

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0140

INTERPRETATION

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Interpretation Date:	September 21, 2021
Building Code Edition:	BC Building Code 2018
Subject:	Building Area
Keywords:	Building Area
Building Code Reference(s):	Division A, 1.4.1.2.

Question:

Is cladding system included in the definition of Building Area?

Interpretation:

Yes.

The Article 1.4.1.2. defines that Building Area is measured within outside surface of exterior walls above grade. This definition makes it clear that the wall composition is not being divided into a variety of components.

Note: Zoning by-laws often allow to measure the exterior walls to the exterior sheathing for calculations of the Floor Areas. Building Area should not be mistaken with the Floor Area.



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.