


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0285

INTERPRETATION

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Interpretation Date:	November 21, 2023
Building Code Edition:	BC Building Code 2018
Subject:	Masonry and concrete chimneys and flues Clearances
Keywords:	Chimneys, clearances, combustibles
Building Code Reference(s):	9.21.5.1.(1), (2) and (3)
Question:	<p>Sentence 9.21.5.1.(1) regulates clearances between masonry or concrete chimneys and combustible framing. Does the combustible framing include paneling and any other combustibles?</p>
Interpretation:	<p>Yes.</p> <p>Sentence 9.21.5.1.(1) requires minimum clearances to any combustible framing and combustible materials.</p> <p>Drywall is not considered a combustible material for this Sentence, so it can encroach into the required clearances, but it cannot be used to reduce the minimum required clearances to combustible materials.</p> <p>The intent of this requirement is “to limit the probability that excessive heat transfer, by conduction or radiation, from masonry or concrete chimneys (especially during chimney fires) will lead to the ignition of combustible building components, which could lead to damage to the building”.</p> <p>Combustible framing in this context includes combustible studs, sheathing, floor joists or roof joists or other associated items required for structural support of the assembly.</p> <p>Sentences 9.21.5.1.(2) and (3) address separate conditions, measuring combustible elements beyond the combustible framing of Sentence (1).</p> <p></p> <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>
<p>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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>	