

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC and BOABC

File No: 12-0113

INTERPRETATION

Page 1 of 1

Interpretation Date:	April 17, 2018
Building Code Edition:	BC Building Code 2012
Subject:	Construction of building over Property Line
Keywords:	Property Line
Building Code Reference(s):	Division B, Appendix A-3.2.3.4.(1)

Question:

Is it permitted to construct a building over a Property Line?

Interpretation:

Yes (with condition).

As per the Division B, Appendix A-3.2.3.4.(1) "When a building spans a property line, constructing a party wall on the property line is not mandated by the Code, but subdividing the building at the property line is an option the owner can consider. The Code permits a building constructed on more than one property to be designed as a single undivided building, whether the properties have a common owner or not. However, if a subdividing wall is constructed on the property line within the building for the purpose of separating the two real estate entities and is shared by two different owners the wall would, by definition, be deemed a party wall. As such, this party wall would need to meet the construction requirements described above [see Appendix full text] depending on the building's occupancy classification and size.

A building that spans two or more properties, but that does not have a party wall at the property line, may need to address the Code requirements for party walls in the future."



R. J. Light, 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.