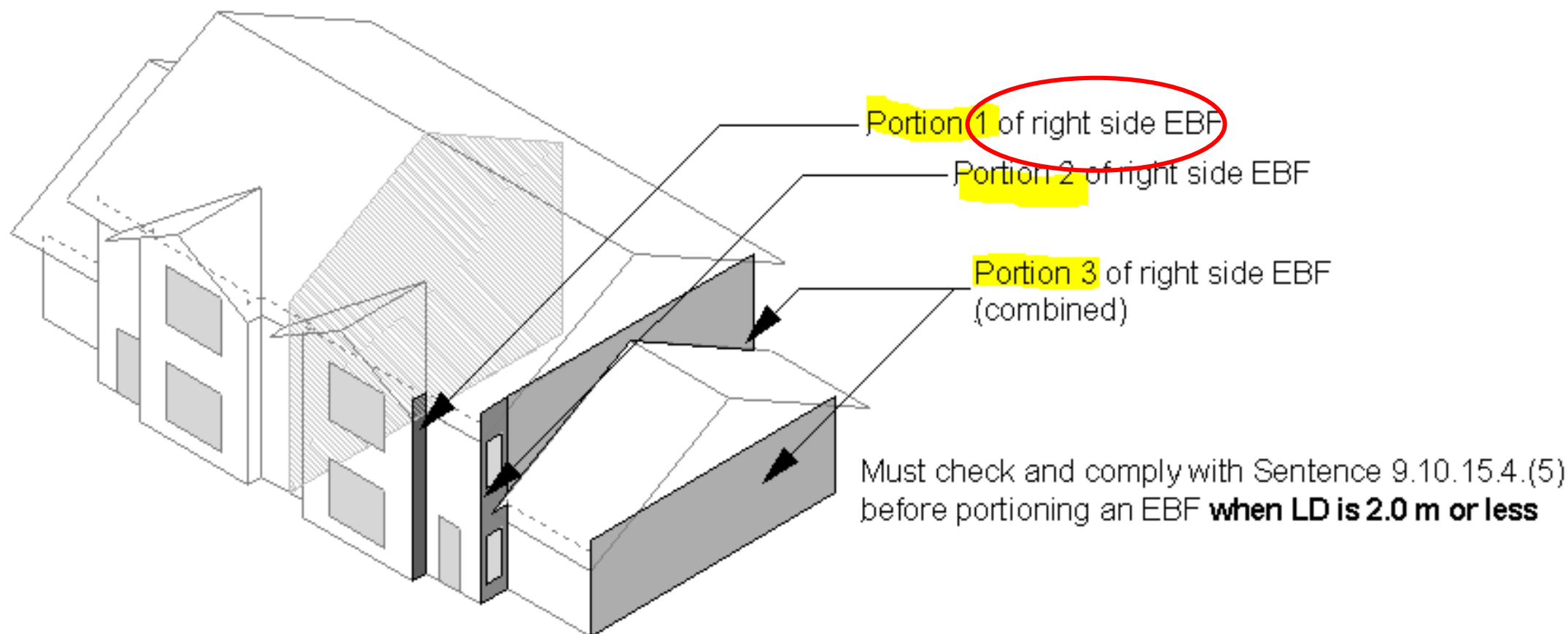
All grey areas are the EBF in the direction indicated

This area is shadowed by roof ridge and need not be included

Example of an exterior wall facing in a skewed direction

Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.



Example of an EBF portioning



Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.

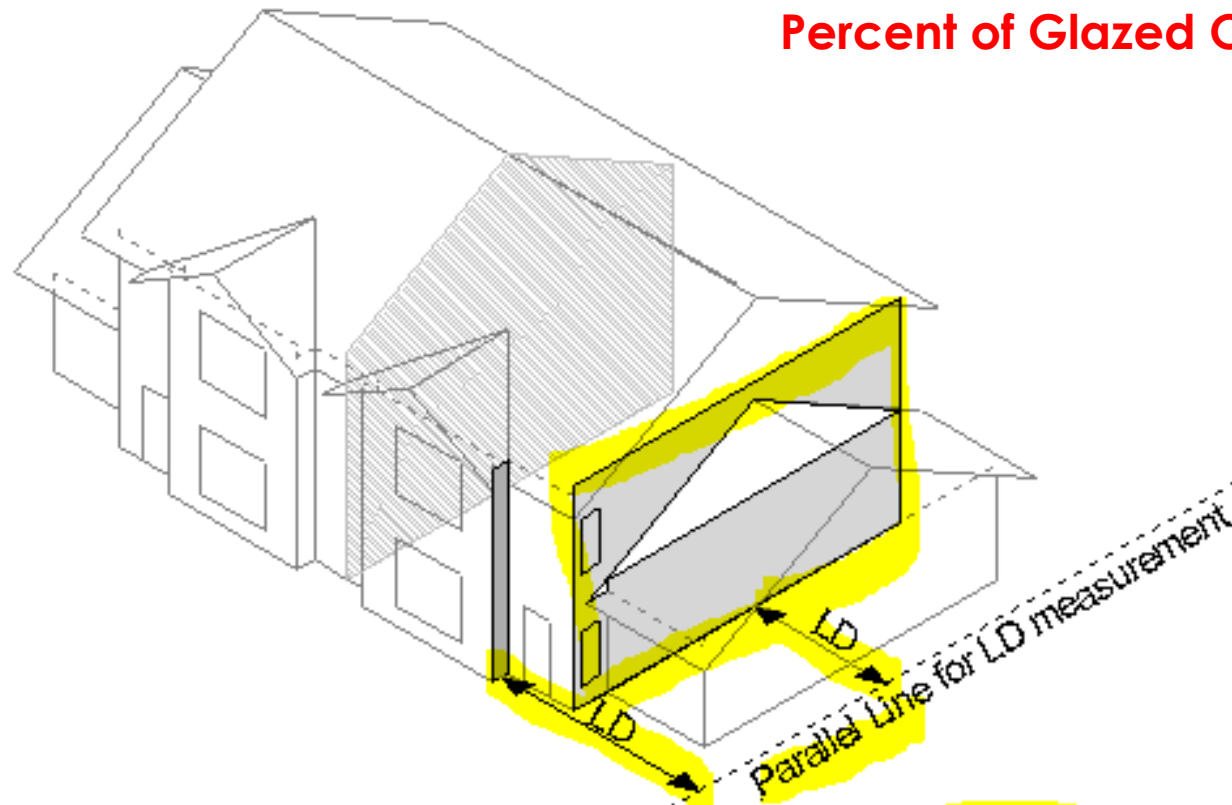
4) In the case of an irregularly-shaped or skewed exterior wall, the location of the EBF is taken as a vertical plane located so that there are **no glazed openings between the vertical plane and the line to which the LD is measured**. Table 9.10.15.4. can then be used to determine the maximum area of glazed openings permitted.

