


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0066

INTERPRETATION

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Interpretation Date:	January 20, 2025
Building Code Edition:	BC Building Code 2024
Subject:	Separate dwelling unit exposing building face
Keywords:	Demising wall, roof, unprotected openings, exposing Building face, spatial separation
Building Code Reference(s):	9.10.8.1., 9.10.8.2. 9.10.12.2.(1), 9.10.14, 9.10.15.
Question: A two-storey addition to an existing single-storey unsprinklered house has been proposed to create an additional dwelling unit with a 1 hr fire-rated suite separation. The exterior wall of the second level of the addition faces and overlooks the existing single storey dwelling unit, and contains a large window and deck (see sketch). 1. Is the second floor exterior wall considered an exposing building face? 2. Are the windows in the second floor exterior wall required to be protected?	
Interpretation: 1. Yes. The exterior wall of the new two storey addition meets the Building Code definition of an exposing building face. 2. No, with conditions. The windows are required to be protected if the unprotected window area exceeds the permitted area within the spatial separation and exposing building face calculations of Section 9.10.14 or 9.10.15.  <hr/> Patrick Shek, P.Eng., CP, FEC, Committee Chair	
<small>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.</small>	

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Sentence 9.10.12.2.(1) also requires the windows be protected if the adjacent dwelling unit is unsprinklered, and contains a skylight within 5m horizontally of the windows.



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

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