


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0024

INTERPRETATION

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Interpretation Date:	July 16, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Plumbing Systems for Showers in Adaptable Suites
Keywords:	Adaptable suites, plumbing systems, showers
Building Code Reference(s):	3.8.5.7.(1)(d)(i), A-3.8.5.7.(1)(c) &(d)
Question:	<ol style="list-style-type: none">1. For the purposes of Article 3.8.5.7., does the term “plumbing systems” include all aspects of the plumbing system as defined in Article 1.4.1.2. of Division A?2. Must the initial installation of a shower in an adaptable dwelling unit include pressure equalizing mixing valve mounted on the opposite wall as per Clause 3.8.3.17.(1)(h) and handheld shower as per Clause 3.8.3.17.(1)(i)?
Interpretation:	<p>1. No.</p> <p>Sentence 3.8.5.7.(1)(d) requires that the “<i>plumbing system</i>” be designed to accommodate a future shower as per Sentence 3.8.3.17.(1) or a future bathtub per Sentence 3.8.3.18.(1).</p> <p>“<i>Plumbing system</i>” is defined in Article 1.4.1.2. of Division A as a drainage system, venting system and a water system or parts thereof.</p> <p>“Parts thereof” includes all other aspects of the plumbing system such as faucets, mixing valves, plumbing fixtures, etc.</p> <p>The Notes to Part 3 – A-3.8.5.7.(1)(c) & (d) clarifies that, for the purposes of Article 3.8.5.7., “<i>plumbing system</i>” means the water supply as well as drainage and venting system only. It does not include all plumbing components as defined in Article 1.4.1.2. of Division A for “<i>plumbing systems</i>”.</p> <p></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>	

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2. No.

As stated in the answer to question 1, “plumbing systems” with respect to Article 3.8.5.7. only includes water supply piping, drainage and venting system, and does not include mixing valves or handheld showers.

A rough in for the water supply piping for the future mixing valve and future hand-held shower must be provided as part of the initial installation in the location described in Clauses 3.8.3.17.(1)(h) and 1(i), but the installation of the mixing valve and hand-held shower can be provided when the adaptable suite is converted to include some accessible features as required by the homeowner.

The initial installation of a bathtub or shower must be installed in accordance with the Plumbing Code with a mixing valve and temperature control, but the location of this initial installation need not be in accordance with Clauses 3.8.3.17.(1)(h) or 3.8.3.18.(1)(e).

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

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