


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0039

INTERPRETATION

Page 1 of 3

Interpretation Date:	September 24, 2024
Building Code Edition:	BC Building Code 2024
Subject:	Access for Part 9 Apartment Buildings
Keywords:	Access, Part 9, Apartment
Building Code Reference(s):	9.5.2.1., 9.5.2.3.(1) & (2), 3.8.2.1., 3.8.5.1.(1),
Question:	<p>For a 3 storey Part 9 apartment building that does not have any common facilities on the storeys other than the accessible entrance level, is an elevator required to provide access to storeys above the accessible entry level?</p>
Interpretation:	<p>No.</p> <p>Sentence 3.8.5.1.(1) of the BCBC 2024 requires all one storey dwelling units in Part 3 buildings to be adaptable when they are served by an accessible interior public corridor and an accessible common building entrance.</p> <p>Article 3.8.2.1. waives all accessible and adaptable requirements to buildings with dwelling units such as detached houses, semi-detached houses, houses with secondary suites, duplexes, triplexes, townhouses, row houses and boarding houses.</p> <p>Article 9.5.2.1. requires every Part 9 building to be designed in accordance with Section 3.8, except as provided in Articles 9.5.2.3. (for apartment buildings) and 3.8.2.1. as described above.</p> <p>Except as permitted by Sentence (2), Sentence 9.5.2.3.(1) requires apartment buildings to provide access to all common spaces on the accessible entrance storeys and within all other common spaces on other above or below grade storeys including common rooftop occupancies serving adaptable units (private dwelling unit rooftop occupancies are exempt).</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>	

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Page 2 of 3

Sentence 9.5.2.3.(2) waives the requirement for access to above or below grade storeys in a 3 storey apartment building if the building does not have an elevator, and the building does not have any **“common facilities”** on the above or below grade storeys that are not also provided on the accessible storey (i.e. Level 1).

Note that public corridors on Levels 2 & 3 that only serve dwelling units are not considered to be **“common facilities”** for the purposes of Sentence 9.5.2.3.(2).

Elevators for Part 9 apartment buildings are optional as described below:

An elevator is mandatory if the following conditions apply:

- The building contains common facilities on any above or below grade storeys that are not also provided on the accessible entrance storey (this includes common rooftop occupancies, accessible parking stalls, residential storage rooms, bike locker rooms, common garbage/refuse rooms).
- Note that Clause 3.8.2.3.(2)(h) does not require access to parking storeys if they do not contain any accessible parking stalls, provided such storeys do not contain other common facilities such as residential storage rooms or bike locker rooms.

If an elevator is provided to a storey that contains dwelling units that are served by an interior public corridor, the following conditions apply:

- Every one storey dwelling unit on such storey must be designed as an adaptable dwelling unit per Subsection 3.8.5.,
- Accessible path of travel on such storey is required to every one storey adaptable dwelling unit and to every common facilities.

If an elevator is not provided to a storey, the following conditions must apply:

- The storey cannot contain any common facilities that are not already provided on the accessible entrance storey.
- Every one storey dwelling unit on the accessible entrance must be designed as an adaptable dwelling unit per Subsection 3.8.5.
- Every dwelling unit on storeys that are not served by an elevator need not be provided with an accessible path of travel and need not be designed as an adaptable dwelling unit per Subsection 3.8.5.



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

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INTERPRETATION

Page 3 of 3

Refer to Technical Bulletins issued by BSSB for the implementation date of the adaptable suite requirements in Subsection 3.8.5.

Refer also to local government bylaws with respect to adaptable suite requirements that are unique to their locale.



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