

# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, APEGBC, BOABC, POABC**

**File No: 12-0077**

**INTERPRETATION**

**Page 1 of 1**

Interpretation Date:	May 16, 2017
Building Code Edition:	BC Building Code 2012
Subject:	House with an Attached Storage Garage
Keywords:	Attached storage garage, conditioned space
Building Code Reference(s):	9.36.1.3.(5), 9.36.2.1.(2)

## **Question:**

If an attached storage garage of a house is provided with minimal heating is it considered as a conditioned space and is subject to all requirements that apply to conditioned spaces?

## **Interpretation:**

**No (provided it is not heated over substantial portions of the year).**

Section 9.36 regulates energy efficiency of Part 9 buildings. Clause 9.36.1.3.(5)(a) exempts the requirements of Section 9.36 to buildings or portions of buildings that are not conditioned spaces. Appendix A-9.36.1.3.(5) gives examples of buildings and spaces that are exempted from the requirements of Section 9.36. including storage and parking garages.

Conditioned space is defined as "any space within a building the temperature of which is controlled to limit variation in response to the exterior ambient temperature by the provision, either directly or indirectly, of heating or cooling over substantial portions of the year."

Sentence 9.36.2.1.(2) requires the components of a building envelope assembly that separate a conditioned space from an attached storage garage to comply with Subsection 9.36.2 even if the storage garage is intended to be heated. Appendix A-9.36.2.1.(2) clarifies the reason being that "even if the garage is equipped with space-heating equipment, it may in fact be kept unheated most of the time."

It is interpreted that even if an attached storage garage is heated it may be considered as unconditioned space and exempted from the requirements of Section 9.36 since the storage garage may not be heated over substantial portions of the year. It is recommended that the building code should clarify the meaning of "substantial portions of the year" for those "semi-heated" spaces to promote consistency in enforcement.



R. J. Light, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. 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.