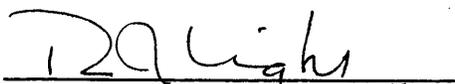


BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC

File No: 06-0001	INTERPRETATION	Page 1 of 1
Interpretation Date:	March 20, 2007	
Building Code Edition:	BC Building Code 2006	
Subject:	Clear and level areas at doors providing access, furniture encroachments.	
Keywords:	Clear and level areas, door clearances, access for persons with disabilities, furnishings encroachments.	
Building Code Reference(s):	3.3.1.13.(10)(b)	
Question:	<p>Clause 3.3.1.13.(10)(b) requires clear and level areas of a certain size in front of and behind a doorway used by persons with disabilities, irrespective of whether the door has a self closer or not. Furnishings shown within these required clear and level areas would be non-compliant.</p> <ol style="list-style-type: none">1. How will these requirements for clear and level areas be enforced?2. Should the authority having jurisdiction be requesting furniture layouts, showing both portable as well as built-in furniture?	
Interpretation:	<p>1.</p> <p>The Code requires clear and level areas in front of and behind doors, per Clause 3.3.1.13.(10)(b), and this should be clearly shown as such on Building Permit application drawings. Once a building is constructed in accordance with the approved Building Permit drawings, these required clear and level areas are expected to be maintained by the operators of the premises. The only practical means of enforcement available to the authority having jurisdiction is by responding to for example, an official complaint or appeal to the authority, of a specific Building Code violation encountered.</p> <p>2. No.</p> <p>Clause 3.3.1.13.(10)(b) has been in the previous Code editions and is not a new requirement, but is now being applied in the BC Building Code 2006 edition to more doorways, including those without self-closing devices. However, this does not necessitate a change in Building Permit submission requirements. As previously, only built-in furnishings need be shown on Building Permit drawings. There is no requirement to show portable furnishings.</p> <p>It should be noted that there may be other reasons for furnishings to be shown, such as in determining occupant loads or aisle widths required in the BC Fire Code.</p>  R. J. Light, Committee Chair	
<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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</small>		