


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0133

INTERPRETATION

Page 1 of 1

Interpretation Date:	September 21, 2021
Building Code Edition:	BC Building Code 2018, Book II: Plumbing Systems (BCPC)
Subject:	Minimum Size Cleanout for a Sanitary Building Drain
Keywords:	Cleanout, Building Drain, Minimum Size
Building Code Reference(s):	1.4.1.2.(1), 2.4.7.1.(6), 2.4.7.2.(1), 2.4.7.2.(2)
Question:	<p>Where a soil-or-waste pipe serves two water closets in the lowest level of a building, what is the minimum size cleanout required for this pipe?</p>
Interpretation:	<p>The first step in deciding which BCPC provisions will apply to the pipe mentioned above is naming it appropriately through the definitions, the following are the appropriate defined terms;</p> <ul style="list-style-type: none">• Building drain means the lowest horizontal piping, including any horizontal offset, that conducts sewage, clear-water waste or storm water by gravity to a building sewer.• Sanitary building drain means a building drain that conducts sewage to a building sewer from the most upstream soil-or-waste stack, branch or fixture drain serving a water closet. <p>Given the above definitions the soil-or-waste pipe from the question above is clearly a sanitary building drain (up to and including the fixture drain of the most upstream water closet), and any provisions unique to a building drain will apply.</p> <p>Sentence 2.4.7.1.(6) requires a cleanout fitting, conforming to Sentence 2.4.7.2.(2), to be located as close as practical to where the building drain leaves the building (inside or outside the building).</p> <p>Sentence 2.4.7.2.(1) states “Except as provided in Sentences (2) to (4), the size and spacing of cleanouts in nominally horizontal pipes of a drainage system shall conform to Table 2.4.7.2. This means that you do not use Table 2.4.7.2. if these Sentences apply to the pipe in question.</p> <p>Sentence 2.4.7.2.(2) states that “Cleanout fittings for building drains shall be at least 4” in size”. It is worth noting that this was a new Sentence in the 2018 BCPC.</p> <p>Since it has been established that the soil-or-waste pipe in question is a sanitary building drain, the minimum size cleanout would need to be 4” to comply with Sentence 2.4.7.2.(2), regardless of the size of pipe the cleanout serves. The Committee recognizes that this may have been an unintended consequence of this new Sentence, however a Code change would be required to alter this interpretation (also see Interpretation #18-0088).</p> <p></p> <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.