

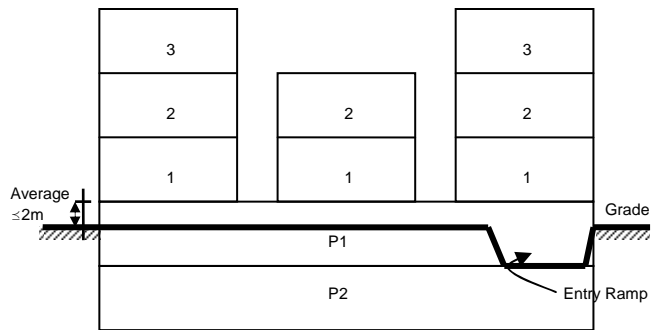
Article 3.2.1.2 “Storage Garage Considered as a Separate Building” BC Building Code 2006

This Article permits a project to be classified as a number of separate buildings, based on occupancy and size, when constructed above a common basement storage garage. In this way, the basement storage garage may be built to the requirements of a Group F, Division 3 occupancy under Part 3 of the Code, while the above grade buildings may be classified under the less restrictive Articles of Part 3 or Part 9. Using this provision, a building of combustible construction may be located above a basement storage garage of noncombustible construction.

To be classified as a separate building under Article 3.2.1.2, the basement storage garage must meet the following criteria:

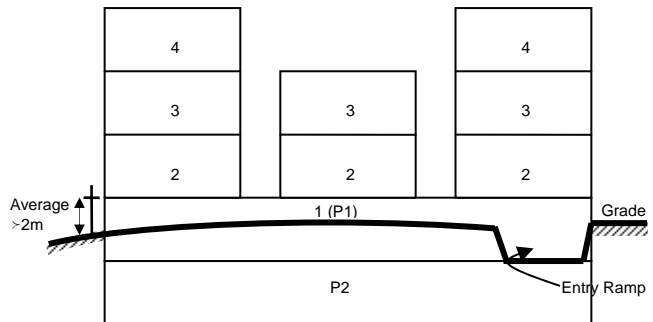
1. The storage garage must be classified as a basement (i.e. located below a storey whose floor level is not more than 2m above grade). Determination of this measurement does not apply to localized depressions (i.e. vehicle or pedestrian entrances).

Storage Garage is a Basement

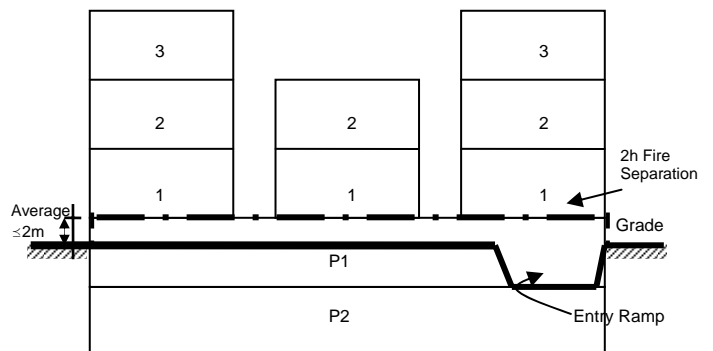


2. The basement must be used primarily as a storage garage; it cannot contain any other occupancy (i.e. residential or retail).

Storage Garage is not a Basement (P1 = First Storey)



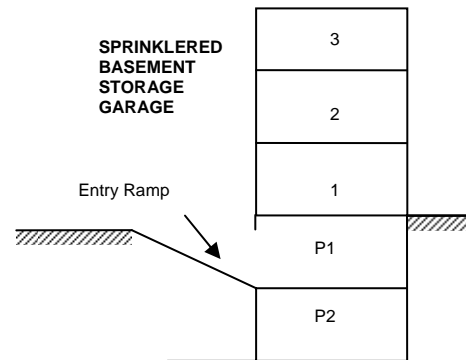
3. The floor and roof assemblies above the basement and the exterior walls of the basement above the adjoining ground level must be constructed as masonry or concrete fire separations with a minimum 2h fire resistance rating.



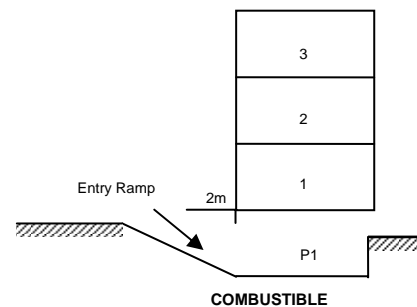
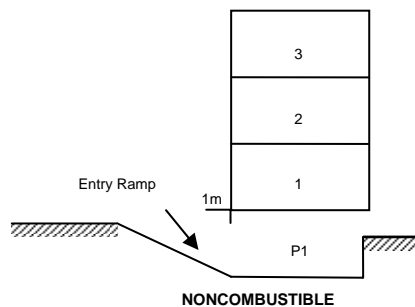


4. Openings in the exterior walls of the basement storage garage are not required to be protected by closures provided it is sprinklered. Sentence 3.3.5.4.(7) requires ALL storeys of a basement storage garage be sprinklered unless they are *open-air* storeys.

Openings in the exterior walls of unsprinklered basement storage garages (i.e. single *open-air* storey) do not require protection if the following conditions are met.

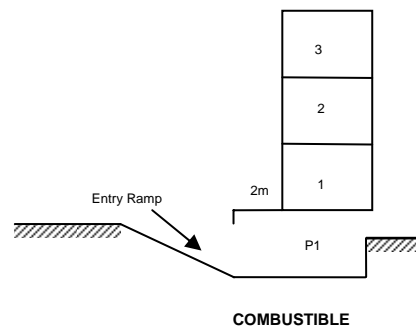
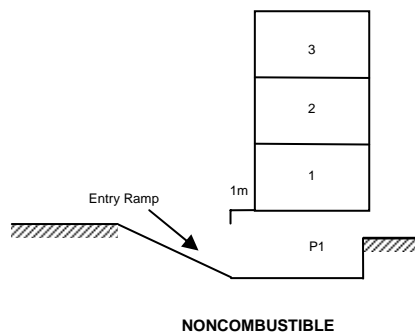


The openings are separated from the building above by a projection extending a minimum of 1m (noncombustible construction) or 2m (combustible construction). The projection requires a fire resistance rating of 2h and may not contain any openings.



OR

The exterior walls of the building above are recessed behind the outer edge of the exterior wall containing the opening by a minimum of 1m (noncombustible construction) or 2m (combustible construction).



5. Once the buildings have been classified using the provisions of Article 3.2.1.2, other requirements must be considered:
- Any penetrations of the 3.2.1.2 slab will require firestopping with FT rated firestopping per Sentence 3.1.9.1.(2) (T = temperature rise, a more onerous firestopping requirement).
 - The classification of the basement storage garage as a separate building is only for the purposes of application of Subsection 3.2.2, "*Building Size and Construction Relative to Occupancy*". Other Building Code requirements, particularly those relating to fire alarm and sprinkler systems, will apply to the project as a single building.

The information in this letter is for general guidance only. Refer to applicable Building Codes and Fire Codes for actual requirements. The designer should always check with the AHJ for local policies and interpretations regarding the above calculation methods.