

EXCERPTS FROM THE BRITISH COLUMBIA BUILDING CODE 2018

9.10.15. Spatial Separation Between Houses

9.10.15.2. Area and Location of Exposing Building Face

1. Except as permitted by Sentences (2) and (3), the area of an *exposing building face* shall be
 - a. taken as the exterior wall area facing in one direction on any side of a *building*, and
 - b. calculated as
 - i. the total area measured from the finished ground level to the uppermost ceiling,
 - ii. reserved, or
 - iii. except as provided in Sentence (3), where Table 9.10.15.4. is used to determine the maximum aggregate area of glazed openings, the area of any number of individual vertical portions of the wall measured from the finished ground level to the uppermost ceiling. (See Note A-9.10.15.4.(2).)
2. If a *building* is divided by *fire separations* into *fire compartments*, the area of *exposing building face* is permitted to be calculated for each *fire compartment* provided the *fire separations* have a *fire-resistance ratings* not less than 45 min.
3. Where the *exposing building face* of any section of an exterior wall enclosing a single room or space, or combination room and space, has a *limiting distance* of 2 m or less, that section of the *exposing building face* serving the room or space shall not be divided into portions for the purpose of calculating area of *exposing building face*.
(See Sentence 9.10.15.4.(5) and Note A-9.10.15.4.(2).)
4. For the purpose of using Table 9.10.15.4. to determine the maximum permitted area of glazed openings in an irregularly shaped or skewed exterior wall, the location of the *exposing building face* shall be taken as a vertical plane located so that there are no glazed openings between the vertical plane and the line to which the *limiting distance* is measured. (See Note A-3.2.3.1.(4).)
5. In determining the required cladding-sheathing assembly and *fire-resistance rating* for an irregularly shaped or skewed exterior wall, the location of the *exposing building face* shall be taken as a vertical plane located so that no portion of the actual *exposing building face* is between the vertical plane and the line to which the *limiting distance* is measured.
(See Article 9.10.15.5. and Note A-3.2.3.1.(4).)

9.10.15.4. Glazed Openings in Exposing Building Face

1. Except as provided in Sentence (6), the maximum aggregate area of glazed openings in an *exposing building face* shall
 - a. conform to Table 9.10.15.4.,
 - b. conform to Subsection 3.2.3., or
 - c. where the *limiting distance* is not less than 1.2 m, be equal to or less than the *limiting distance* squared.
2. Where the limits on the area of glazed openings are determined for individual portions of the exterior wall, as described in Sentence 9.10.15.2.(3), the maximum aggregate area of glazed openings for any portion shall conform to the values in the row of Table 9.10.15.4. corresponding to the maximum total area of *exposing building face* (see column 1 of the Table) that is equal to the sum of all portions of the *exposing building face*. (See Note A-9.10.15.4.(2).)
3. Except for *buildings* that are *sprinklered* and for openable windows having an unobstructed opening equal to 0.35 m² installed in accordance with Sentences 9.9.10.1.(1) and (2), where the *limiting distance* is 2 m or less, individual glazed openings or a group of glazed openings in an *exposing building face* shall not exceed 50% of the maximum allowable aggregate area of glazed openings determined in Sentence (1).

4. The spacing between individual glazed openings or a group of glazed openings described in Sentence (3) serving a single room or space described in Sentence (5) shall be not less than
 - a. 2 m horizontally of another glazed opening that is on the same *exposing building face* and serves the single room or space, or
 - b. 2 m vertically of another glazed opening that serves the single room or space, or another room or space on the same *storey*.

5. For the purpose of Sentence (4), “single room or space” shall mean
 - a. two or more adjacent spaces having a full-height separating wall extending less than 1.5 m from the interior face of the exterior wall, or
 - b. two or more stacked spaces that are on the same *storey*.

6. The limits on the area of glazed openings shall not apply to the *exposing building face* of a *dwelling unit* facing a detached garage or accessory *building*, where
 - a. the detached garage or accessory *building* serves only one *dwelling unit*,
 - b. the detached garage or accessory *building* is located on the same property as that *dwelling unit*, and
 - c. the *dwelling unit* served by the detached garage or accessory *building* is the only *major occupancy* on the property.

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	-

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Area of exterior wall of existing building adjacent to proposed new lot line: _____ (a)

Area of all openings on the wall: _____ (b)

Calculations: 100 X (b) _____ divided by (a) _____ = _____ % (c)

From Column 1, select the closest value to (a) without going over the value. Stay on the same row as this value and go across to Column 2 and select the closest value to % (c) without going over. Read the distance in the heading of that column to determine the limiting distance from the proposed lot line.

For analysis of irregularly shaped or skewed building faces,
 contact **Saanich Subdivision Services** for assistance at 250-475-5471.