


# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, EGBC, BOABC**

**File No: 18-0290**

**INTERPRETATION**

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Interpretation Date:	January 16, 2024
Building Code Edition:	BC Building Code 2018
Subject:	Location of Drainage Pipe for an Exterior Foundation Wall
Keywords:	Drainage Pipe, Foundation Wall, Sub-surface Drainage
Building Code Reference(s):	9.14.2.1.(1), 9.14.3.3.(1)
<b>Question:</b>	<p>What is the installation requirement, regarding location relative to the bottom of the foundation wall, for the drainage pipe installed serving an exterior foundation wall?</p>
<b>Interpretation:</b>	<p>Sentence 9.14.2.1.(1) states that “Unless it can be shown to be unnecessary, the bottom of every exterior foundation wall shall be drained by drainage tile or pipe laid around the exterior of the foundation in conformance with Subsection 9.14.3. or by a layer of gravel or crushed rock in conformance with Subsection 9.14.4.”</p> <p>Sentence 9.14.3.3.(1) states that “Drain tile or pipe shall be laid on undisturbed or well-compacted soil so that the top of the tile or pipe is below the bottom of the floor slab or the ground cover of the crawl space.”</p> <p>Sentence 9.14.2.1.(1) does not provide any direction for the location of the required exterior foundation wall drainage, “bottom of the wall” being somewhat subjective, and directs the user to Subsection 9.14.3. which gives clear direction as to the height of the drainage pipe, that being the top of the pipe is installed so it is below the bottom of the floor slab.</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>	
<p>2024-02-12</p>	