

Section 1.1. General

1.1.1. Application of this Code

1.1.1.1. Application of this Code

- 1) This Code applies to any one or more of the following:
 - a) the design and construction of a new *building*,
 - b) the *occupancy* of any *building*,
 - c) a change in *occupancy* of any *building*,
 - d) an *alteration* of any *building*,
 - e) an addition to any *building*,
 - f) the demolition of any *building*,
 - g) the reconstruction of any *building* that has been damaged by fire, earthquake or other cause,
 - h) the correction of an *unsafe condition* in or about any *building*,
 - i) all parts of any *building* that are affected by a change in *occupancy*,
 - j) the work necessary to ensure safety in parts of a *building*
 - i) that remain after a demolition,
 - ii) that are affected by but that are not directly involved in *alterations*, or
 - iii) that are affected by but not directly involved in additions,
 - k) except as permitted by the British Columbia Fire Code, the installation, replacement, or *alteration* of materials or equipment regulated by this Code,
 - l) the work necessary to ensure safety in a relocated *building* during and after relocation,
 - m) safety during construction of a *building*, including protection of the public,
 - n) the design, installation, extension, *alteration*, renewal or repair of *plumbing systems*, and
 - o) the *alteration*, rehabilitation and change of *occupancy* of *heritage buildings*.
- 2) This Code does not apply to the following:
 - a) *sewage*, water, electrical, telephone, rail or similar public infrastructure systems located in a *street* or a public transit right of way,
 - b) utility towers and poles, and television, radio and other communication aerials and towers, except for loads resulting from their being located on or attached to *buildings*,
 - c) mechanical or other equipment and *appliances* not specifically regulated in these regulations,
 - d) flood control and hydro electric dams and structures,
 - e) accessory *buildings* less than 10 m² in *building area* that do not create a hazard,
 - f) with the permission of the *authority having jurisdiction*, temporary *buildings* including
 - i) construction site offices,
 - ii) seasonal storage *buildings*,
 - iii) special events facilities,
 - iv) emergency facilities, and
 - v) similar structures,
 - g) factory built housing and components complying with CSA-Z240 MH Series standard, but this exemption does not extend to on site preparations (*siting*, foundations, mountings), connection to services and installation of *appliances*, and
 - h) areas that are specifically exempted from provincial *building* regulations by provincial or federal enactments.
- 3) This Code applies to both site-built and factory-constructed *buildings*. (See Note A-1.1.1.1.(3).)
- 4) *Farm buildings* shall conform to the requirements in the National Farm Building Code of Canada 1995.

5) For heritage buildings, the Alternate Compliance Methods for Heritage Buildings in [Table 1.1.1.1.\(5\)](#) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(5).)

