

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0034

INTERPRETATION

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Interpretation Date:	May 21, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Balcony Access in Adaptable Suites
Keywords:	Balcony, access, adaptable
Building Code Reference(s):	3.8.5., 3.3.1.7.(1)(c)
Question:	Is access for persons with disabilities required to balconies in adaptable suites?

Interpretation:

No (with some exceptions).

Subsection 3.8.5. does not require access for persons with disabilities to balconies serving an adaptable suite.

Note that if the adaptable suite is unsprinklered, Clause 3.3.1.7.(1)(c) does require an accessible path of travel to balconies in accordance with Sentence 3.3.1.7.(4).

This means that for adaptable suites within buildings that are sprinklered throughout, there are no restrictions in Subsection 3.8.5. on balcony size, balcony door threshold height or balcony door width. There may be restrictions in other parts of the code that do apply.

Note that adaptable requirements are temporary unrestricted matters with time limitations in the Building Act.

Local governments can adopt bylaws to require additional adaptable design features that are more than the building code requirements. Their bylaws cannot include less restrictive requirements than are required by the building code.

Check with the AHJ to determine if they have additional adaptable requirements within their community.



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

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.