

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0141

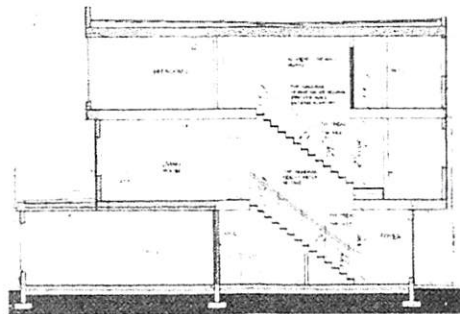
INTERPRETATION

Page 1 of 1

Interpretation Date:	September 21, 2021
Building Code Edition:	BC Building Code 2018
Subject:	Egress from 3 storey townhouse
Keywords:	Egress, townhouse, suite over another, balcony, travel distance limit to exit exceeding 1 storey
Building Code Reference(s):	9.9.9.1 (2) & (3)

Question:

A 40m² CRU is located at the first storey of a 3 storey townhouse as shown in the cross section below. Exiting from the dwelling unit is at the first storey with no balcony on the third storey. Can the third storey be provided with an openable window for egress purposes in accordance with Sentence 9.9.9.1.(2)?



Interpretation:

No.

Sentence 9.9.9.1.(2) is not applicable because the CRU is a separate suite.

The egress can be provided in accordance with Sentence 9.9.9.1.(3) which requires direct access to a balcony on the third storey.

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.