


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0114

INTERPRETATION

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Interpretation Date:	July 15, 2025
Building Code Edition:	BC Building Code 2024
Subject:	Roof soffit
Keywords:	Soffit, limiting distance, property lines
Building Code Reference(s):	9.10.15.5.(11)
Question:	<p>Sentence 9.10.15.5.(11) applies where roof soffits project to less than 1.2m of a property line or an imaginary line between two buildings on the same property. Do the requirements for soffit construction only apply to the portion of soffit within 1.2m?</p>
Interpretation:	<p>Yes.</p> <p>Only the portion of roof soffit that projects within 1.2m will be subject to the soffit construction requirements of Sentence 9.10.15.5.(11).</p>
<p> _____ Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>	
<p>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.</p>	
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