

2018 British Columbia Building Code for 6 Storey Combustible Buildings

The following summarizes the requirements in the BCBC 2018 for 6 storey combustible buildings:

Requirement	Code Reference
Group C occupancies building area increased over 2012 BC Building Code in Article 3.2.2.50.	3.2.2.50.(1)
Group D occupancies now permitted up to 6 storey in Article 3.2.2.58.	3.2.2.58.(1)
Minimum 10% of the building perimeter is required to be within 15m of a street (fire department access route).	3.2.2.10.(3)
Maximum 20m measured from any point on the fire department access route to the uppermost floor assembly.	3.2.5.6.(2)
Maximum 18m measured from first storey to the uppermost floor assembly (it is possible to create a <i>high building</i>).	3.2.2.50.(1) 3.2.2.58.(1)
Maximum 25m measured from first storey to roof peak or the roof construction is required to be noncombustible or fire retardant treated wood.	3.2.2.50.(2) 3.2.2.58.(2)
1h fire resistance rating at floors and mezzanines (unchanged).	3.2.2.50.(2) 3.2.2.58.(2)
1h fire resistance rating at roof.	3.2.2.50.(2) 3.2.2.58.(2)
Duration of emergency power 60min.	3.2.7.4.(1)
Balconies and decks over 610mm in width area sprinklered regardless of exceptions in NFPA 13.	3.2.5.12.(8)
Group A, Division 2 and E occupancies permitted at the first and second storey and parking permitted at the first to third storey in Group C buildings.	3.2.2.6.(1) 3.2.2.7.(1) 3.2.2.50.(5)
Group A, Division 2 and Group E and Group F, Division 2 or 3 are permitted at the first and second storey and parking permitted at the first to third storey in Group D buildings.	3.2.2.6.(1) 3.2.2.7.(1) 3.2.2.58.(4)
Fire separation having a 2h resistance rating is provided between Group A Division 2 and Group C or D occupancies.	Table 3.1.3.1. Notes (3) and (4)
Cladding is noncombustible or FRT wood or meets CSA S-134 for flame spread and ASTM D 2898 for weathering (unchanged).	3.1.4.8.(1) 3.1.4.8.(2)
Horizontal concealed spaces such as attics are fire blocked into compartments regardless of sprinklers, unless filled with noncombustible insulation.	3.1.11.5.(3) 3.1.11.5.(4)
Class A roofing at any portion of roof more than 25m above the floor of the first storey.	3.1.15.2.(3)