Note: Regarding staggered or skewed exposing building faces of houses research shows that where an exposing building face is stepped back from the property line or is at an angle to the property line, it is possible to increase the percentage of glazing in those portions of the exposing building face further from the property line without increasing the **amount of radiated energy that would reach the property line** in the event of a fire in such a building.

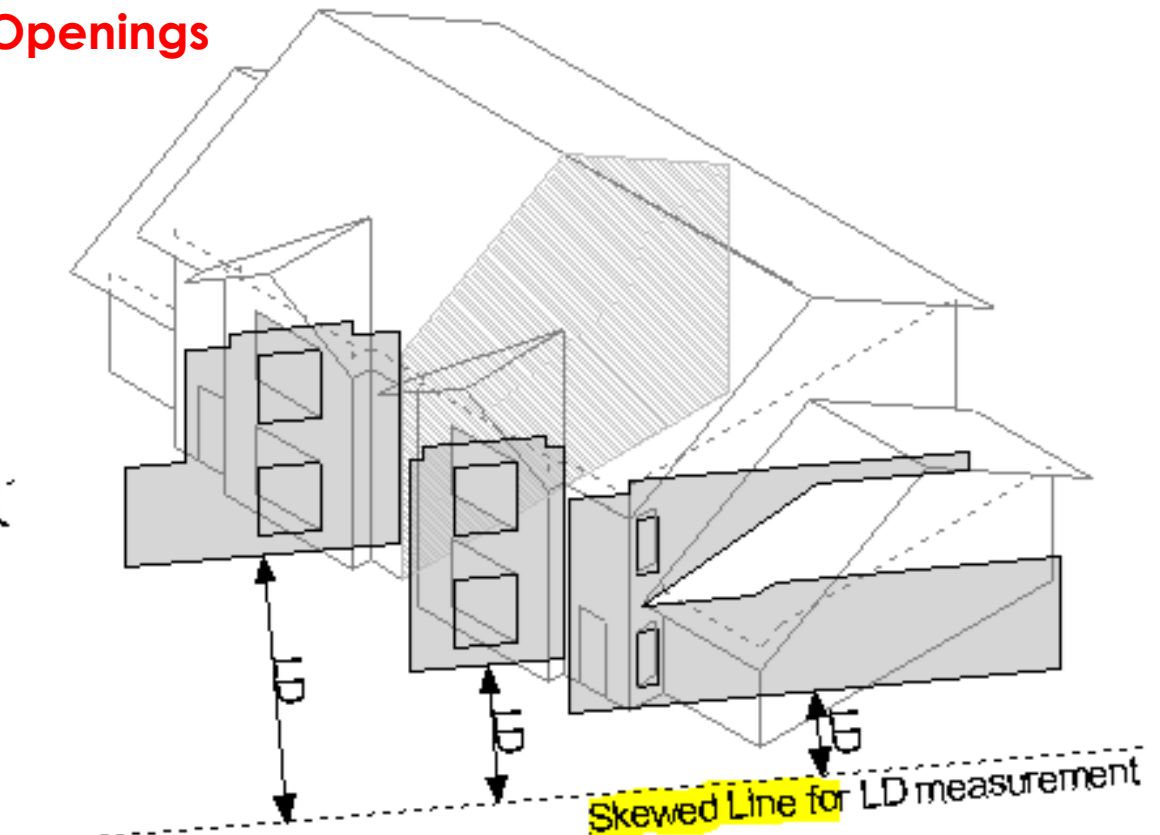
Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.

Percent of Glazed Openings



Portions of EBF plane set at closest glazed opening to establish LD to determine percent of glazed openings permitted in the portion



Portions of EBF plane set at closest glazed opening to establish LD to determine percent of glazed openings permitted in the portion



