

# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, EGBC, BOABC**

**File No: 24-0050**

**INTERPRETATION**

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Interpretation Date: October 15, 2024

Building Code Edition: BC Building Code 2024

Subject: Group A Division 2 Occupancy in an Article 3.2.2.60 Building Without Group D Occupancy

Keywords: Group A Division 2, Combustible Construction, Group D

Building Code Reference(s): 3.2.2.60., 3.2.2.26,

## Question:

Can Article 3.2.2.60. be applied to a 2 storey building of Group A Division 2 major occupancy, where the building has no Group D major occupancy?

## Interpretation:

No.

Article 3.2.2.60. allows a 6-storey building of Group D major occupancy to be of combustible construction, with a maximum allowable building area of 9000 m<sup>2</sup> for a 2 storey building. A Group A Division 2 major occupancy is permitted below the third storey.

This is inconsistent with Article 3.2.2.26. for a building of Group A Division 2 major occupancy, which permits a maximum building area of only 2400 m<sup>2</sup> for a sprinklered 2 storey building of combustible construction. It does not allow combustible construction of an A2 major occupancy in a building of more than 2 storeys.

For example, Article 3.2.2.60. permits a maximum building area of 4500 m<sup>2</sup> for a 4 storey building. If a 2 storey building of A2 major occupancy has a building area of 4500 m<sup>2</sup>, noncombustible construction is required by Article 3.2.2.26. However, if 2 storeys of Group D major occupancy of the same area are added on top, the A2 occupancy in the larger building would now be permitted by Article 3.2.2.60. to be of combustible construction.



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

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 *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

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There are similar inconsistencies in the BCBC requirements that have been introduced in recent years to allow 6 storey buildings of Group C major occupancy, and encapsulated mass timber buildings of Group C and Group D major occupancy. While it may seem logical to apply Article 3.2.2.60. for larger 2 storey combustible buildings of A2 occupancy, this is not specifically permitted by the BCBC. Application of Article 3.2.2.60. requires that the building have a Group D major occupancy on at least 1 storey.

Applying Article 3.2.2.60. to a building of Group A Division 2 major occupancy, with no Group D major occupancy, would require an alternative solution and acceptance by the authority having jurisdiction.



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