

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

File No: 98-0134

INTERPRETATION

Page 1 of 1

Interpretation Date:

June 21, 2005

Building Code Edition:

BC Building Code 1998

Subject:

Separation of exits and access to exits for corridors serving residential suites

Keywords:

exits; public corridor

Building Code Reference(s):

3.3.1.3.(8)., 3.3.1.3.(9).; 3.4.2.3.

Question:

Multiple residential suites are proposed for a typical floor level of the residential component within a multi-storey, mixed-use building. Several public corridor and exit stair configurations are possible. Sentence 3.3.1.3.(9) states that from the point the suite egress door opens onto a public corridor it shall be possible to go in opposite directions to each of 2 separate exits. Article 3.4.2.3 requires exits to be separated from each other by at least half the maximum diagonal distance of the floor area but need not be more than 9 m for a floor area having a public corridor.

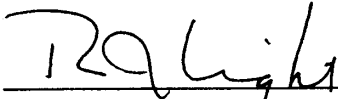
1. Does providing a public corridor and at least 2 exits (complying with Sentence 3.3.1.3.(9) and Article 3.4.2.3) assure that the means of egress design complies with the Building Code?
2. What mechanism is available to confirm the interpretation of the building code as it applies to a specific design?

Interpretation:

1. No.

All applicable building code requirements need to be considered to evaluate a specific design. For example, travel distance, dead end conditions and configuration of the public corridor ought to be considered in the evaluation of the compliance of the design.

2. Where there is a dispute between a building official and a designer regarding the interpretation of the building code as it applies to a specific design the building officials decision may be appealed to the British Columbia Building Code Appeal Board (BCAB).



R. J. Light, Committee Chair