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Overhead Encroachment Standards for Parking Stalls in Storage Garages

No.: BUILDING-50
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This bulletin is to inform Owners and Designers of the City's standards for overhead encroachments over parking stalls in storage garages.

Summary

- To accommodate technical and/or design considerations, the minimum ceiling height in a storage garage may be reduced, but is limited to pipes, ducts, lighting and fans.
- The City has developed encroachment standards for designers to follow.

Background

The Richmond Zoning Bylaw 8500 regulates the width and length of a parking stall, but not the height. The BC Building Code states that the minimum clear height of a storage garage to be 2.0 m. To accommodate technical and/or design considerations, the vertical clearance of parking stall may be reduced, but is limited to pipes, ducts, lighting and fans. To regulate the size and location of these overhead encroachments, the City of Richmond, Building Approvals Department has developed a set of standards.

Encroachment Criteria and Standards

Effective immediately, the following encroachment standards may be utilized to accommodate technical and/or design considerations, provided:

- The registered professional provides written assurance that:
 - All design considerations and modifications have been undertaken to minimize the encroachment; and
 - The requested encroachment will not adversely impact the use of the stall and/or the safety of the public.

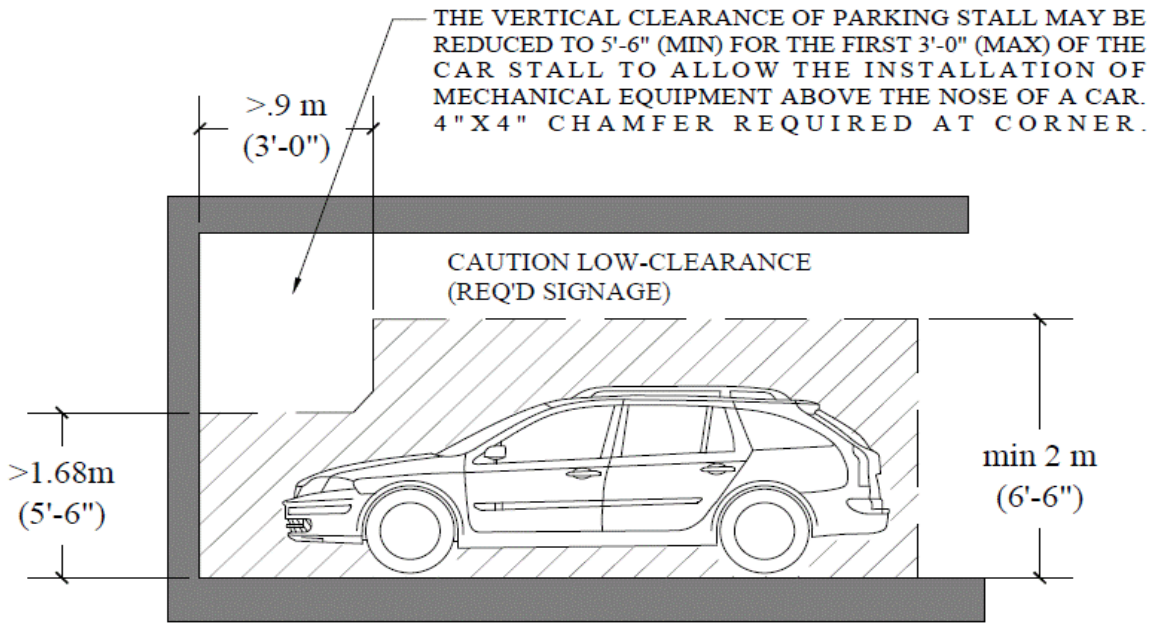
Encroachment Standards:

Applies only to the front portion of stalls against a wall.

- Minimum 1.68 m (5.5 ft.) vertical clearance required beneath the obstruction.
- Maximum 0.9 m (3.0 ft.) horizontal projection allowed from the wall.
- Corner of the obstruction must be chamfered at 45 degrees, for a minimum 10 cm (4 in.).
- Marked "Caution Low Clearance" in minimum 10 cm (4 in.) high letters on yellow background.

Please see diagram on the next page for reference.

See over →



References

- [2018 BC Building Code](#)
- City of Richmond [Zoning Bylaw 8500](#)

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.