

# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 18-0161**

**INTERPRETATION**

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Interpretation Date:	November 16, 2021
Building Code Edition:	BC Building Code 2018
Subject:	Parcel Rooms and Parcel Storage Lockers in Exit Lobbies
Keywords:	Parcel rooms, parcel storage lockers, exit lobbies
Building Code Reference(s):	3.4.4.2.(2)(e)(i) & (iii)

## Question:

1. Can parcel storage rooms open directly into an exit lobby?
2. Can freestanding parcel storage lockers with multiple storage boxes be located within an exit lobby?
3. Can the wall between a parcel storage room and an exit lobby be constructed as a fire separation with no fire resistance rating?

## Interpretation:

1. No

Subclause 3.4.4.2.(2)(e)(i) prohibits a storage room from opening directly into an exit lobby.

A parcel storage room is considered to be a "storage room" due to the potential for large quantities of combustible content, so it cannot open directly into the exit lobby.

It should be noted that the BC Building Code Appeal Board addressed a similar issue in Appeal #1774 dated November 19, 2015 with respect to conventional mailboxes in exit lobbies. The Appeal Board ruled that conventional mailboxes are permitted within an exit lobby because they are "incidental to the purpose of access through a lobby" (see Attachment). Since that time, the design of buildings has changed to accommodate courier deliveries of larger parcels with either separate parcel storage rooms or storage lockers. It is interpreted that Appeal #1774 is not applicable to this new design trend for parcel storage rooms or storage lockers.



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.

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2. No

Freestanding parcel storage lockers with multiple storage boxes could contain large quantities of combustibile content and are not permitted within an exit lobby.

A few individual parcel storage boxes that are part of the conventional mailboxes are permitted to be located within an exit lobby.

3. No

Subclause 3.4.4.2.(2)(e)(iii) permits the wall between a room and an exit lobby to be constructed as a fire separation with no fire resistance rating if the room is permitted to open directly into the exit lobby.

Since parcel storage rooms are not permitted to open directly into an exit lobby, this subclause does not apply.

The fire separation between the parcel storage room and the exit lobby requires a fire resistance rating (FRR) to match that of the exit enclosure (i.e. 1 hour FRR if the exit enclosure requires a 1 hour FRR, and 2 hour FRR if the exit enclosure requires a 2 hour FRR).



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