


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0163

INTERPRETATION

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Interpretation Date:	April 21, 2026
Building Code Edition:	BC Building Code 2024, Book II: Plumbing Systems (BCPC) and BC Building Code Book I: General
Subject:	Horizontal Dry Vent
Keywords:	Dry Vent, Horizontal, Flood Level Rim
Building Code Reference(s):	2.5.6.2.(1), 2.5.6.2.(2), 2.5.6.4.(1)
Question:	<p>Can a vent for an individual fixture (other than a wet vent) run horizontally below the flood level rim of the fixture it is serving?</p>
Interpretation:	<p>No (except in certain circumstances).</p> <p>Sentence 2.5.6.2.(1) states that “vent pipes shall be installed in a nominally vertical position where it is practical to do so”. In most cases, it is “practical” to design a drainage and venting system to vent fixtures within the prescriptive requirements of Sections 2.4. and 2.5.</p> <p>There may be some situations which prohibit installing a dry vent nominally vertical, such as structural obstructions or large rooms without walls to conceal piping, which may be acceptable. These situations should be evaluated on a case-by-case basis in discussion with the authority having jurisdiction (AHJ).</p> <p>In addition, Sentence 2.5.6.4.(1) requires that every vent pipe, except for a wet vent, extend above the flood level rim of every fixture that it serves before being connected to another vent pipe. The design must also take this into account.</p> <p>It is also important to note that should a horizontal dry vent be permitted, the connection of the vent must be above the horizontal centre line of the sanitary drainage pipe.</p> <p></p> <hr/> <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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For further information see BCIC Interpretation #98-0055 and POABC Interpretation #5062 below.



PLUMBING OFFICIALS' ASSOCIATION OF BC

POABC INTERPRETATION

Manual Reference Section:	5	1998 Code Ref.:	Sentences
Date:	June 08,2001	7.5.6.2[2] , 7.5.6.4. [1]	
No. P.O.A.:	5062	Clause 7.5.6.2. [1] [b]	

Questions:

The 1992 BCPC stated in Sentence 5.6.4.[1] that a vent pipe shall extend vertically not less than 150mm above the flood level rim of the fixture served before running horizontal or being connected to another vent.

In the 1998 BCBC Sentence 7.5.6.4. [1] the phrase "before running horizontal" has been deleted and only references connecting to another vent.

Therefore, can an individual vent from a fixture like a kitchen sink run horizontally prior to extending vertically to or above the flood level rim of the fixture?

Interpretation: NO , in most installations a vent can be installed in accordance with Clause 7.5.6.2.[1] [b] which states "Every vent pipe shall be installed in the NOMINALLY VERTICAL position where it is practical to do so". This indicates that except for isolated cases in renovations, flat dry vents below the flood level rim of the highest fixture served are not necessary or acceptable .

Other supporting sentences of the concerns are found in:

Sentence 7.5.6.4.[1] requires the vent to be extended above the fixture served before connecting to another vent and Sentence 7.5.6.2. [2] requires a vent other than a Wet Vent be connected above the horizontal.

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Approved	VIPCC	JS - BY FAX	LMPCC	
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Patrick Shek, P.Eng., CP, FEC, Committee Chair

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