

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0060

INTERPRETATION

Page 1 of 1

Interpretation Date: December 10, 2024

Building Code Edition: BC Building Code 2024

Subject: Fire-Resistance Rating of Balcony Structure and Roof Over Balcony

Keywords: Fire-Resistance, Balcony, Roof

Building Code Reference(s): 3.2.2.11, 3.2.2.51

Question:

In a 5 storey multi-unit residential building of combustible construction:

1. Does the balcony structure require a fire-resistance rating?
2. Does the roof over the uppermost balconies require a fire-resistance rating?

Interpretation:

1. No.

Sentence 3.2.2.11 requires an exterior balcony to be constructed in accordance with the type of construction required by Articles 3.2.2.20 to 3.2.2.92 as applicable to the occupancy classification of the building. This refers only to the type of construction, not to the fire-resistance rating. The BCBC does not require a fire-resistance rating for exterior balconies provided there is no enclosed living space beneath the balcony.

2. Yes.

Under Article 3.2.2.51, which permits a Group C (residential) major occupancy of combustible construction up to 6 storeys, roof assemblies require a fire-resistance rating not less than 1 h. There is no exception for roofs that extend over balconies.



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.