

Bulletin: Spatial Separation Requirements

For single-family dwellings

This bulletin is for informational purposes only.

Purpose

To inform staff, building contractors and residential property owners of *British Columbia Building Code* requirements regarding spatial separation between houses when fire department response time is more than 10 minutes.

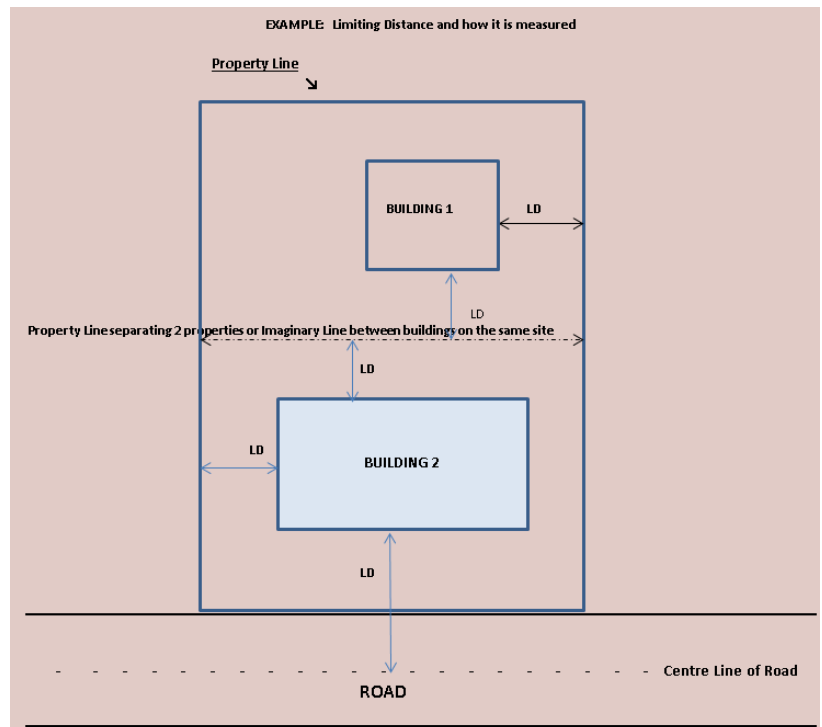
Background

The BC Building Code establishes spatial separation requirements for unsprinklered houses.

When fire department response time exceeds 10 minutes in more than 10% of the calls, *limiting distance* is reduced by half. Due to the limitations of a volunteer fire department, response time for areas outside of the downtown of the Village of Pemberton exceeds 10 minutes in more than 10% of the calls. Limiting distance for buildings in these areas is reduced to one half of the measured limiting distance.

Limiting distance means the distance from an exposing building face to a property line, the centre line of a street, lane or public thoroughfare, or to an imaginary line between two buildings or fire compartments on the same property, measured at right angles to the **exposing building face**.

Exposing building face means that part of the exterior wall of a building that faces one direction and is located between ground level and the ceiling of its top storey, or, where a building is divided into fire compartments, the exterior wall of a fire compartment that faces on direction.



Limiting distance determines the number of glazed openings permitted in an exposing building face (Table 9.10.15.4.) and determines other construction requirements such as protection of soffits and fire resistance rating of cladding. **When limiting distance is less than 1.2 meters, glazed openings are not permitted in the exposing building face.**

There are three options for calculation of the maximum allowable glazed openings in an exposing building face. In most cases, Table 9.10.15.4. is used. However, all options may be considered and the least restrictive applied. See Division B, Section 9.10.15. of the *BC Building Code* for more information.

Table 9.10.15.4.
Maximum Area of Glazed Openings in Exterior Walls of Houses
 Forming Part of Sentences 9.10.15.4.(1) and (2)

Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	-	-	-	-	-
40	0	7	8	11	32	69	100	-	-	-	-	-
50	0	7	8	10	28	57	100	-	-	-	-	-
100	0	7	8	9	18	34	56	84	100	-	-	-
Over 100	0	7	7	8	12	19	28	40	55	92	100	-

Fire Department response time exceeds 10 minutes for all properties located outside of Central Pemberton.

Areas affected by this Bulletin include:

- Sunstone
- The Ridge
- Pemberton Plateau
- Collins Road
- Airport Road
- Any other properties located outside the boundaries of Central Pemberton.

Proposed houses located within 2.4 metres of a side lot line will not be permitted any windows on the exposing building face unless the house is sprinklered.