

EXCERPTS FROM THE BRITISH COLUMBIA BUILDING CODE 2006

9.10.15. Spatial Separation Between Houses

9.10.15.2. Area and Location of Exposing Building Face

- 1) 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) the area for each *fire compartment*, where a *building* is divided into *fire compartments* by *fire separations* with *fire-resistance ratings* not less than 45 min, or
 - iii) 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 measures from the finished ground level to the uppermost ceiling. (See A-9.10.15.4.(2) in Appendix 1)
- 2) 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.

9.10.15.4. Glazed Openings in Exposing Building Face

- 1) Except as provided in Sentence (3), 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) 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 Subclause 9.10.15.2.(1)(b)(iii), 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 Appendix A) >
- 3) 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 Buildings Containing only Dwelling Units
 Forming Part of Sentence 9.10.15.4.(1)

Column 1	Column 2: Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
Maximum Area of Exposing Building Face, m ²	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 if irregularly shaped or skewed building faces, contact Saanich Subdivision Services for assistance.

FOR FLOOR SPACE RATIO (R) PER ZONING BYLAW 8200, SEE OVER