

# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, EGBC, BOABC**

**File No: 18-0134**

**INTERPRETATION**

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Interpretation Date:	September 21, 2021
Building Code Edition:	BC Building Code 2018
Subject:	Combustible Soffits Within 0.45 m of a Property Line
Keywords:	Soffits
Building Code Reference(s):	9.10.15.5.(5) to (11)

## Questions:

Is a combustible soffit from a detached garage or accessory building serving a single family dwelling unit permitted to extend to less than 0.45 m of an adjacent property?

## Interpretation:

No

Sentence 9.10.15.5.(6) states that certain small buildings are exempted from the requirements of Sentence 9.10.15.5.(5) which otherwise limits combustible projections in the vicinity of property lines or other buildings. The exemption of Sentence (6) is applicable to buildings containing 1 or 2 dwelling units only; and to detached garages or accessory buildings that serve only one dwelling unit and are located on the same property as the dwelling unit, and where the dwelling unit is the only major occupancy on the property. Soffits in those buildings must comply with Sentence 9.10.15.5.(8) to (11).

Sentence 9.10.15.5.(8) states that where an exposing building face has a limiting distance of not more than 0.45 m, projecting roof soffits above the exposing building face are not permitted. There is an exception referring to Sentence (10), but Sentence (10) deals only with property lines at streets, lanes or public thoroughfares, not property lines to adjacent properties.

Where an exposing building face has a limiting distance exceeding 0.45 m, Sentence 9.10.15.5.(9) allows a combustible soffit to extend only to within 0.45 m of the property line to an adjacent property.

Sentence 9.10.15.5.(11) states the protection required for combustible soffits that project to within 1.2 m of a property line. In Sentences 9.10.15.5.(8) and (9), there is no reference or exception to Sentence (11). In other words, compliance with Sentence (11) does not mean that the requirement of Sentences (8) and (9) can be waived. A combustible soffit is not permitted to project to less than 0.45 m of the property line to an adjacent property, even when the soffit is protected.



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

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.