

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0233

INTERPRETATION

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Interpretation Date:	February 21, 2023
Building Code Edition:	BC Building Code 2018
Subject:	Clearance of Cladding above Finished Ground
Keywords:	clearance, cladding, ground
Building Code Reference(s):	9.15.4.6.(1), 9.27.2.4.(1)

Question:

Sentence 9.27.2.4.(1) requires a clearance of not less than 200 mm between finished ground and cladding when the cladding is adversely affected by moisture.

If the cladding is not adversely affected by moisture, is 150 mm clearance required between finished ground and cladding as indicated in Sentence 9.15.4.6.(1)?

Interpretation:

No

Sentence 9.15.4.6.(1) requires exterior foundation walls to extend not less than 150 mm above finished ground level.

This Sentence does not govern the clearance between finished ground level and cladding when the cladding is not adversely affected by moisture.

The building code is silent on the minimum clearance between finished ground level and cladding when the cladding is not adversely affected by moisture.

Refer also to previous interpretation 98-0006 for reduced clearances when the exterior finished ground is hard surface paving.



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.