

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

File No: 98-0070

INTERPRETATION

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Interpretation Date: September 17, 2003

Building Code Edition: BC Building Code 1998

Subject: Application of Section 3.8 to heli-ski lodge addition

Keywords: Access for Persons with Disabilities, Barrier Free, Ski Lodge, Addition

Building Code Reference(s): 3.8.2.1., 3.8.4., 9.5.2.1

Question:

A large addition (consisting of 20 guest rooms with meeting room/stretching room and support facilities such as laundry, guides office and storage) is planned for a remote ski lodge whose guests are typically flown in by helicopter.

Can the requirements for barrier free access (such as elevator) be relaxed in this situation?

Interpretation:

Depending on the configuration, size of addition, and specific occupancies of this building, the exemptions to barrier free access as described in Subsection 3.8.4. provisions can be considered if applicable.

If no Building Code exemptions under Subsection 3.8.4. can be applied, and an elevator or other such means of traveling between levels is found to be mandatory, then such Building Code provisions cannot be relaxed.

It is noted that the operation of the Ski Lodge appears to be similar to that of hotel/motel premises, rather than as described in Clauses 3.8.2.1.(2)(c) & (d) for residential accommodation. Therefore the hotel/motel premises are subject to access provisions for persons with disabilities. It should also be noted that persons with disabilities are also known to use ski-facilities.

However, depending on the specific circumstances, an application for equivalency can be made to the local Authority Having Jurisdiction.



R. J. Light, Committee Chair

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