

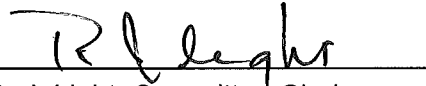
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0078

INTERPRETATION

Page 1 of 1

Interpretation Date:	May 17, 2016
Building Code Edition:	BC Building Code 2012
Subject:	Spatial Separation
Keywords:	Exposing Building Face, Fire Compartment, Interconnected Floor Space
Building Code Reference(s):	3.2.3.2, 3.2.8.2.(6)
Question:	<p>In a double-height first storey fire compartment that could accommodate a future interconnected floor space with no change to the applicable construction requirements as permitted by Sentence 3.2.8.2.(6), can the exposing building face be considered as two separate storeys (separate fire compartments) for spatial separation purposes, while it is still a single storey with no other floor levels?</p>
Interpretation:	<p>No.</p> <p>Sentence 3.2.3.2.(1) requires the area of an exposing building face to be the total area of an exterior wall facing in one direction measured from finished ground level to the uppermost ceiling, except as permitted by Sentences (2) and (3). Sentence 3.2.3.2.(2) allows an exposing building face to be the exterior wall of a fire compartment, provided the fire separations have a fire-resistance rating of not less than 45 min. Where there is an interconnected floor space in a building that is sprinklered throughout, Sentence 3.2.3.2.(3) allows the exposing building face to be determined by considering each storey as a separate fire compartment notwithstanding the openings through the floor assemblies.</p> <p>The exposing building face area cannot be based on a possible future interconnected storey. Where there is no additional storey, interconnected or otherwise, the exposing building face is required to be calculated for the fire compartment in accordance with Sentence 3.2.3.2.(2). In this case, the exposing building face is the applicable exterior wall area of the double-height first storey fire compartment.</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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