


# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 18-0142**

**INTERPRETATION**

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Interpretation Date:	November 16, 2021
Building Code Edition:	BC Building Code 2018 (BCBC), Book II: Plumbing Systems (BCPC)
Subject:	BCPC Requirements for an Accessory Building Less than 10 m <sup>2</sup>
Keywords:	Accessory Building, Plumbing System
Building Code Reference(s):	Division A 1.1.1.1.(2)(e) (BCBC), Division A 1.1.1.1.(1) (BCPC)
<b>Question:</b>	<p>Do the requirements of the BCPC apply to the plumbing system installed in an accessory building less than 10 m<sup>2</sup> in building area?</p>
<b>Interpretation:</b>	<p>Yes,</p> <p>Clause 1.1.1.1.(2)(e) in Division A of the BCBC states that the Code does not apply to “accessory buildings less than 10 m<sup>2</sup> that do not create a hazard.” Sentence 1.1.1.1.(1) of the BCPC states “This Code applies to the design, installation, extension, alteration, renewal or repair of plumbing systems in and for buildings in the circumstances described in Section 1.1. of Division A of Book I of this Code.”</p> <p>The intent of exempting small accessory buildings from the requirements of the BCBC is to ensure that overly restrictive requirements are not applied to these types of buildings as they are less likely to be used to shelter persons and therefore “do not create a hazard”. However, with the addition of a plumbing system, the purpose of this building clearly changes into one which would support the use of the structure for longer durations of time. Further, since the plumbing system is likely connected to municipal infrastructure (water and sanitary for example) most authorities would have concerns in regard to connecting non-conforming work to their systems.</p> <p>Clearly, plumbing systems which are not installed to the minimum requirements contained in the BCPC could present a health hazard to the occupants of a building which can be interpreted as creating a hazard.</p> <p>It is also worth noting that in most jurisdictions even if a building is exempt from BCBC and BCPC requirements that jurisdiction’s Zoning and other local requirements would still apply.</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.