

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0259

INTERPRETATION

Page 1 of 2

Interpretation Date: July 19, 2023

Building Code Edition: BC Building Code 2018

Subject: Supervision of Valves Controlling Water Supply in a Standpipe System

Keywords: Supervision, Standpipe

Building Code Reference(s): 3.2.4.9

Question:

Where a valve controls water supply to a standpipe system, but the valve is not part of the standpipe system, is the valve required to be electrically supervised?

Yes.

Where a fire alarm system is required to have an annunciator, Sentence 3.2.4.9.(2) requires that, except for hose valves, all valves controlling water supplies in a standpipe system shall have an electrically supervised switch for transmitting a trouble signal to the annunciator in the event of movement of the valve handle.

There may be valves that control water supply to the standpipe system but that would typically not be considered as part of the standpipe system, such as valves in an exterior water entry chamber. Sentence 3.2.5.9.(1) refers to NFPA 14 "Installation of Standpipe and Hose Systems" for the design, construction, installation and testing of a standpipe system. NFPA 14 contains the following definition of a control valve:

3.3.20.1 Control Valve. A valve controlling flow to water-based fire protection systems. Control valves do not include hose valves, inspector's test valves, drain valves, trim valves for dry pipe, preaction and deluge valves, check valves, or relief valves.

It is clear from this definition that any valve controlling water flow to a water-based fire protection system, including a standpipe system, is considered to be a control valve regardless of the location of the valve.



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.

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0259

INTERPRETATION

Page 2 of 2

Therefore, any valve that controls water supplies in a standpipe system, including a valve that may not obviously be part of the standpipe system such as at an exterior water entry chamber, is required to be electrically supervised.

This is consistent with Building Code Appeal Board Ruling 1618 which dealt with supervision of valves controlling the supply of water for sprinklers. Although there are some differences in the wording of the BCBC requirements for supervision of standpipe system valves and of sprinkler system valves, they have a similar intent.



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.