

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0099

INTERPRETATION

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Interpretation Date: September 16, 2025

Building Code Edition: BC Building Code 2024

Subject: Braced Wall Panels for Detached Garage

Keywords: Braced wall panel, detached garage

Building Code Reference(s): 9.23.13.10., 9.35.1.2.(1), 9.35.4.3.

Questions:

Is a detached garage serving a single dwelling unit required to have braced wall panels when it is less than 55 m² in area and located in an area where the seismic design parameter S_{max} is greater than 1.2?

Interpretation:

Yes.

Sentence 9.35.1.2.(1) states that the construction of a garage or carport which serves a single dwelling unit must comply with Part 9 except as provided by Section 9.35.

Sentence 9.35.3.1.(2) permits detached garages that serve a single dwelling unit and that are less than 55 m² in floor area to be supported on mud sills or 100 mm thick concrete floor slabs.

9.23.13.10.(1)(a) and (3) waive the requirement for braced wall panels in detached garages serving a single dwelling unit when the walls do not support a floor and the seismic design parameter S_{max} is less than 1.2.

Section 9.35. does not provide any exceptions to waive the requirements for wall braces as described in Subsection 9.23.13. when the seismic design parameter S_{max} is greater than 1.2, so based on Sentence 9.35.1.2.(1), braced wall panels are required.



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

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