Subsection 9.10.15. Spatial Separation between Houses

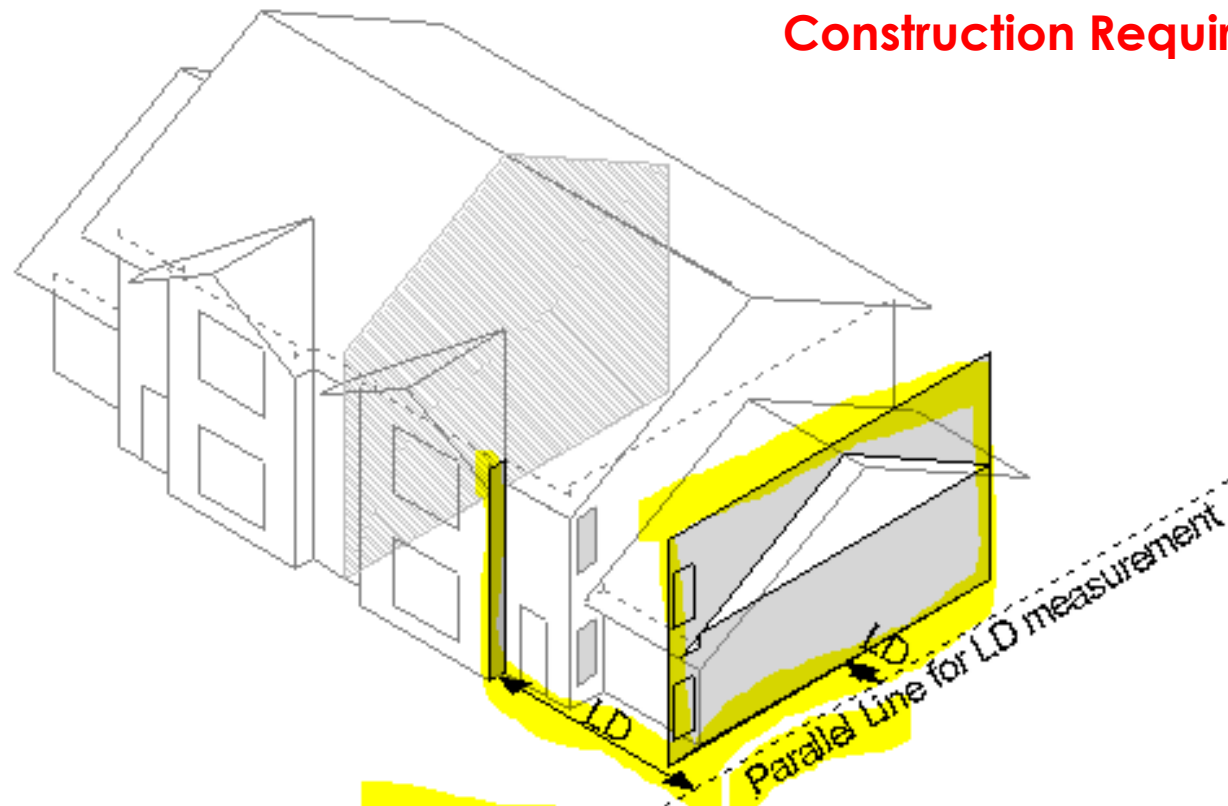
Area and Location of Exposing Building Face 9.10.15.2.

In order to determine the required cladding-sheathing assembly and fire-resistance rating for an irregularly shaped or skewed exterior wall, the location of the EBF is considered to be a vertical plane located so that **no portion of the actual EBF is between the vertical plane and the line to which the LD is measured.**

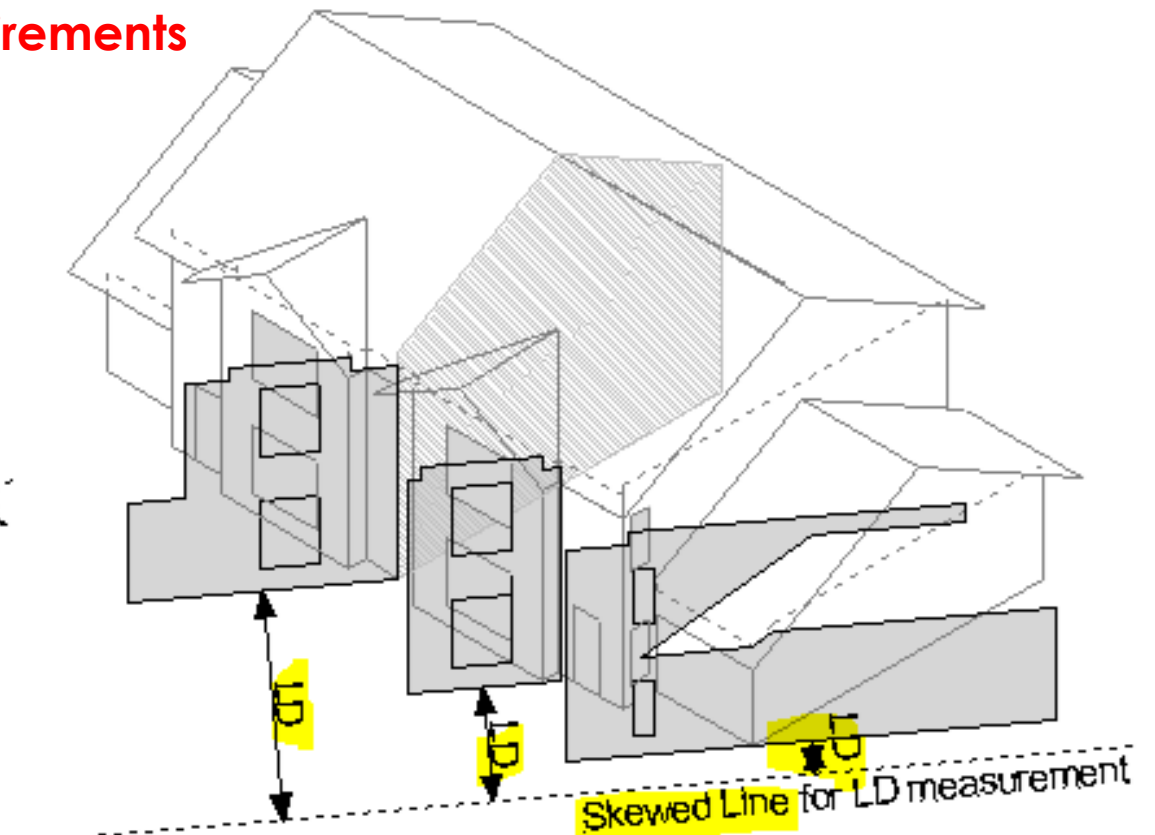
Subsection 9.10.15. Spatial Separation between Houses

Area and Location of Exposing Building Face 9.10.15.2.

