

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0096

INTERPRETATION

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Interpretation Date:	July 15, 2025
Building Code Edition:	BC Building Code 2024
Subject:	Spatial Separation for Accessory Buildings
Keywords:	Spatial separation, accessory building, garage, carport, exposing building face, glazed openings
Building Code Reference(s):	9.10.14.1.(1), (2); 9.10.14.4.(10), (11); 9.10.14.5.(4),(5),(7); 9.10.15.1.(1); 9.10.15.4.(6); 9.10.15.5.(4), (6); 9.35.2.1.

Question:

Do the requirements for spatial separations in Subsection 9.10.14. apply to detached garages or accessory buildings serving a single-family dwelling?

Interpretation:

Yes.

Subsection 9.10.14. applies to detached garages or accessory buildings serving a single-family dwelling (except detached carports serving one dwelling unit).

In the first edition of 2012 BCBC, Subsection 9.10.14. regulated spatial separation for detached garages or accessory buildings serving a single-family dwelling unit. Subsequently, it was changed to Subsection 9.10.15. by way of Minister Order M290. It remained the same in 2018 BCBC. This was explained in Interpretation 12-0011 and 12-0075.

In order to harmonize with 2020 NBC, the 2024 BCBC reverted back to the wording similar to 2012 BCBC that Subsection 9.10.14. regulates spatial separation for all detached garages or accessory buildings including those that serve one dwelling unit. The applicable Sentences are 9.10.14.4.(10) and (11); and 9.10.14.5.(4), (5) and (7).



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.

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Sentence 9.10.14.1.(2) was added to the 2024 BCBC such that Subsection 9.10.15. regulates detached carports conforming to Section 9.35. that serve not more than one dwelling unit while all other carports including those that serve a duplex would be regulated by Subsection 9.10.14. The applicable Sentences are 9.10.15.4.(6), 9.10.15.5.(4) and (6). All other carports including those that serve a duplex would be regulated by Subsection 9.10.14.

Although Subsections 9.10.14. and 9.10.15. do not specifically mention carport in the requirements, it is interpreted that a carport can be considered as a garage or an accessory building without any exterior walls; therefore, all other carports shall comply with the appropriate requirements for accessory buildings unless specifically noted in Sentence 9.10.14.1.(2).



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