

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0217

INTERPRETATION

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Interpretation Date:	December 13, 2022
Building Code Edition:	BC Building Code 2018
Subject:	Clearance for Lavatory
Keywords:	Lavatory, Clear Floor Space
Building Code Reference(s):	3.8.3.15.(1)

Questions:

Is the clear floor space at a lavatory as required by Clause 3.8.3.15.(1)(b) permitted to extend under the lavatory?

No, if designed to Section 3.8 of the BCBC.

Clause 3.8.3.15.(1)(b) requires a clear floor space in front of the lavatory, of not less than 920 mm wide by 1350 mm deep centred on the lavatory. This clear floor space is required to be in front of the lavatory, as stated in Clause 3.8.3.15.(1)(b).

Figure 3.8.3.11.-A of the Building Accessibility Handbook 2020 shows a washroom layout, with the clear floor area at a sink labelled in two different locations. In one of these locations, the clear floor area is shown in front of the sink but in the other location it extends under the sink which does not comply with Clause 3.8.3.15.(1)(b). However, Table 3.8.3.1 of the BCBC allows provisions of CSA B651 "Accessible Design for the Built Environment" to be applied on a line by line basis (refer to Interpretation 18-0008), as an alternative to the BCBC requirements. Article 6.2.3.1 of CSA B651 requires a clear floor space of 800 mm by 1350 mm, centred on the lavatory, and up to 480 mm of this space is permitted to extend under the lavatory.

Therefore, although not stated in the Building Accessibility Handbook, Figure 3.8.3.11.-A shows both options for compliance with requirements for clear space at a lavatory, i.e., the BCBC requirement and the CSA B651 requirement. Note that if the CSA B651 requirement is followed, all accessible washrooms in the building must conform with CSA B651. It is not permitted to mix the BCBC and CSA B651 requirements for washrooms, as stated in Interpretation 18-0008.



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.