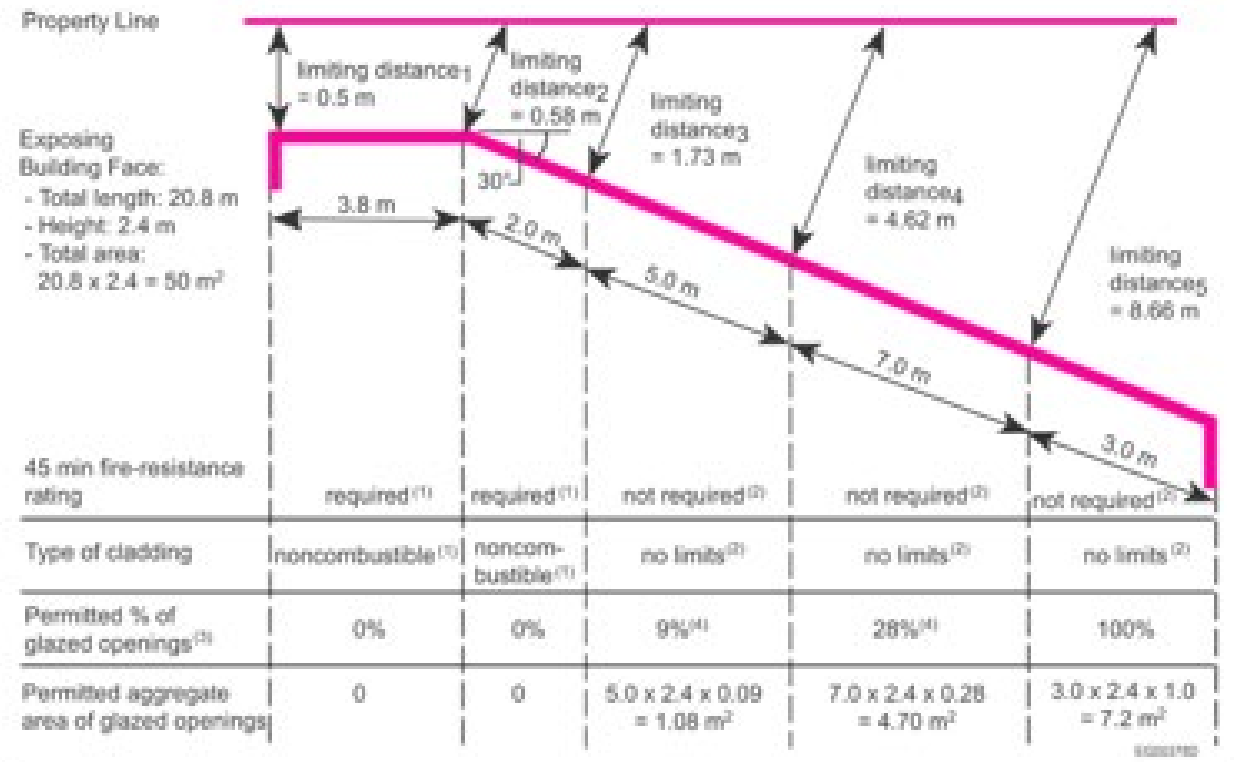
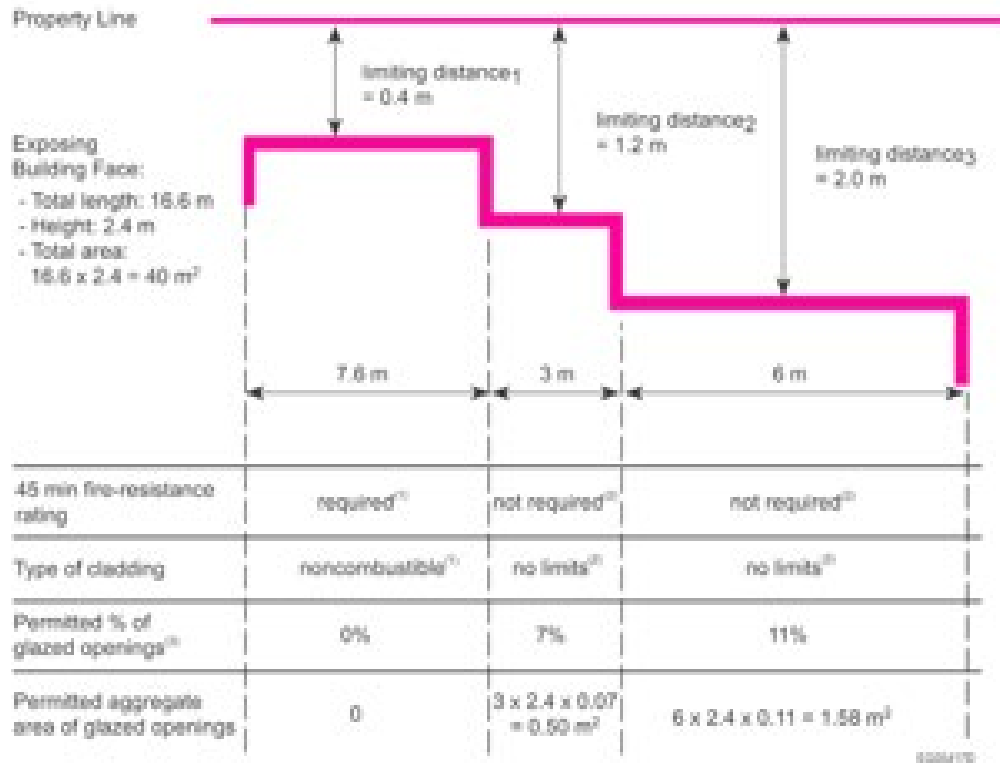
Construction Requirements



Portions of EBF plane set at closest exterior wall to establish LD to determine construction requirements in the portion



Portions of EBF plane set at closest exterior wall to establish LD to determine construction requirements in the portion



NBC AND BCBC – OFFSET AND SKEWED WALLS

NBC WEBLINK

- 
- A technical diagram illustrating a method for measuring the area of a building facade. It shows a 3D perspective of a building with a measurement plane (a red rectangle) placed against it. A blue line indicates the projection of the building face, parallel to the line to which the limiting distance is measured. A dashed line shows the limiting distance. A note states that the area of the openings on the measurement plane will be smaller than their actual area. Labels include 'ALL LINES AT RIGHT ANGLES TO MEASUREMENT PLANE', 'MEASUREMENT PLANE', 'PROJECTION OF BUILDING FACE (PARALLEL TO LINE TO WHICH LIMITING DISTANCE IS MEASURED)', 'LIMITING DISTANCE', 'MEASUREMENT PLANE TOUCHING CORNER NEAREST TO LINE', and 'LINE TO WHICH LIMITING DISTANCE IS MEASURED'.
- ▶ Is your building department using a specific evaluation method?
 - ▶ How is that information transferred to the drawings and verified on site? Revised drawings or markup notes?
 - ▶ Is this information understood by the builder?

