

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0293

INTERPRETATION

Page 1 of 1

Interpretation Date:	January 16, 2024
Building Code Edition:	BC Building Code 2018
Subject:	Foundation Walls above Finished Ground Level
Keywords:	Foundation walls, slab on grade, finished ground level
Building Code Reference(s):	9.15.4.6.

Question:

For a Part 9 single dwelling unit where the ground floor level is slab on grade with a thickened slab to act as the foundation (i.e. there are no foundation walls), does the requirement of Article 9.15.4.6. to extend exterior foundation walls to not less than 150 mm above finished ground level apply?

Interpretation:

No (*but there are several other provisions that may apply*).

Article 9.15.4.6. only applies to exterior foundation walls.

If a building does not have exterior foundation walls, Article 9.15.4.6. does not apply.

There are several other requirements for slabs on grade which do apply:

- Article 9.14.1.3. requires drainage beneath floors on ground in accordance with Section 9.16.
- Article 9.14.6.1. requires site grading to prevent water from accumulating at or near the building.
- Article 9.16.1.2. requires floors on ground that support loads from the superstructure be designed to Part 4.
- Sentence 9.27.2.4.(1) requires a minimum clearance of 200 mm between finished ground level and any cladding that is adversely affected by moisture. Refer also to BCIC Interpretation 98-0006.



Patrick Shek, P.Eng., CP, FEC, Committee Chair

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