

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0168

INTERPRETATION

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Interpretation Date: April 21, 2026

Building Code Edition: BC Building Code 2024

Subject: Unlimited Unprotected Openings in an Open-Air Storage (Parking) Garage Exterior Wall

Keywords: Storage Garage, Unprotected Openings

Building Code Reference(s): 3.2.3.10.(1), 9.10.14.4.(8)

Question:

Where an open-air storage garage is permitted to have unlimited unprotected openings in an exterior wall with a limiting distance of 3 m, is the entire building required to be an open-air storage garage?

Interpretation:

No.

Sentence 3.2.3.10.(1) permits an exposing building face in an open-air storage garage with all storeys constructed as open-air to have with unlimited unprotected openings, provided the limiting distance is at least 3 m. Sentence 9.10.14.4.(8) has a similar requirement for Part 9 buildings.

In the BCBC, storage garage is defined as follows:

Storage garage means a building or part thereof intended for the storage or parking of motor vehicles and containing no provision for the repair or servicing of such vehicles. (See Note A-1.4.1.2.(1).)

This definition refers to a building "or part thereof". Sentences 3.2.3.10.(1) and 9.10.14.4.(8) state that the open-air storage garage (not the entire building) is required to have all storeys constructed as open-air storeys. Based on the BCBC definition, the storage garage can be limited to the "part thereof" where the storage garage is located. Sentences 3.2.3.10.(1) and 9.10.14.4.(8) do not require other storeys to be open-air.



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

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