Please forward responses to BOABC –
kkunka@boabc.org

CONSISTENT APPROACH

Eliminate interpolation errors to
improve consistency

Requesting examples of tools used
to calculate spatial
requirements

<https://vortexfec.com/spatial-separation-calculators/>

SPATIAL CALCULATORS

VORTEX FIRE

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SPATIAL SEPARATION CALCULATORS

Spatial Separation Calculator

The concept of spatial separation ensures that buildings are spaced far enough apart that fire is unlikely to spread from one building to another by thermal radiation. Both National Building Code of Canada, Ontario Building Code, Manitoba Building Code, British Columbia Building Code, and Alberta Building Code contain tables from which the percentage of unprotected openings that are permitted in a building or compartment are calculated.

Example

- Exposing building face = 10 m x 3.5 m = 35 m
- Limiting distance = 3.5 m
- Occupancy = Group D

When read from Table 3.2.3.1.D the percentage of unprotected openings is between 30 m² and 40 m² on the vertical axis and between 3 m and 4 m on the horizontal axis as highlighted by the red box. The permitted percentage of unprotected openings is interpolated between the values as 57%. Therefore, up to 57% of the exposing building face is permitted to be unprotected.

Spatial Separation Calculator

Sprinklered Buildings

Occupancy:

Select Occupancy ▾

Height (m):

Height (m)

Width (m):

Width (m)

Limiting Distance (m):

Distance (m)


Area (exposing building face):

Permitted Unprotected Openings:

RESET ALL

HOW CAN WE HELP BUILDERS AND DESIGNERS UNDERSTAND SPATIAL TO IMPROVE OUR EFFICIENCY AND CONSISTENCY?

SHOULD WE CREATE ONE COMMON DOCUMENT?



LAKE COUNTRY
Life. The Okanagan Way.

Information Bulletin
Spatial Separation Requirements

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line 250-766-6676
okanaganway.ca

Purpose

To inform staff, building contractors, home owners and the general public of the requirements in the British Columbia Building Code (BCBC) regarding Fire Protection as it relates to spatial separation between houses.

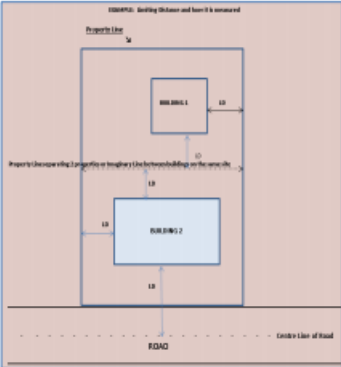
Background

The BC Building Code uses different criteria to establish spatial separation requirements for unsprinklered buildings, depending on the response time of a fire department. Where the response time exceeds 10 minutes in 10% or more of the calls to, requirements related to limiting distance may be affected. As the District of Lake Country has a volunteer Fire Department, the response time exceed 10 minutes in all instances.

Important Terms (from the BC Building Code)

Limiting distance: means the distance from an exposing building face to a property line, the centre line of a street, lane or public thoroughfare, or to an imaginary line between 2 buildings or fire compartments on the same property, measured at right angles to the exposing building face.

Exposing building face: means that part of the exterior wall of a building that faces one direction and is located between ground level and the ceiling of its top storey or, where a building is divided into fire compartments, the exterior wall of a fire compartment that faces one direction. * in some circumstances, a roof is considered a wall (9.10.1.1(1))




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S:\Master Templates\MASTER TEMPLATES\INFORMATION BULLETINS\Spatial Separation.docx
Last Saved: November 2016

Spatial Separation Requirements Between Houses

Page 2



Unprotected opening (as applying to exposing building face) means a doorway, window or opening other than one equipped with a closure having the required fire-protection rating, or any part of a wall forming part of the exposing building face that has a fire-resistance rating less than that required for the exposing building face.

9.10.15.3 Limiting Distance and Response Time

1) Except as provided in Sentence 9.10.15.3.(2) and except for the purpose of applying Sentences 9.10.15.2.(2), 9.10.15.4.(3) and 9.10.15.5.(12), a limiting distance equal to half the actual limiting distance shall be used as input to the requirements of this Subsection, where

a) the time from receipt of notification of a fire by the fire department until the first fire department vehicle arrives at the building exceeds 10 min in 10% or more of all calls to the building, and

b) any storey in the building is not sprinklered.

In the District of Lake Country, if the building is not sprinklered, the actual limiting distance must be halved and the application of subsequent requirements applied as if the building was closer to the property line than it actually is.

9.10.15.4 Glazed Openings in Exposing Building Face

1) Except as provided in Sentence (6), the maximum aggregate area of glazed openings in an exposing building face shall

a) conform to Table 9.10.15.4.,

b) conform to Subsection 3.2.3., or

c) where the limiting distance is not less than 1.2 m, be equal to or less than the limiting distance squared.

There are 3 options available to calculate the maximum allowable aggregate area of glazed openings. In most cases, Table 9.10.15.4 is utilized, however all options can be considered and the least restrictive applied.

