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Overhead Encroachment Standards for Parking Stalls in Storage Garages

No.: BUILDING-50
Date: 2021-12-08

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 2m. To accommodate technical and/or design considerations, the vertical clearance of parking stall may be reduced, but is limited to pipes, ducts, lighting & 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.

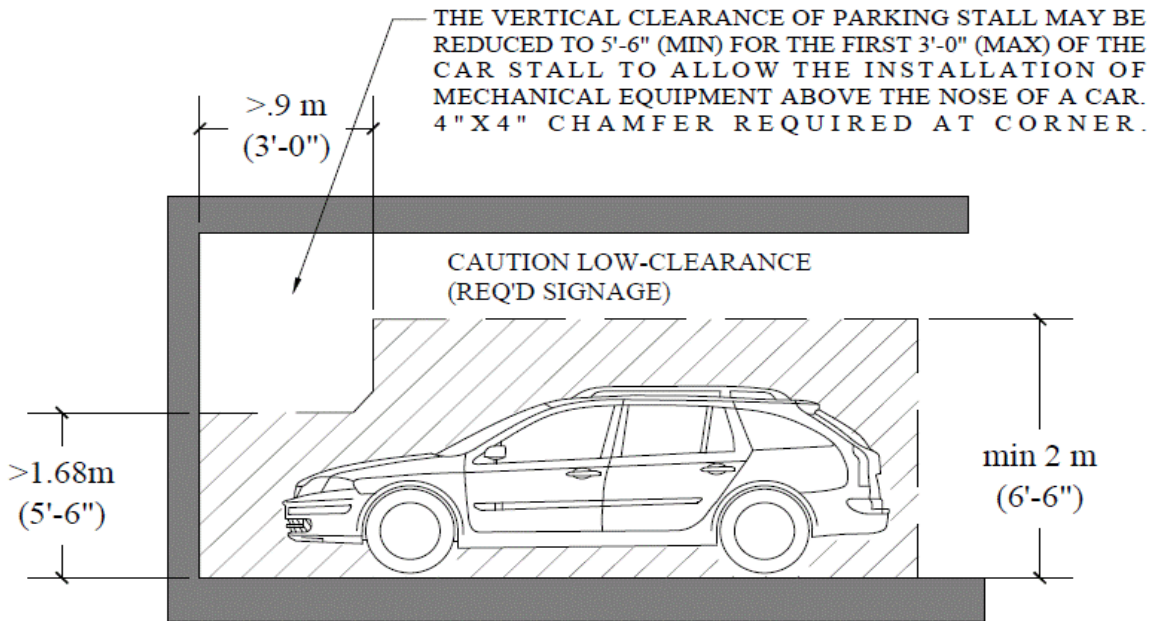
Encroachment Standards:

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**.