

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0271

INTERPRETATION

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Interpretation Date:	September 22, 2023
Building Code Edition:	BC Building Code 2018
Subject:	Floor Drain Requirements for a Basement
Keywords:	Floor Drain, Basement
Building Code Reference(s):	9.16.3.3.(1), 9.31.4.3.(1)

Question:

Where a single-family dwelling has a basement which includes a service room which is not the lowest part of the basement,

1. can the required floor drain be located only in the service room or
2. is a floor drain required in the room that is at a lower elevation (for example a media room)?

Interpretation:

1. No.
2. Yes.

Sentence 9.16.3.3.(1) states that “when floor drains are required (see Section 9.31.), the floor surface shall be sloped so that no water can accumulate.”

Sentence 9.31.4.3.(1) states that “where gravity drainage to a sewer, drainage ditch or dry well is possible, a floor drain shall be installed in a basement forming part of a dwelling unit.”

The above BCBC references would then require a floor drain in the lowest elevation of the basement in the dwelling unit if connection to a gravity drainage system is possible. If this is not done it would not satisfy the requirement of Sentence 9.16.3.3.(1) which requires the floor surface to be sloped to the floor drain to avoid water accumulation.

The connection of the floor drain to a drainage system would need to be in conformance with the requirements of the BC Plumbing Code and the BCBC.



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.