Table 9.10.15.4. Maximum Area of Glazed Openings in Exterior Walls of Houses Forming part of Sentences 9.10.15.4.(1) and (2)												
Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	—	—	—	—	—
40	0	7	8	11	32	69	100	—	—	—	—	—
50	0	7	8	10	28	57	100	—	—	—	—	—
100	0	7	8	9	18	34	56	84	100	—	—	—
Over 100	0	7	7	8	12	19	28	40	55	92	100	—

EXAMPLES: CALCULATION OF GLAZED OPENINGS IN EXPOSED BUILDING FACE (using Table 9.10.15.4)

1) Exp. Building Face: 40m²
Limiting Distance: 2.0m (R1 Single Family Residential minimum side yard setback per Bylaw 561, 2007)
% Limiting Distance: 1.0m
% of glazed openings permitted: 0%

2) Exp. Building Face: 40m²
Limiting Distance: 2.4m
% Limiting Distance: 1.2m (used for calculation)
% of glazed opening in exposed building face: 7% or 2.8m² (40 x 0.07 = 2.8m²)

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Spatial Separation Requirements Between Houses

Page 3

(3) Exp. Building Face: 40m²
Limiting Distance: 3.0m
% Limiting Distance: 1.5m
% of glazed openings in exposed building face: 8% or 3.2m² (40 x 0.08 = 3.2m²)

9.10.15.4.2) Where the limits on the area of glazed openings are determined for individual portions of the exterior wall, as described in Subclause 9.10.15.2. (1)(b)(iii), the maximum aggregate area of glazed openings for any portion shall conform to the values in the row of Table 9.10.15.4, corresponding to the maximum total area of exposing building face (see column 1 of the Table) that is equal to the sum of all portions of the exposing building face. (See Appendix A.)

3) Except for buildings that are sprinklered and for openable windows having an unobstructed opening equal to 0.35 m² installed in accordance with Sentences 9.9.10.1.1(1) and (2), where the limiting distance is 2 m or less, individual glazed openings or a group of glazed openings in an exposing building face shall not exceed 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1).

4) The spacing between individual glazed openings described in Sentence (3), serving a single room or space described in Sentence (5) shall be not less than

a) 2m horizontally of another glazed opening that is on the same exposing building face and serves the single room or space, or

b) 2m vertically of another glazed opening that serves the single room or space, or another room or space on the same storey.

5) For the purpose of Sentence (4), "single room or space" shall mean

a) two or more adjacent spaces having a full-height separating wall extending less than 1.5 m from the interior face of the exterior wall, or

b) two or more stacked spaces that are on the same storey.

6) The limits on the area of glazed openings shall not apply to the exposing building face of a dwelling unit facing a detached garage or accessory building, where

a) the detached garage or accessory building serves only one dwelling unit,

b) the detached garage or accessory building is located on the same property as that dwelling unit, and

c) the dwelling unit served by the detached garage or accessory building is the only major occupancy on the property.

9.10.15.4.2) – (5) provide options for additional glazed openings if the exposed building face is staggered or skewed or the lot configuration is slanted/skewed/irregular; but also puts limits on the spacing of groups of windows depending on the limiting distance. If permitted, the wall can be partitioned into sections and a varied percentage of glazed openings based on the limiting distance of that portion.

9.10.15.4.(6) a garage or shop or other accessory building placed on the same property as a dwelling is not subject to spatial separation requirements – however – important to note: should an accessory building contain a suite/living space, spatial separation calculations must be considered.

9.10.15.5 Construction of Exposing Building Face of Houses

Depending on limiting distance, the exposing building face will have certain construction requirements:

Limiting Distance	Exposed Building Face Construction *	Other Considerations
< 0.6m	Fire Resistance Rating not less than 45 minutes	Cladding to be metal or non-combustible; see the code for installation requirements
≥ 0.6m and < 1.2m	Fire Resistance Rating not less than 45 minutes	Cladding to be metal or non-combustible; can include some wood siding products – see BC Building Code for installation requirements
≥ 1.2m	No limits	No limits

*Includes exterior walls located above the exposing building face that enclose an attic or roof space

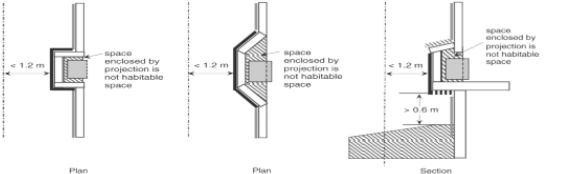
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Spatial Separation Requirements Between Houses

Page 4

9.10.15.5(7) Combustible projections on an exposing building face
The construction of projections from walls such as fireplaces or chimney chases that have a limiting distance of 1.2m or less are to be constructed in the same way as the exposing wall within 1.2m (as above). If the underside of the projection is more than 0.6m above finished ground level, it must comply with the protective requirements of 9.10.15.5.(7) b) i) - vi)



9.10.15.5.(8) - (9) Projection of Soffits above Exposing Building Faces
Soffits are not permitted to project to within 0.45m (except as provided in Sentence 10) of a property line and would be required to be trimmed back or have no soffit. (this typically would not occur in Lake Country with minimum zoning setback requirements)

9.10.15.5.(10) The face of a roof soffit is permitted to project to the property line, where it faces a street, lane or public thoroughfare.

9.10.15.5.(11) 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

a) have no openings, and

b) be protected by

i) not less than 0.38 mm thick sheet steel,

ii) unvented aluminum conforming to CAN/CGSB-93.2-M, "Prefinished Aluminum Siding, Soffits, and Fascia, for Residential Use,"

iii) not less than 12.7 mm thick gypsum soffit board or gypsum ceiling board installed according to CSA A82.31-M, "Gypsum Board Application,"

iv) not less than 11 mm thick plywood,

v) not less than 12.5 mm thick OSB or waferboard.

Have questions? We're here to help. Please contact the Building Department at 250-766-6675 for more information.

