


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0048

INTERPRETATION

Page 1 of 1

Interpretation Date:	September 24, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Sprinklers on top floor residential balconies
Keywords:	Sprinklers, balconies, open air
Building Code Reference(s):	3.2.5.12.(7), A-3.2.5.12.(7)
Question:	<p>Are sprinklers required on balconies that are open to the sky in buildings regulated by Articles 3.2.2.48., 3.2.2.51., 3.2.2.57. or 3.2.2.60 (i.e. up to 6 storey combustible buildings or up to 18 storey EMTC or noncombustible buildings)?</p>
Interpretation:	<p>Yes (with exception).</p> <p>Sentence 3.2.5.12.(7) states that all balconies that are deeper than 610 mm must be sprinklered when they are serving buildings regulated by Articles 3.2.2.48., 3.2.2.51., 3.2.2.57. or 3.2.2.60.</p> <p>This applies to all balconies, even when they have no balcony or roof overhang above them.</p> <p>As stated on the Notes to Part 3 – A-3.2.5.12.(7), the purpose of this requirement in combustible buildings up to 6 storeys or up to 18 storey EMTC or noncombustible buildings is to limit fire spread from exterior balconies to the roof assembly or to other parts of the building.</p> <p>The only exception to this requirement is when the balcony is less than 610 mm deep.</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>	