Table 1.1.1.1.(5) Alternate Compliance Methods for Heritage Buildings Forming part of Sentence 1.1.1.1.(5)		
No.	Code Requirement in Division B	Alternate Compliance Method
1	Fire Separations Sentence 3.1.3.1.(1), Table 3.1.3.1., Subsection 9.10.9. 2 h fire separation required between some major occupancies.	Except for F1 occupancies, 1 h fire separation is acceptable, provided the building is sprinklered.
2	Fire Separations Sentence 3.1.3.1.(1), Table 3.1.3.1., Subsection 9.10.9. 1 h fire separation required between some major occupancies.	30 min fire separation is acceptable if the building is sprinklered.
3	Noncombustible Construction Subsection 3.1.5., Article 9.10.6.1. All materials used in noncombustible construction must be noncombustible unless otherwise permitted.	1. Roofs may be of combustible construction provided the building is sprinklered. 2. Up to 10% gross floor area to a maximum of 10% of any one floor area may be of combustible construction provided the building is sprinklered.
4	Fire-resistance Rating Sentence 3.1.7.1.(1), Article 9.10.3.1. Where a material, assembly of materials or structural member is required to have a fire-resistance rating it shall be tested in accordance with CAN/ULC-S101, "Fire Endurance Tests of Building Construction Materials."	A fire-resistance rating may also be used based on: (a) HUD No. 8 Guideline on Fire Ratings of Archaic Materials and Assemblies., (b) Fire Endurance of Protected Steel Columns and Beams, DBR Technical Paper No. 194., (c) Fire Endurance of Unit Masonry Walls, DBR Technical Paper No. 207., (d) Fire Endurance of Light-Framed and Miscellaneous Assemblies, DBR Technical Paper No. 222.
5	Rating of Supporting Construction Article 3.1.7.5., Article 9.10.8.3. Supporting assemblies to have fire-resistance rating at least equivalent to that of the supported floor.	Heavy timber construction is permitted to have a fire-resistance rating less than would be required by the Code provided the building: (a) is sprinklered, and (b) does not exceed 6 storeys in building height.
6	Continuity of Fire Separations Sentence 3.1.8.3.(1), Sentence 3.1.8.3.(2), Article 9.10.9.2. Fire separations are required to be continuous above the ceiling space.	Fire separations are not required to be continuous above a ceiling space where (a) the ceiling space is noncombustible construction, (b) both fire compartments are sprinklered, or (c) the ceiling has a minimum rating of 30 minutes.
7	Wired Glass Sentence 3.1.8.5.(1), Sentence 3.1.8.14.(2), Article 9.10.13.1., Article 9.10.13.5. 6 mm wired glass in steel frame required in fire separations.	For fixed transoms or sidelights, 6 mm wired glass fixed to a wood frame of at least 50 mm thickness with steel stops is permitted in a required fire separation.
8	Mezzanines Sentence 3.2.1.1.(4) and Sentence 3.2.1.1.(7), Article 9.10.4.1. Mezzanines enclosing more than 10% above the horizontal plane are considered as storey in building height.	Enclosed mezzanines may be up to 40% of the storey in which they occur and not be considered a storey in building height if the building is sprinklered.
9	Building Height Article 3.2.2.20. to Article 3.2.2.90. Noncombustible construction required for some buildings.	Buildings may be of combustible construction up to 6 storeys provided: (a) the building is sprinklered, (b) the building contains Group C, D, E, F, Division 2 or F, Division 3 occupancies, and (c) floor assemblies not required to exceed 1 h fire separation requirements may be of heavy timber construction.

