

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0028

INTERPRETATION

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Interpretation Date: July 16, 2024

Building Code Edition: BC Building Code 2024

Subject: Egress from Multi-Level Dwelling Units

Keywords: Exit, Egress, Dwelling Unit

Building Code Reference(s): 9.9.9.1

Question:

If a multi-storey dwelling unit in a Part 9 building complies with Sentence 9.9.9.1.(2) or (3), and it does not have a door to a public corridor, enclosed exit stair or exterior passageway, does it require an exterior exit door not more than 1.5 m above adjacent ground level?

Interpretation:

Yes.

Sentence 9.9.9.1.(1) states:

- 1)** Except as provided in Sentences (2) and (3), every *dwelling unit* containing more than 1 *storey* shall have *exits* or egress doors located so that it shall not be necessary to travel up or down more than 1 *storey* to reach a level served by
- an egress door to a *public corridor*, enclosed *exit stair* or exterior passageway, or
 - an *exit doorway* not more than 1.5 m above adjacent ground level.

Sentence 9.9.9.1.(2) allows the travel limit to exceed 1 storey in a non-stacked dwelling unit for a floor level with an openable exterior window meeting the criteria stated in that Sentence. Sentence 9.9.9.1.(3) allows the travel limit to exceed 1 storey where the floor level has direct access to a balcony.

Sentences 9.9.9.1.(2) and (3) allow different approaches for the vertical travel limit to the exterior exit or egress door to exceed 1 storey. They do not supersede or alter the other requirements of Sentence 9.9.9.1.(1). The exit door is still required to be a maximum height of 1.5 m above adjacent ground level.



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

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