Please note: Building Bulletins are prepared to provide convenient information for customers, and should not be considered a replacement for reviewing the bylaw or associated legal documents, if there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.

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CONSISTENT APPROACH



FULL-SCALE FIRE STUDY OF SPATIAL SEPARATION

Research Report: IRC-RR-195

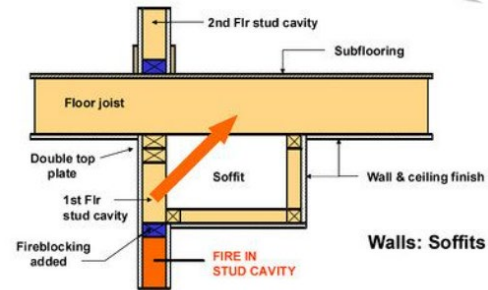
Date of Issue: May 19, 2005

Authors: Joseph Z. Su and Bruce C. Taber



CONTINUED EDUCATION AND RESEARCH

[https://nrc-
publications.canada.ca/eng
/view/ft/?id=a3eb57c3-04cb-
4231-b2ad-e99c62dc9684](https://nrc-publications.canada.ca/eng/view/ft/?id=a3eb57c3-04cb-4231-b2ad-e99c62dc9684)

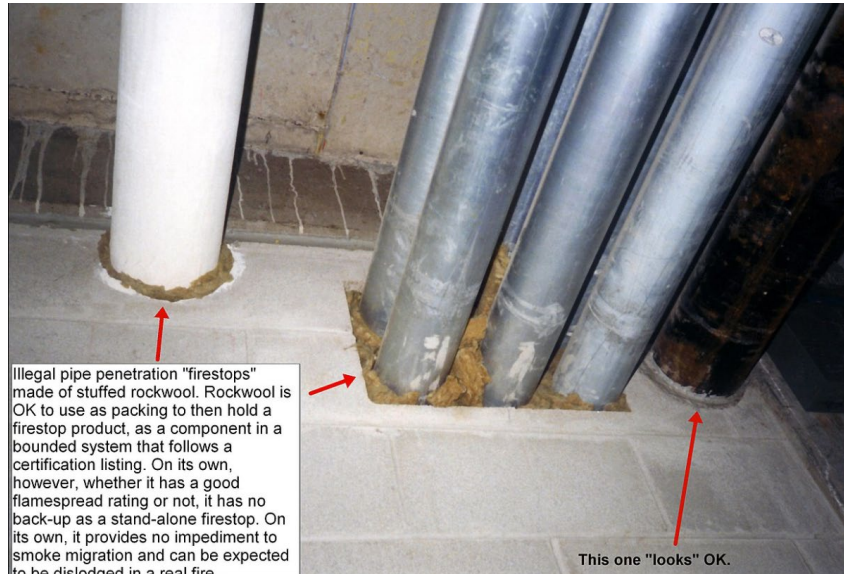


Next Session – Aug 26/21

FIRE BLOCKING

FIRE STOPPING

FIRE/SMOKE DAMPERS



THE GOOD, THE
BAD, THE UGLY

MEMBER QUESTIONS (TO BE ADDED TO FORUM DISCUSSION)

FOR FOLLOW UP

- LOW PROFILE POT LIGHTS
REQUESTING POLICY/EXAMPLES
- FLASHING TAPES
REQUESTING POLICY/EXAMPLES

NEW

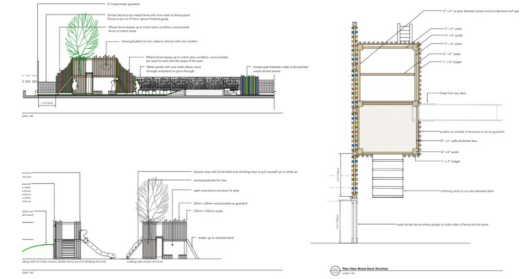
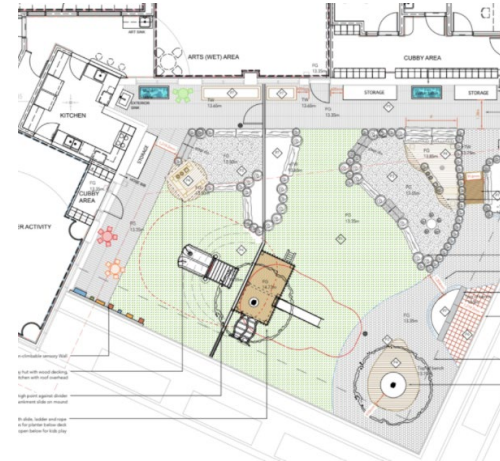
- **GRADE CLEARANCES – LESS THAN 150MM**
- **FIRE DAMPERS - AUGUST SESSION**
- **FARM BUILDINGS OVER 600 SQM - SEE FORUM**

NEW

**COMBUSTIBLE PLAY EQUIPMENT – HIGHRISE (NEW)
ARTICLE 3.1.5. BCAB #1479**

**- ORIGINALLY BOARD CONSIDERED THE EXTERNAL
LANDSCAPE ELEMENTS TO NOT PRESENT A GREATER
HAZARD THAN OTHER ALLOWABLE COMBUSTIBLE
ELEMENTS AND SUGGESTS AN EQUIVALENCY BE
CONSIDERED.**

-WAS THERE AN EQUIVALENCY?