<u>Table 1.1.1.1.(5) (continued)</u> <u>Alternate Compliance Methods for Heritage Buildings</u> <u>Forming part of Sentence 1.1.1.1.(5)</u>		
No.	Code Requirement in Division B	Alternate Compliance Method
10	Spatial Separation Subsection 3.2.3., Subsection 9.10.14. The area of <i>unprotected opening</i> shall not exceed the limits in Tables 3.2.3.1.A to Table 3.2.3.1.E	The area of <i>unprotected opening</i> is not limited provided: (a) the <i>limiting distance</i> is a minimum 1 m, (b) the <i>building</i> has a supervised sprinkler system in conformance with Sentence 3.2.4.9.(3), and (c) the sprinkler system is connected to the fire department in conformance with Sentence 3.2.4.7.(4).
11	Construction of Exposing Building Face Article 3.2.3.7., Article 9.10.14.5. The <i>exposing building face</i> is required to have a <i>fire-resistance rating</i> and/or be of <i>noncombustible construction</i> .	<i>Exposing building face</i> is not required to have a <i>fire-resistance rating</i> if the <i>building</i> is <i>sprinklered</i> . Also, the <i>exposing building face</i> is not required to be of <i>noncombustible construction</i> if it is protected by an exterior sprinkler system conforming to NFPA 13, "Installation of Sprinkler Systems."
12	Roof Covering Rating Sentence 3.1.15.2.(1) Class A, B or C roof covering in conformance with CAN/ULC-S107, "Fire Tests of Roof Coverings" required.	For existing roofs not covered by a Class A, B or C roofing a manually operated deluge system in accordance with NFPA 13, "Installation of Sprinkler Systems" is permitted.
13	Smoke Alarms Sentence 3.2.4.20.(7), Sentence 9.10.19.4.(1) <i>Smoke alarms</i> are required to be connected to an electric circuit.	<i>Smoke alarms</i> may be battery operated in single family homes only.
14	Interconnected Floor Space Subsection 3.2.8., Sentence 9.10.1.3.(6)	1. Open stairs in <i>buildings</i> of maximum 4 storeys in <i>building height</i> need not comply with Subsection 3.2.8., provided (a) the <i>building</i> contains a Group C or D occupancy, (b) the <i>building</i> is <i>sprinklered</i> with fast-response sprinklers, (c) corridors opening into the <i>interconnected floor space</i> are separated from the <i>interconnected floor space</i> by a <i>fire separation</i> with the rating required for the corridor, and (d) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system. 2. Open stairs in <i>buildings</i> of maximum 3 storeys in <i>building height</i> , or first 2 storeys and basement, need not comply with Subsection 3.2.8. of Division B, provided: (a) the <i>building</i> contains a Group C or D occupancy, (b) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, (c) <i>smoke detectors</i> are installed in the rooms opening into the <i>interconnected floor space</i> and the <i>smoke detectors</i> are connected to the fire alarm system, and (d) at least one <i>means of egress</i> is not through the <i>interconnected floor space</i> .
15	Separation of Suites Article 3.3.1.1., Article 9.10.9.13., Article 9.10.9.14. <i>Suites</i> are required to be separated from adjoining <i>suites</i> by a <i>fire separation</i> having a <i>fire resistance rating</i> of 45 min or 1 hr.	Existing <i>fire separations</i> of 30 min, such as wood lath and plaster in good condition, are acceptable in <i>sprinklered buildings</i> not exceeding 6 storeys in <i>building height</i> .
16	Corridor fire separation Article 3.3.1.4., Article 9.10.9.15. <i>Public corridors</i> are required to be separated from the remainder of the <i>building</i> by a <i>fire separation</i> having a <i>fire-resistance rating</i> of at least 45 min.	Existing corridors with 30 min <i>fire resistance ratings</i> , such as wood lath and plaster in good condition, are acceptable in <i>residential occupancies</i> provided the <i>building</i> : (a) does not exceed 6 storeys in <i>building height</i> , and (b) is fully <i>sprinklered</i> with fast response sprinklers.

Table 1.1.1.1.(5) (continued)
Alternate Compliance Methods for Heritage Buildings
Forming part of Sentence 1.1.1.1.(5)

