

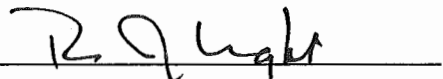
# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 12-0074**

**INTERPRETATION**

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Interpretation Date:	May 17, 2016
Building Code Edition:	BC Building Code 2012
Subject:	Height of Door Sill to Residential Balcony
Keywords:	Door sill, balcony,
Building Code Reference(s):	3.3.4.7.(1), 9.5.5.1., 9.8.4.1.(1)
<b>Question:</b>	<p>What is the maximum height of a door sill to a residential balcony within a dwelling unit before an additional step is required?</p>
<b>Interpretation:</b>	<p>In order to avoid water ingress at the entrance from the balcony to the living area of a dwelling unit quite often a step-over balcony door sill is provided. Part 3 and Part 9 of the BC Building Code are silent in prescribing a maximum step-over height of the door sill before an additional step or landing is required. The requirements in Sentence 9.8.4.1.(1) (referenced by Sentence 3.3.4.7.(1)) governing stair rise and run may be a reasonable approach to address the safety issues.</p> <p>Sentence 9.8.4.1.(1) allows a maximum of 200 mm for a stair riser within a dwelling unit. It is reasonable to use the same limitation for the step-over height for the door sill at the balcony.</p> <p>Even though a landing is not required attention should be paid to the width of the sill (including any baseboard heater installed along the side of the curb). Occupants may have difficulty stepping over a wide sill and may have to step on the sill. It is recommended that the sill shall not be more than 300 mm in width to facilitate the step over.</p> <p>If the occupants have to step on the sill for access then the minimum headroom of 1980 mm measured above the sill as per Table 9.5.5.1 must be maintained.</p> <p>Since the design of each door sill and the step over height may vary from project to project it is recommended that this situation should be discussed with the AHJ.</p> <p> R. J. Light, Committee Chair</p>
<p>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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>	
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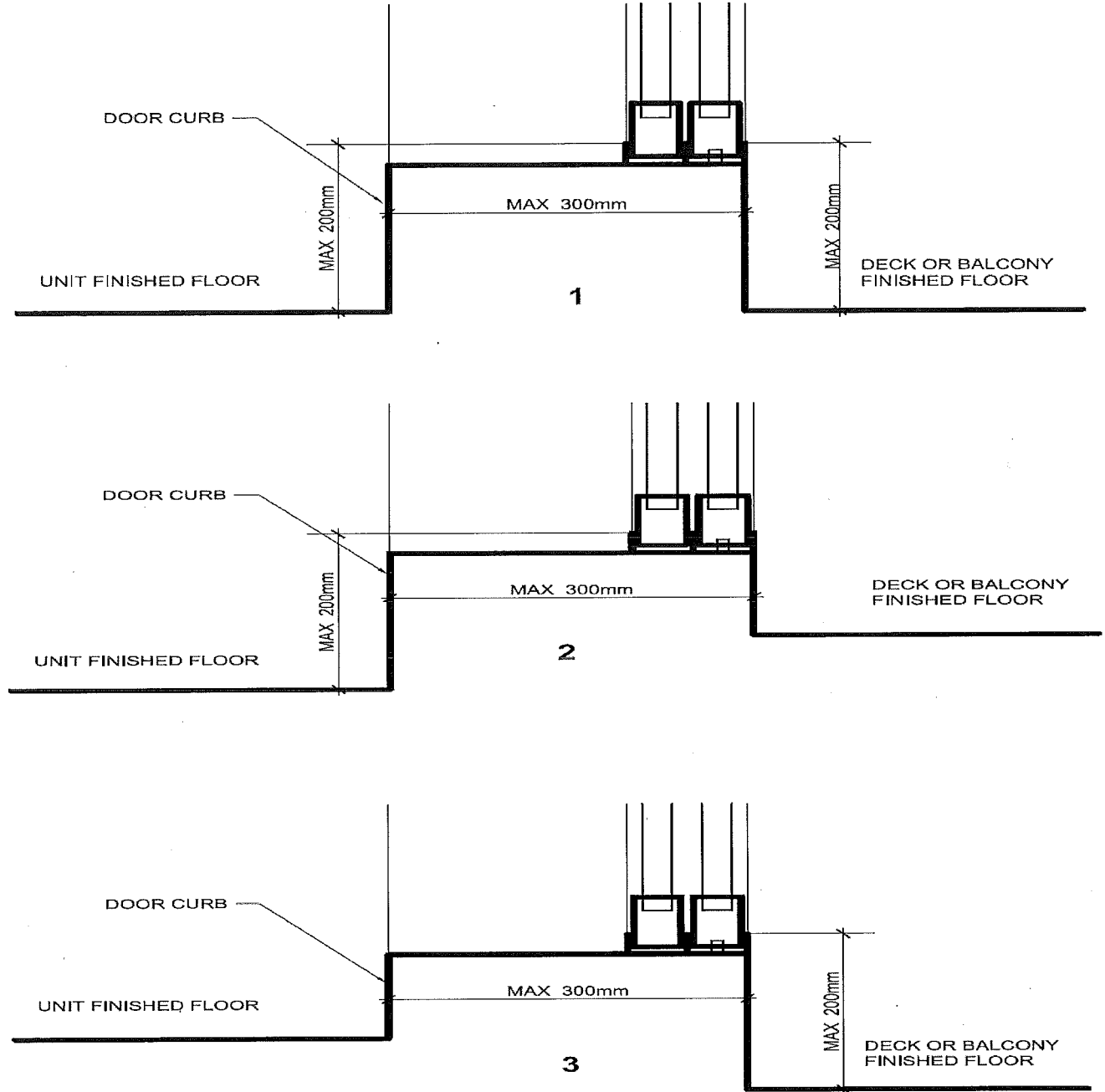
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