

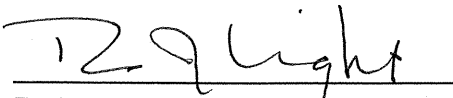
# BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing  
**AIBC, APEGBC, BOABC, POABC**

File No: 06-0061

INTERPRETATION

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Interpretation Date:	November 16, 2010
Building Code Edition:	BC Building Code 2006, BC Fire Code 2006
Subject:	Fire separation around construction within a partially occupied building
Keywords:	Fire safety, construction sites, fire separation
Building Code Reference(s):	BCBC - 8.1.1.1.(3), 3.3.1.1.(1) BCFC - 5.6.1.14.(1)
<b>Question:</b>	<p>Is a 1 hour fire separation always required between an office tenant space which is being renovated and the remaining portion of the building which is occupied?</p>
<b>Interpretation:</b>	<p>No</p> <p>Sentence 8.1.1.1.(3) of the BC Building Code requires that fire safety at construction sites conform to Section 5.6 of the BC Fire Code.</p> <p>Sentence 5.6.1.14.(1) of the BC Fire Code states that where part of a building continues to be occupied, the occupied part shall be separated from the part being demolished or constructed by a fire separation having a fire resistance rating of not less than 1 hour.</p> <p>Since Sentence 3.3.1.1.(1) of the BCBC does not require any fire separation between suites of business and personal service use (Group D major occupancy), most office buildings have no fire separation walls between adjacent suites or between the suite and the public corridor.</p> <p>In accordance with the attached letter from the BC Fire Commissioner's office, the 1 hour fire separation as described in Sentence 5.6.1.14.(1) is only required when the construction or demolition of the tenant improvements incorporates a <b>"risk from explosion, high flammability or related conditions that create a hazard to life safety"</b>. The constructor must contact the authority having jurisdiction to determine in advance of the proposed construction if the proposed renovations include such risks and prepare the appropriate construction fire safety plan to suit.</p> <p>Refer to the attached letter from BCBCI Committee to the BC Fire Commissioners Office dated September 18, 2010, and the response letter from the BC Fire Commissioner's Office dated October 12, 2010.</p> <p> R. J. Light, Committee Chair</p>
<p>The views expressed are the consensus of the joint committee with members representing 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.</p>	