


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0085

INTERPRETATION

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Interpretation Date:	April 15, 2025
Building Code Edition:	BC Building Code 2024
Subject:	Adaptable Dwellings Served by Exterior Doors only
Keywords:	Adaptable dwellings, exterior passageway, exterior door
Building Code Reference(s):	3.8.2.1.(1)(a), 3.8.2.2., 3.8.2.3., 3.8.5.1.(1)(a).
Question: Are one-storey dwelling units in a multi-family building served only by accessible exterior passageway or by exterior doors at grade required to be adaptable as per Clause 3.8.5.1.(1)(a)?	
Interpretation: No (with conditions). As per Clause 3.8.5.1.(1)(a) adaptability requirements only apply to one-storey dwelling units served by an accessible interior public corridor and an accessible common building entrance, as required to be accessible by Articles 3.8.2.2. and 3.8.2.3. Clause 3.8.2.1.(1)(a). exempts townhouses and row houses from accessibility requirements. Even though those dwelling units are served by accessible exterior exit passageway or exterior doors at grade, they are not required to be accessible or adaptable. Clause 3.8.2.1.(1)(a) does not exempt multi-family buildings such as apartments from accessibility requirements. Sentence 3.8.5.1.(1)(a) only requires those one storey dwelling units served by an accessible interior public corridor in apartments to be adaptable. Those units that served only by accessible exterior exit passageway or by exterior doors at grade are not required to be adaptable.	
 _____ 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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Note that in the 2018 BCBC, Clause 3.8.5.1.(1)(a) requires those one-store dwelling units in multiple unit residential occupancy served by interior corridors or exterior passageways to be adaptable.

Please refer to the Province of BC technical bulletins at <https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/bc-codes/technical-bulletins> for further clarification of the required number of adaptable units, and the timing of application of the requirements.



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

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