

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 12-0130

INTERPRETATION

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Interpretation Date:	September 16, 2018
Building Code Edition:	BC Building Code 2012 (Book II: Plumbing Systems)
Subject:	Elevator Pit Drainage
Keywords:	Elevator Pit, Drainage, Oil Interceptor
Building Code Reference(s):	Book II - 2.4.3.6.(1), 2.4.4.3.(2), 2.5.5.2.

Question:

1. When is a drain required for an elevator pit?
2. When a drain is required, is the discharge required to be piped through an oil interceptor?

Interpretation:

1. The Building Code Interpretation Committee is not the appropriate body to answer this question. Technical Safety BC is the authority which oversees the installation of elevating devices in the Province and would therefore be the appropriate agency to answer this question. The Committee has attached a news item from Technical Safety BC (dated December 16, 2014) which may provide some guidance.
2. No, unless the elevator is hydraulically operated.

Sentence 2.4.3.6.(1) of the British Columbia Building Code (Book II: Plumbing Systems) requires that **where** a drain is provided in an elevator pit it must be connected directly to a sump located outside the elevator pit and that the drain pipe that connects the sump to the drainage system is provided with a backwater valve.

Sentence 2.4.4.3.(2) of Book II states "Where the discharge from a *fixture* may contain oil or gasoline, an oil *interceptor* shall be installed. (See Article 2.5.5.2. for venting requirements for oil *interceptors*.)"

It would be reasonable to conclude that since Sentence 2.4.3.6.(1) is included in the prescriptive requirements of Division B, Part 2 of Book II, there are circumstances where an oil interceptor is not required. If the elevating machinery is hydraulically operated an oil interceptor that drains to sanitary would be required.

This Interpretation is consistent with BC Building Code Interpretation #06-0098.



Patrick Shek, P.Eng., CP, FEC, 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.