

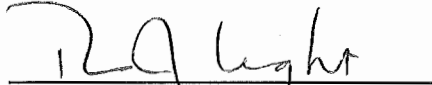
BC BUILDING CODE INTERPRETATION COMMITTEE

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

File No: 12-0088

INTERPRETATION

Page 1 of 1

Interpretation Date:	April 18, 2017
Building Code Edition:	BC Building Code 2012
Subject:	Mezzanines - means of egress
Keywords:	Mezzanines, means of egress, exits
Building Code Reference(s):	3.4.2.2.(3)
Question:	Are all mezzanines required to have direct access on the same level to at least 1 exit, based on Sentence 3.4.2.2.(3) ?
Interpretation:	<p>No.</p> <p>With the exception of Sentences 3.4.2.2.(2) and (3), Sentence 3.4.2.2.(1) requires all mezzanines to have means of egress leading to exits at that level, on the same basis as other types of floor areas (areas not classified as mezzanines).</p> <p>However, Sentence 3.4.2.2.(1) references 2 exceptions, as set out in Sentences (2) and (3). From this it is intended that if the conditions set out in Sentence (2) can be met, then Sentence (1) will not apply. In other words it is possible for the mezzanine not to be served by exits at the mezzanine level.</p> <p>Sentence 3.4.2.2.(3) is an additional referenced exception to Sentence (1), provided the mezzanine is permitted by Sentence 3.2.8.2.(1) not to terminate at a vertical fire separation. In this case it is possible to have a mezzanine not meeting Sentence (2), served by an exit at the mezzanine level and the other means of egress provided by a stair leading to the level below.</p> <p>The maximum travel distance provisions of 3.4.2.4 and 3.4.2.5 are still applicable.</p> <p>This is consistent with the publication "BC Building Code 2006 An Illustrated Guide to Code Changes and changes to Vancouver Building Bylaw 2007" pp 52-53.</p> <p>See also related past interpretations 12-0054 and 12-0065, and Building Code Appeal #1564.</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>	