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TO: ALL BUILDING OFFICIALS
Spatial Separation for Buildings Incorporating a Secondary Suite

Specific provisions for Secondary Suites were introduced into the British Columbia Building Code (BCBC) in 1995. It was subsequently determined that a residential building that included a *secondary suite*, as defined in the Code, would be exempt from prescribed requirements for the construction of an exposing building face provided other specified requirements were met. These other specified requirements for the construction of an exposing building face were similar to those of a house or a residential building where there is no dwelling unit above another. This exemption was applicable regardless of the *secondary suite* orientation to the primary residential unit (i.e. whether vertically or horizontally adjacent).

With the adoption of the 2006 BC Building Code there was no intention to change this approach from the previous Code for buildings which include a *secondary suite*.

Sentence 9.36.2.19.(1) Division B of the 2006 BCBC should read:

1. Except as required in Article 9.10.15.3., in *buildings* which contain a *secondary suite*, the requirements of Article 9.10.14.5. do not apply provided
 - a) the *exposing building face* has a *fire resistance rating* of not less than 45 min where the limiting distance is less than 1.2 m, and
 - b) where the *limiting distance* is less than 0.6 m the *exposing building face* is clad with *non-combustible* material.

The change of reference from Article 9.10.15.5. to Article 9.10.14.5. in Sentence 9.36.2.19.(1) is considered to be an errata and will not require a formal revision to the Code through a Minister's Order.

Please contact the Building Policy Branch should you require further clarification on this matter.

Building Policy Branch,
Office of Housing and Construction Standards

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