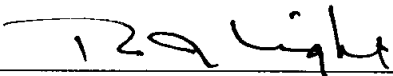


**BC BUILDING CODE INTERPRETATION COMMITTEE  
AIBC, APEGBC, BOABC, POABC**

<b>INTERPRETATION</b>		
Interpretation Date:	May 15, 2002	<b>File No:  98-0050</b>
Building Code Edition:	BC Building Code 1998	
Subject:	Clearance from ground level to stucco cladding	
Keywords:	Moisture susceptible cladding, clearance	
Building Code Reference(s):	9.28.1.4.(1), 9.27.2.3.(1)	Page: 1 of 1
<p><b>Question:</b></p> <p>What is the required clearance between finished ground level and stucco cladding when:</p> <ul style="list-style-type: none"> <li>a) the finished ground level is hard surface material such as pavement</li> <li>b) the cladding is undercover and protected from the elements</li> </ul>		
<p><b>Interpretation:</b></p> <ul style="list-style-type: none"> <li>a) This issue was previously dealt with under Interpretation #98-0006. The minimum clearance between hard surfaced pavement and moisture susceptible cladding is 50 mm [similar to the clearance required for roofs under Sentence 9.27.2.3.(1)].</li> <li>b) The code does not recognize any relaxation for moisture susceptible cladding that is undercover and protected from the elements. If the finished ground level is something other than a hard surface material, then the minimum clearance between the stucco cladding and the finished ground level is 200 mm per 9.28.1.4.(1)</li> </ul> <p>Note as per 9.28.1.4.(1) that if the stucco is applied directly to concrete or masonry, then the minimum clearances noted above do not apply.</p> <p>Note that rainscreen stucco is not considered to be applied directly to concrete or masonry when it is attached to furring strips. Therefore such rainscreen stucco is subject to the minimum clearance requirements of items (a) and (b) as noted above.</p>		
		
<p>R.J. Light, Committee Chair</p>		
<p><small>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 Authority Having Jurisdiction. The views of the joint committee should not be construed as legal advice.</small></p>		