No.	Code Requirement in Division B	Alternate Compliance Method
17	Corridor Width Article 3.3.1.9., Subsection 3.4.3., Article 9.9.3.3. <i>Public corridors and exit corridors are permitted to have a minimum width of 1 100 mm.</i>	<i>Public corridors and exit corridors are permitted with a minimum width of 800 mm provided:</i> (a) the <i>occupant load</i> of the <i>building</i> is maximum 20 people, and (b) the <i>building</i> does not exceed 3 storeys in <i>building height</i> .
18	Door Swing Article 3.3.1.10., Article 3.4.6.12., Article 9.9.6.5. Doors required to swing in the direction of <i>exit</i> travel.	2nd egress door from a room is not required to swing in the direction of <i>exit</i> travel provided: (a) the <i>building</i> is <i>sprinklered</i> and the system is supervised in conformance with Sentence 3.2.4.9.(3), and (b) the <i>occupant load</i> of the <i>building</i> is maximum 100 people.
19	Stairs, Ramps, Handrails and Guards Article 3.3.1.14., Article 3.3.1.16., Article 3.3.1.18., Articles 3.4.6.5 to 3.4.6.79., Section 9.8.	Existing conditions that do not comply fully with the requirements are permitted if they are acceptable to the <i>authority having jurisdiction</i> .
20	Transparent Doors and Panels Article 3.3.1.19., Article 9.6.1.4. <u>Safety glass required.</u>	Existing glass or transparent panels that do not comply fully with the requirements are permitted if sufficiently discernible or <i>guards</i> are provided in hazardous situations.
21	Dead-end Corridors Sentence 3.3.1.9.(7), Article 9.9.7.3. Dead-end corridors are permitted to a maximum length of 6 m.	1. Dead-end corridors are permitted to a maximum length of 10 m in Group C <i>occupancies</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the corridor system. 2. Dead-end corridors are permitted to a maximum of 15 m in length in Group D, E, F, Division 2 and F, Division 3 <i>occupancies</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the corridor system.
22	Exits Article 3.4.2.1., Article 9.9.8.2. <i>Floor areas</i> shall be served by not fewer than 2 <i>exits</i> except as permitted by Sentence 3.4.2.1.(2).	<i>Floor areas</i> may be served by a single <i>exit</i> within the limits of Sentence 3.4.2.1.(2) provided: (a) the <i>building</i> does not exceed 3 storeys in <i>building height</i> , (b) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (c) all <i>floor areas</i> are protected by a system of <i>smoke detectors</i> connected to a fire alarm system.
23	Reduction of Exit Width Sentence 3.4.3.3.(2), Article 9.9.6.1. Swinging doors in their swing shall not reduce the effective width of <i>exit</i> stairs and landings to less than 750 mm.	Existing swinging doors in their swing are permitted to reduce the effective width of <i>exit</i> stairs and landings to a minimum of 550 mm provided: (a) they serve Group C or D <i>occupancies</i> , (b) the <i>building</i> does not exceed 4 storeys in <i>building height</i> , and (c) the <i>building</i> is <i>sprinklered</i> .
24	Fire Separation of Exits Article 3.4.4.1., Subsection 9.9.4. <i>Exits</i> are required to be separated from the remainder of the <i>floor area</i> by a fire separation having a <i>fire-resistance rating</i> of not less than required by Subsection 3.2.2., but not less than 45 min.	1. <i>Buildings</i> of 3 storeys or less may have <i>exits</i> that are separated by a <i>fire separation</i> that does not have a <i>fire-resistance rating</i> provided: (a) the <i>building</i> is <i>sprinklered</i> with fast response sprinklers, and (b) the sprinkler system is supervised in accordance with Sentence 3.2.4.9.(3). 2. <i>Buildings</i> not exceeding 6 storeys in <i>building height</i> may have <i>exits</i> that are separated by a <i>fire separation</i> having a <i>fire resistance rating</i> of not less than 45 min provided the <i>building</i> is <i>sprinklered</i> .
25	Exits Through Lobbies Article 3.4.4.2., Article 9.9.8.5. Rooms adjacent to the lobby are required to be separated by a <i>fire separation</i> .	Rooms adjacent to the lobby are not required to be separated by a <i>fire separation</i> provided: (a) the <i>floor area</i> is <i>sprinklered</i> with fast response sprinklers, and (b) <i>smoke detectors</i> are installed in the adjacent rooms.
26	Rooms Opening into Exit Sentence 3.4.4.4.(7), Article 9.9.5.9. <i>Service rooms</i> and ancillary rooms are not permitted to open directly into an <i>exit</i> .	<i>Service rooms</i> and ancillary rooms may open directly into an <i>exit</i> provided: (a) the room is <i>sprinklered</i> with fast response sprinklers, and (b) weatherstripping is installed on the door to prevent the passage of smoke.

