

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0042

INTERPRETATION

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Interpretation Date:	September 24, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Camera as a door viewer
Keywords:	Door viewer, camera
Building Code Reference(s):	9.7.2.1.(1), 9.7.2.1.(2)

Question:

Does an electronic camera at an entry to a dwelling unit meet the requirements for a door viewer?

Interpretation:

No.

Sentence 9.7.2.1.(2) requires the main entrance doors to dwelling units shall be provided with a door viewer or transparent glazing in the door or a sidelight.

One of the intents from the 2015 National Building Code of Canada (NBCC) is to limit the probability of person unknowingly opening a door to an intruder, which could lead to unwanted entry, which could lead to harm to persons. In other words, occupants must be able to see who is at the door prior to opening it.

Products are available that can allow persons to view the exterior of their dwelling on their smart devices via a small camera near the door. While these products are convenient, the reliability and functionality of such products should be considered when satisfying Code requirements.

The use of such technology can be problematic as there could be conditions where the devices are not effective due to connectivity issues, power supply, or persons that are not technologically savvy. Although the wording "door viewer" is not specific to a peephole, this wording has been in the code for upwards of 20 years which predates the modern devices that are available today.

The assumption of the Code authors is to provide a means for the vast majority of people to view the exterior with minimal maintenance and without the need for special knowledge or devices.



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

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