BCAB #1479 - Combustible Landscape Structures on Roof of Noncombustible Buildings, Sentence 3.1.5.1.(1) ('92 BCBC)

April 21, 1999

BCAB #1479

Re: Combustible Landscape Structures on Roof of Noncombustible Buildings, Sentence 3.1.5.1.(1) ('92 BCBC)



URBAN OMNIBUS

The Tragic Poetry of Building Codes

Stephen Rustow • Mar 11, 2015

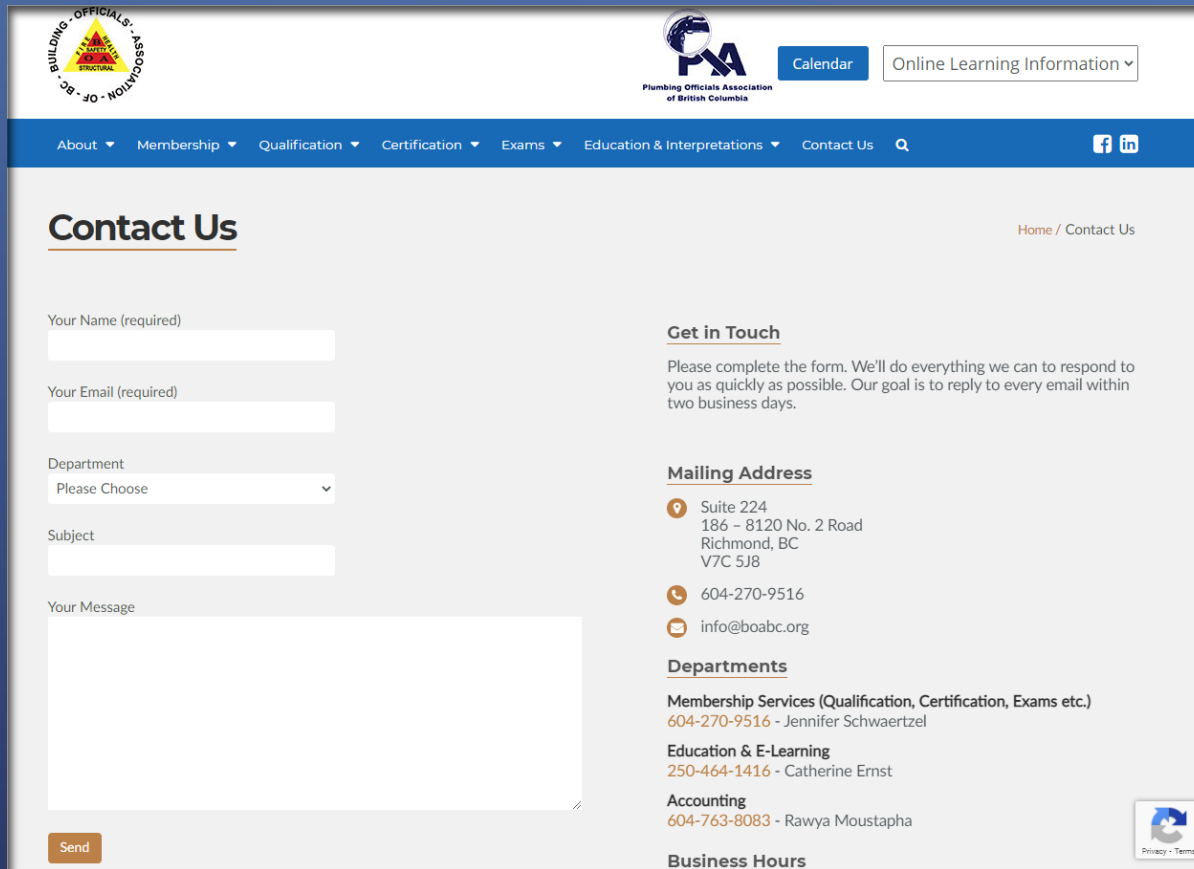
From time to time, our Omnibus columnists check in to provide commentary on issues of design, policy, and history and their impact on the life and form of the city today. **Stephen Rustow's** first column scaled the heights of New York's skyscrapers to consider "[The Privatization of Prospect](#)." Here, in his second installment, Rustow looks at three intangible forces that greatly influence the shape of our built environment: zoning, finance, and the building code. Based in regulation or market fluctuation, each code has a discrete history and objective, and, as Rustow points out, its own distinctive language. Below, Rustow discusses how these variations in parlance become physical and encourages greater appreciation of the codes' powerful and intertwined influence on urban form. – [V.S.](#)

Musings of a Code Nerd

Relationship between Zoning, Financing and Building Codes.

<https://urbanomnibus.net/2015/03/the-tragic-poetry-of-building-codes/>

If zoning is sketched in watercolor or charcoal and financing counts in red and black ink, building codes are written in blood.



The screenshot shows the 'Contact Us' page of the Plumbing Officials Association of British Columbia (BOABC). The page features a contact form on the left with fields for 'Your Name (required)', 'Your Email (required)', 'Department' (a dropdown menu with 'Please Choose' selected), 'Subject', and 'Your Message'. A 'Send' button is at the bottom of the form. On the right, there is a 'Get in Touch' section with a message: 'Please complete the form. We'll do everything we can to respond to you as quickly as possible. Our goal is to reply to every email within two business days.' Below this is a 'Mailing Address' section with the address: Suite 224, 186 - 8120 No. 2 Road, Richmond, BC V7C 5J8. Contact information includes a phone number (604-270-9516) and an email address (info@boabc.org). A 'Departments' section lists: 'Membership Services (Qualification, Certification, Exams etc.) 604-270-9516 - Jennifer Schwaertzel', 'Education & E-Learning 250-464-1416 - Catherine Ernst', and 'Accounting 604-763-8083 - Rawya Moustapha'. A 'Business Hours' section is partially visible at the bottom. The top of the page has a navigation bar with links: About, Membership, Qualification, Certification, Exams, Education & Interpretations, and Contact Us. There are also social media icons for Facebook and LinkedIn, and a 'Privacy - Terms' link at the bottom right.

► Session feedback & future topics kkunka@boabc.org

► Engagement & Communication Reminder

- BOABC contacts
- Zone Meetings
- Zone Directors - Mentors
- Member Forum Discussions

**NEXT SESSION IS AUGUST 26TH, 2021 FORUM DISCUSSION
FIRE BLOCKING, FIRE STOPPING – FIRE/SMOKE DAMPERS**