<p align="center"><u>Table 1.1.1.1.(5) (continued)</u> <u>Alternate Compliance Methods for Heritage Buildings</u> <u>Forming part of Sentence 1.1.1.1.(5)</u></p>		
No.	Code Requirement in Division B	Alternate Compliance Method
27	Illumination of Exit Signs Sentence 3.4.5.1.(3) <u>and</u> 3.4.5.1.(4), Sentence 9.9.11.3.(3) <u>and</u> 9.9.11.3.(4) <i>Exit signs are required to be illuminated continuously while the building is occupied.</i>	Where <i>exit</i> signage may compromise historic appearances, or authenticity of displays, <i>exit</i> signs may be installed to light only on an emergency condition, such as by the fire alarm system or due to power failure.
28	Clearance from Exit Doors Sentence 3.4.6.11.(1), Article 9.9.6.6. <i>Stair risers shall not be closer than 300 mm from an exit door.</i>	Except as permitted in Sentences 3.4.6.11.(3) or 9.9.6.6.(2), existing <i>exit</i> doors shall not extend beyond the first riser.
29	Fire Escapes Subsection 3.4.7., Sentence 9.9.2.1.(2) <i>Fire escapes are required to conform to Subsection 3.4.7.</i>	Existing fire escapes that do not completely conform to Subsection 3.4.7. are acceptable provided: (a) the fire escapes are acceptable and (b) the <i>building</i> is <i>sprinklered</i> .
30	Fire Escape Construction Article 3.4.7.2., Sentence 9.9.2.1.(2)	Existing <i>combustible</i> fire escapes are permitted if the <i>building</i> is permitted to be of <i>combustible construction</i> by Part 3, Part 9 or by <u>this Table</u> .
31	Protection of Fire Escapes Article 3.4.7.4., Sentence 9.9.2.1.(2) <i>Openings in the exterior wall adjacent to the fire escape are required to be protected by closures.</i>	Existing openings in the exterior wall adjacent to the fire escape are not required to be protected by <i>closures</i> provided: (a) the <i>building</i> is <i>sprinklered</i> , and (b) a sprinkler head is located within 1.5 m of the opening required to be protected by Article 3.4.7.4.
32	Vertical Service Space Article 3.6.3.1. <i>Vertical service spaces are required to be separated from the adjacent floor area by a rated fire separation.</i>	Existing <i>vertical service spaces</i> that do not completely conform to the rated <i>fire separation</i> requirements are acceptable provided the vertical service spaces are <i>sprinklered</i> .
33	Height of Rooms Subsection 3.7.1., Section 9.5. <i>The height of rooms is required to comply to minimum dimension requirements.</i>	Existing rooms are not required to comply to the minimum dimension requirements of Subsection 3.7.1. or <u>Subsection 9.5.3</u> .
34	Washroom Requirements Subsection 3.7.2., Section 9.31. <i>Buildings are required to be provided with a minimum number of washroom fixtures.</i>	Existing facilities are not required to completely comply to the requirements of Subsection 3.7.2. or Section 9.31. provided it is acceptable to the <i>authority having jurisdiction</i> .
35	Access for Persons with Disabilities Section 3.8. of Division B	Article 3.8.4.5. shall apply to existing <i>buildings</i> .
36	Seismic Anchorage of Exterior Decoration Subsection 4.1.8.	Existing exterior decorations are not required to fully comply to the anchorage requirements of Subsection 4.1.8. provided: (a) adequate means of protection is provided, or (b) there is no exposure to the public.
37	Mechanical <u>and Plumbing</u> Systems Part 6 and Part 7	Existing mechanical and <i>plumbing systems</i> in <i>buildings</i> are not required to fully comply to the requirements of Parts 6 or Part 7 provided: (a) it is not an unsafe condition and (b) it is acceptable to the <i>authority having jurisdiction</i> .

1.1.1.2. Application to Existing Buildings

1) Where a *building* is altered, rehabilitated, renovated or repaired, or there is a change in *occupancy*, the level of life safety and *building* performance shall not be decreased below a level that already exists. (See Note A-1.1.1.2.(1).)

1.1.2. Internal References to this Code**1.1.2.1. Book I (General) of the Code**

1) This is the first of the two Books, Book I (General) and Book II (Plumbing Systems), that together form the British Columbia Building Code.

1.1.2.2. Internal References to the Code

1) Unless a Book is specified, references to “the British Columbia Building Code,” “the Code,” “this Code” and the like shall be read as references to the Book in which they appear.

1.1.3. Appendices, [Notes](#) and Annotations**1.1.3.1. Appendices, [Notes](#) and References to Appendices [and Notes](#) have No Legal Effect**

1) The Appendices [and Notes](#) of this Code have no legal effect, except for the Appendices and Appendix Notes that are directly referenced in a Part of this Code, being the following:

a) the following Notes:

i) A-[Table 9.23.3.5.-B](#), and

ii) A-9.23.13., including Table A-9.23.13.,

b) Appendix C of Division B, and

c) Appendix D of Division B.

2) References in parentheses to the Appendices and Notes of this Code have no legal effect.