

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0228

INTERPRETATION

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Interpretation Date:	January 17, 2023
Building Code Edition:	BC Building Code 2018
Subject:	Parcel Lockers in Residential Lobbies
Keywords:	Parcel, storage, lockers, mail, residential, lobbies
Building Code Reference(s):	3.3.4.3.(2)

Question:

In a multi-family residential building, is it permitted to have a parcel storage lockers, Canada Post mailboxes and Canada Post parcel boxes open to a residential entry lobby (i.e. no fire separation between such facilities and the lobby) when the lobby is not used as an exit?

Interpretation:

Yes

Sentence 3.3.4.3.(2) requires a fire separation with a 1 hour fire-resistance rating between a storage room that is provided for use of tenants in a residential occupancy.

Parcel storage lockers, Canada Post mailboxes and Canada Post parcel boxes are not considered to be "storage rooms" for the purposes of Sentence 3.3.4.3.(2) for the following reasons:

1. The parcel storage lockers and mailboxes are not for the tenant's personal use, like storage lockers in a parkade.
2. The tenants themselves do not place any contents in these lockers, other than possibly a returned parcel.
3. The parcel storage lockers and mailboxes are used for temporary placement of parcels, so there is no permanent storage within these facilities.
4. To improve security of the parcels, the current trend is to place the parcels in secured noncombustible parcel lockers. Various security measures are provided so the parcels are only available to the intended recipient. This method of storage is highly recommended not only for parcel security but also for fire safety.

Refer to BCAB Decision #1411r which states that Subsection 3.3.4. is limited to floor areas or parts thereof which contain residential occupancies. Refer to BCIC Interpretation 18-0161 for parcel rooms and parcel storage lockers in exit lobbies.



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.