

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0131

INTERPRETATION

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Interpretation Date:	June 27, 2023
Building Code Edition:	BC Building Code 2018
Subject:	Principal Entrance and Access Route
Keywords:	Street, Access Route, Principal Entrance
Building Code Reference(s):	3.2.2.10.(1), 3.2.2.10.(2), 3.2.2.10.(3), 3.2.5.4.(1)(a), 3.2.5.5.(1), 3.2.5.6.(2),

Question:

1. Is the principal entrance to a building conforming to 3.2.2.50. or 3.2.2.58. required to be located within the 10% of the building perimeter that is within 15 m of a street or fire truck access route as per Sentence 3.2.2.10.(3)?
2. Is the fire truck access route to the principal entrance in accordance with 3.2.5.5.(1) required to be within 20 m vertically of the uppermost floor level for buildings conforming to 3.2.2.50. or 3.2.2.58.?

Interpretation:

1. No (with conditions).

Sentence 3.2.2.10.(1) requires that every building shall face a street located in conformance with the requirements of Articles 3.2.5.4. and 3.2.5.5. for access routes. Sentence 3.2.2.10.(2) permits a fire truck access route conforming to Subsection 3.2.5. to be considered as a street for the purposes of Subsections 3.2.2. and 3.2.5. A building can face a street or a fire truck access route.

Clause 3.2.5.4.(1)(a) requires a building, which is more than 3 storeys in building height or more than 600 sq.m. in building area, be provided with access routes for fire department vehicles to the building face having a principal entrance. The principal entrance can face a street or a fire truck access route.



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.

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Sentence 3.2.2.10.(3) requires that at least 10% of the perimeter of a building conforming to Articles 3.2.2.50 or 58 must be within 15 m of a street. If a building meets only the minimum requirement of the 10% of the perimeter facing a street and no other fire truck access route to the building is provided, the principal entrance must be within that 10% portion of the building perimeter. If there is a separate fire truck access route to the principal entrance then it is not required to be within that 10% portion.

Regardless of the location of the principal entrance on the building perimeter it needs to be between 3m and 15m from the street or fire truck access route as per 3.2.5.5.(1).

2. No.

The 20m height only applies to the 10% of the perimeter of a building that is within 15m of a street or a fire truck access route.

Sentence 3.2.5.6.(2) requires the access route described in Sentence 3.2.2.10.(3) to be within 20 m vertically of the uppermost storey.

The intent of the 20 m requirement is “to limit the probability that a firefighter’s hose stream will be unable to reach the roof” This refers only to the 10% of the building perimeter that is required to be within 15 m of a street and it does not apply to the principal entrance itself. Other portions of the street or the fire department vehicle access are not required to be within 20 m vertically of the uppermost level.

If the building faces two or three streets the 20 m requirement as per Sentence 3.2.5.6.(2) does not apply since the hose stream from the fire truck should be able to reach the roof of the building with improved fire truck access.



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