


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0049

INTERPRETATION

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Interpretation Date:	September 24, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Adaptable water closet encroachments
Keywords:	Water closet, wall hung sink, clearances
Building Code Reference(s):	3.8.5.7.(1)(a), 3.8.5.7.(1)(c), 3.8.3.12.(1)(b)
Question:	<p>Can a future wall hung sink in an adaptable dwelling unit bathroom encroach into the 900 mm x 1500 mm clear transfer space beside the water closet?</p>
Interpretation:	<p>Yes.</p> <p>Clause 3.8.5.7.(1)(a) states that a clear transfer space adjacent to a water closet be designed in accordance with Clause 3.8.3.12.(1)(b).</p> <p>Clause 3.8.3.12.(1)(b) requires a clear transfer space of 900 mm x 1500 mm beside the water closet.</p> <p>Clause 3.8.5.7.(1)(c) states that a plumbing system be designed to accommodate the future installation of a sink with knee clearance beneath it in accordance with Clauses 3.8.3.16.(1)(a) to (f) that does not impede the space for or use of other fixtures described in this Article.</p> <p>Subclause 3.8.3.16.(1)(c)(ii) permits the clear space in front of an accessible wall hung sink to encroach 430 mm beneath the sink.</p> <p>The Notes to Part 3 – A-3.8.3.7.(1)(b) indicates that a wall hung sink is permitted to encroach into the 900 mm x 1500 mm clearance in front of an accessible shower when the sink is located on the opposite side of the fold down bench in the shower. Refer to illustration below:</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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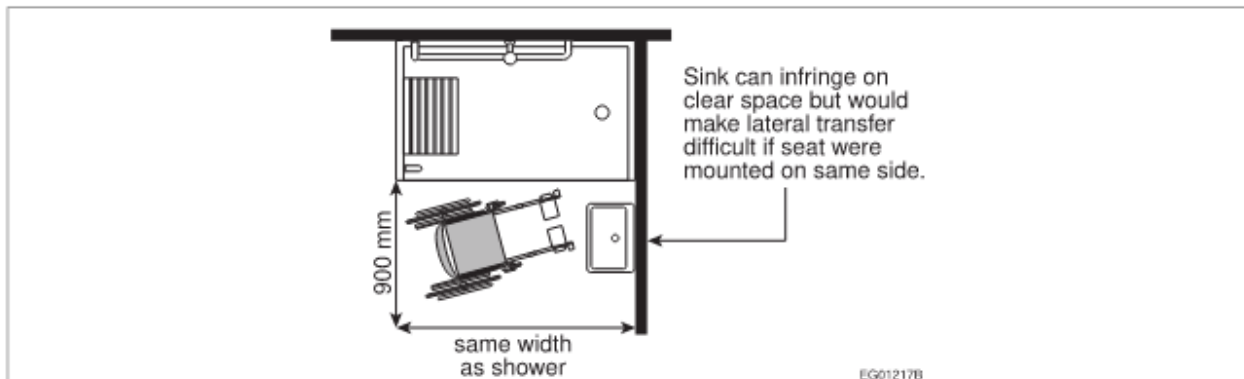


Figure A-3.8.3.17.(1)(b)

Shower design

It is interpreted that a similar encroachment of a future wall hung sink is permitted in the 900 mm x 1500 mm side clearance of the water closet when the sink is located on the opposite side from the water closet.

This is because the future wall hung sink does not impede the space for or use of the water closet. The occupant using the water closet will have the back of their wheelchair facing the back of the wall behind the water closet, so their knees and feet can extend beneath the sink for distance of 430 mm per Clause 3.8.3.16.(1)(e).

So, the wall hung sink can encroach up to 430 mm into the required 900 mm x 1500 mm transfer space beside the water closet.

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

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