


# BC BUILDING CODE INTERPRETATION COMMITTEE

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

**File No: 24-0056**

**INTERPRETATION**

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Interpretation Date:	January 21, 2025
Building Code Edition:	BC Building Code 2024
Subject:	Open area beneath mezzanine
Keywords:	Mezzanine, open area
Building Code Reference(s):	3.2.1.1.(3), 3.2.1.1.(4), 3.2.1.1.(7), A-3.2.1.1.(3)(a)
<b>Question:</b>	<p>If the floor area below a mezzanine is enclosed, does this restrict the maximum size of a mezzanine that is not considered as a storey in building height when applying the exemption in Clause 3.2.1.1.(3)(a)?</p>
<b>Interpretation:</b>	<p>Yes.</p> <p>For many years the requirements in BCBC for mezzanine to not be considered as a storey were different than those in NBC.</p> <p>Clause 3.2.1.1.(3)(a) of the 2018 BCBC would require “not less than 60% of the horizontal plane separating the mezzanine from the room or floor space in which it is located is open”. The enclosing of space below the mezzanine did not affect the permitted area of the mezzanine.</p> <p>In order to harmonize with 2020 NBC, Clause 3.2.1.1.(3)(a) of 2024 BCBC was changed that “the space above a mezzanine need not be considered as a storey in calculating the building height, provided the aggregate area of mezzanines that are not superimposed does not exceed 40% of the “<b>open area</b>” of the room in which they are located. (see Note A-3.2.1.1.(3)(a))”</p> <p>Note A-3.2.1.1.(3)(a) clarifies that the permitted area of the mezzanine is to be based on the open area of the floor below. Any enclosed space directly below the mezzanine or within the open area beyond the mezzanine must be deducted from the area of the overall space before applying the percentage allowance. Refer to the sketch on Page 2.</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>	

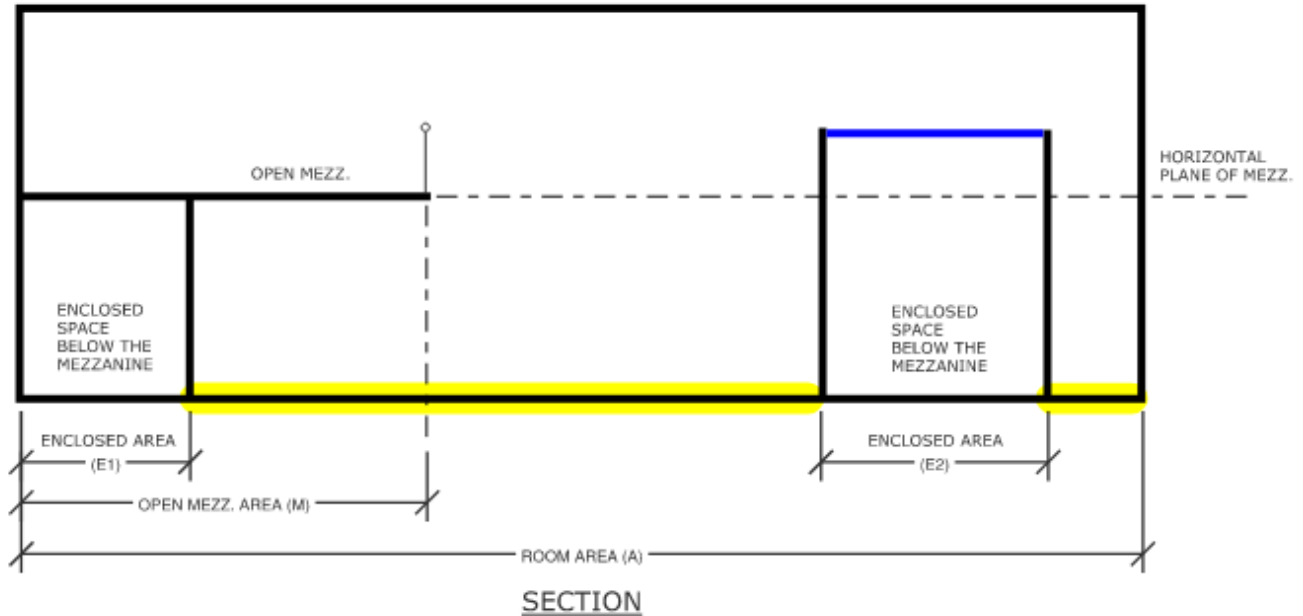
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 COVER OF ENCLOSED SPACE (I.E., T-BAR CEILING)

 OPEN AREA =  $A - E1 - E2$

MAX. OPEN MEZZ. AREA (M) =  $0.4 * \text{OPEN AREA}$

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

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