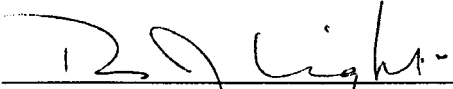


**BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC**

INTERPRETATION		
Interpretation Date:	January 16, 2002	File No.: 98-0038
Building Code Edition:	BC Building Code 1998	
Subject:	Requirements for a fire alarm system in townhouses	
Keywords:	Townhouses, fire alarm system	
Building Code Reference(s):	3.2.4.1.(1); 3.2.4.1.(3)(4) &(5)	Page No.: 1 of 1
Question:		
<p>Is a fire alarm system required to be installed in a sprinklered <i>building</i> complying with the exemptions set out in Sentence 3.2.4.1.(3)(4) & (5)? eg. Ground level townhouses with not more than 4 <i>dwelling units</i>.</p>		
Interpretation:		
<p>Answer: Yes</p> <p>Sentence 3.2.4.1.(1) states that: "a fire alarm system is required to be installed in a <i>building</i> in which an automatic sprinkler system is installed."</p> <p>It is interpreted that Sentence 3.2.4.1.(1) applies to all sprinklered <i>buildings</i>.</p> <p>Even though the <i>building</i> may not require a sprinkler system per Subsection 3.2.2. requirements, installing a sprinkler system will allow other building code requirements/credits to apply (eg. Spatial separation, construction, egress, etc.). Therefore, the exemption given in Sentence 3.2.4.1.(3)(4) & (5) applies only to non-sprinklered <i>buildings</i>.</p>		
 <hr/> R.J. Light, Committee Chair		
<p>The views expressed are the consensus of the joint committee of AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. 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>		