

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0295

INTERPRETATION

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Interpretation Date: January 16, 2024

Building Code Edition: BC Building Code 2018

Subject: Roof-top Service Room for Townhouse Unit

Keywords: Service Room, Roof-top, Storey

Building Code Reference(s): 3.2.1.1.(1)

Question:

In a Part 3 building, where a roof-top service room above a townhouse unit contains building services for only that townhouse and not for the other parts of the building, is it required to be considered as a storey in calculating building height?

Interpretation:

No.

Clause 3.2.1.1.(1)(a) states that a roof-top enclosure provided for a service room shall not be considered as a storey in calculating building height. The BCBC defines a service room as “a room provided in a building to contain equipment associated with building services”.

With respect to application of Clause 3.2.1.1.(1)(a), it does not matter whether the service room contains services for the entire building or for only part of the building such as a single townhouse unit. In this context, “building services” refers to the type of systems or equipment within the room and not to whether they serve any specific part of the building or the entire building. If the roof-top room complies with the definition of a service room, it is not required to be considered as a storey, regardless of how much of the building it serves.

Note that the rooftop enclosure is permitted to be used as a service room, but cannot be used for storage.



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

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