

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

**File No: 06-0033**

**INTERPRETATION**

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Interpretation Date: June 17, 2008

Building Code Edition: BC Building Code 2006

Subject: Laundry facilities in storage garage

Keywords: Laundry facilities, storage garage, air barrier system, dwelling unit

Building Code Reference(s): 9.10.9.16.(4), 9.10.13.15.

**Question:**

1. Can a washer and dryer be located in a storage garage serving a dwelling unit?
2. If so, should these appliances be located in a fume-sealed closet separated from the storage garage?

**Interpretation:**

1. Yes.

Washer and dryer can be located in a storage garage serving a dwelling unit.

1998 BCBC required that laundry facilities or a space for laundry facilities be provided in every dwelling unit, or grouped elsewhere in the building in a location conveniently accessible to occupants of every dwelling unit. Such a requirement was deleted from the 2006 BCBC.

Sentence 9.10.9.16.(3) recognizes a storage garage as part of the dwelling unit if it serves only the dwelling unit to which it is attached or in which it is built. The building code does not prohibit the location of washer and dryer inside the garage, however, the plumbing pipes must be protected from freezing as per Article 7.3.5.4.

2. No.

A fume-sealed closet is not required to separate the washer and dryer from the storage garage.

The intent of providing an air barrier system between the garage and the residential occupancy as per 9.10.9.16.(4) is to limit the possibility that gas and fumes will migrate from the garage into the remainder of the building, which could lead to the accumulation of gas and fumes to levels that pose a risk to human health from short-term exposure.

The washer and dryer in question is located in a closet that is considered part of the garage. If an air barrier system is provided between the garage and the residential occupancy there is no need to fume-seal the closet from the garage.

Please note that freeze protection as per Article 7.3.5.4. and all other applicable code requirements such as electrical and gas should be observed.

  
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R. J. Light, Committee Chair

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