


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0004

INTERPRETATION

Page 1 of 1

Interpretation Date:	May 21, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Spatial Separation between dwelling units with storage garage
Keywords:	Dwelling unit, occupancy, spatial separation
Building Code Reference(s):	9.10.14, 9.10.15
Question:	<p>A property has two separate buildings. Both buildings fall within the scope of Part 9.</p> <p>The first building contains a dwelling unit on the second floor with a storage garage on the first floor, providing parking for both dwelling units.</p> <p>The second building is a dwelling unit but does not have an attached garage.</p> <ol style="list-style-type: none">1. Do spatial separation requirements of Subsection 9.10.15. apply to the first building?2. Do spatial separation requirements of Subsection 9.10.15. apply to the second building?
Interpretation:	<ol style="list-style-type: none">1. No. If the storage garage only serves the attached dwelling unit, it can be considered subsidiary to the residential use and can be considered as part of the dwelling. The parking located in the first building is intended to serve also the second building; therefore, the use is no longer subsidiary to the residential occupancy in the same building but rather an industrial occupancy. Since Subsection 9.10.15. cannot apply to industrial occupancy, Subsection 9.10.14. would apply to the first building.2. Yes. Since the second building only contains a dwelling unit; therefore, Subsection 9.10.15. would apply. <p></p> <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.