

# Lower Mainland Technical Committee of Building Officials

Minutes for April 12, 2017 Meeting  
Hosted by Township of Langley

**Note:** The opinions expressed by this Committee in the Minutes of this meeting may be of assistance in determining the appropriate use of materials, equipment or methods of construction, but should NOT be considered as Official Building Code Interpretations.

2017 Chairperson: Jagdeep Johal      [jjohal@tol.ca](mailto:jjohal@tol.ca)

2017 Co-Chairperson: Trevor Welsh      [twelsh@portmoody.ca](mailto:twelsh@portmoody.ca)

LMTC Member contact list Coordinator: Belinda Moen      [BMoen@abbotsford.ca](mailto:BMoen@abbotsford.ca)

Date:                      **April 12, 2017**

Location: **Township of Langley**

1.0      **Welcome Attendees**

2.0      **Introduction of Members**

3.0      **Appointment of Scribe**      Name: Henry Kuipers      AHJ: District of Kent

4.0      **Attendance**

Note: All members are responsible to record their CPD points with BOABC.

Oscar Sieg.....	City of Langley
Evan Barbsris.....	District of North Vancouver
Rob Goertzon.....	City of Chilliwack
Jagdeep Johal.....	Township of Langley
Dave Butler.....	Lions Bay
Larry Scott.....	City of Port Moody
Dawn Gillingham.....	District of Hope
Chantal Gemperle.....	City of Pitt Meadows
Henry Kuipers.....	District of Kent
Deanna Greer.....	City of Coquitlam
James Hook.....	City of Vancouver
Perry Halabuza.....	City of Coquitlam
Charlie Hoeller.....	City of Surrey
Darren Babcock.....	City of New Westminster
Konrad Jaschke.....	Bowen Island
Stacey McSherry.....	District of West Vancouver

Belinda Moen.....City of Abbotsford  
 Norman Tong.....Squamish-Lillooet Regional District

5.0 **Adoption of Minutes: March 8, 2017 LMTC meeting in the City of Maple Ridge.**

**Motion to adopt Minutes Moved by: Henry Kuipers**

**Seconded by: Perry Halabuza**

**Discussion: None**

**Carried: Yes**

6.0 **Review of Agenda: Additional items added: 8.7-8.14**

7.0 **Old Business**

7.1	Information from TECA in relation to ducting	Mark Kozlik
<b>Deferred till Mark submits new update and re-schedules for discussion at the LMTC</b>		
7.2	9.33.6.4. (5) Coverings, Linings, Adhesives and Insulation of air ducts. (foam plastics)	Charlie Hoeller
Charlie to provide information on definition on “foamed plastic” <b>Deferred to June meeting</b>		
7.3	Air barrier and vapour barrier around IC pot lights in ceilings	Darren Babcock
Darren to provide update in relation to Building Branch’s perspective on this issue. <b>Deferred; Building branch hasn’t responded.</b>		
7.4	Stair winders on exterior dwelling units exit stairs 9.8.4.5.	Jag Johal
BCAB #1384 – winders in exterior stairs, sentence 3.3.1.15.(5) <b>Winders not permitted on exterior stairs.</b>		

**New business:**

8.1	Discussion items at RPLC: (Information forwarded from Shawn Hagan for information.) -BCAB #1791. Re: Occupancy classification of long term residential care facility, and -Standards council of Canada withdrew wire safety glass standard	Jag Johal
<b>Reviewed information as circulated for information.</b>		

8.2	E-Z flow perimeter drainage (has anyone seen this product?)	Oscar Sieg
<ul style="list-style-type: none"> <li>• <b>No AHJ has seen it.</b></li> <li>• <b>Does not have CSA Approval.</b></li> <li>• <b>Would not accept it.</b></li> <li>• <b>Possibly with an Alternative solution.</b></li> </ul>		
8.3	BCAB File No. 12-0092 Roof soffit protection at strata property line	Paul Bogunovic
<p><b>We discussed the BCAB File 12-0092 and determined that this is applicable to strata lot boundaries at walls only.</b></p>		

8.4	Gas connections on un-sprinklered balcony of 6-7 storey Bldg.	Evan Barberis
<p><b>This building has Non-combustible construction. 6 ft. deck, 42 sq. ft. NFPR 13 2013 – interpretation judgment pg. 401-402</b></p> <ul style="list-style-type: none"> <li>• <b>Yes they can – No regulation prohibiting. But NFPA recommends it. Refer to attached document distributed by James Hook.</b></li> </ul>		

8.5	Review of Committee’s Terms and Reference document	Jag Johal
<p><b>Our copy of the LMTC “Terms of Reference” does not have the adoption date or a signature</b>  <b>Charlie and Perry recall that this document was approved by the RPLC. Jag Johal will follow up with Shawn Hagan as he was the Chair at the time.</b></p>		

8.6	Structurally fastening roof top screens – 4.1.8.18.(8)(a)	Perry Halabuza
<p><b>4.1.8.18.(8) a) Under the architect Schedule “B” the architect would normally require a structural engineer to design and review for wind lift and seismic loads.</b></p>		

8.7	Smoke alarms in dwelling units	Larry Scott
<p><b>Are AHJ’s testing Smoke alarms with - Test button?.....Yes</b>  <b>Spray smoke?.....No</b>  <b>Are AHJ’s testing 2<sup>nd</sup>. Alarm? .....No</b></p>		

8.8	Deck Guards	Konrad Jaschke
<p><b>9 out of 10 of the applicants in his jurisdiction are submitting application that include frameless glass guards.</b></p> <p><b>Refer to APEG Guidelines for Guards.</b>  <b>Schedule “B” c/w shop drawing required.</b></p>		
8.9	9.36 Vault vs. attic insulation	Charlie Hoeller
<p><b>Vaulted Ceilings (sloped ceiling) created by truss in attic space must be insulated to ceiling below attics Table 9.36.2.6.B</b></p>		
8.10	Un-approve (structural insulated panel systems) SIPS panels	Perry Halabuza
<p><b>Discussion items below:</b></p> <ul style="list-style-type: none"> <li>- <b>Vapor barrier?</b></li> <li>- <b>Deck system ventilation?</b></li> <li>- <b>Alternative solution?</b></li> <li>- <b>No standard for the injected foam used.</b></li> <li>- <b>NBC 2015 has SIPS language</b></li> </ul> <p><b>Refer to next meeting.</b></p>		
8.11	Review Fire protection for Piers, Wharfs and Marinas	James Hook
<p><b>Float homes must meet BCBC</b></p> <p><b>-Port Authority</b></p>		
8.12	3.3.6.5. Tire Storage	Jag Johal
<p><b>2 Hr FRR as per BCBC 3.3.6.5.</b></p>		
8.13	Step Code	Belinda Moen
<p><b>Are there any AHJ’s adopting over step one?</b>  <b>Refer to next meeting</b></p>		
8.14	Spray foam attic	Evan Barberis
<p><b>They would be required to heat and ventilate as per 9.32.</b></p>		

9.0 Motion to adjourn meeting moved by: Henry Kuipers

Seconded by: Chantal Gemperle

**Adjournment of Meeting Time: \_\_4:00 pm\_\_**

**Location of next meeting: City of Abbotsford**

**Date of next meeting: June 14, 2017**

**2017 Meeting schedule:**

- January 11, 2017..... City of Langley
- February 8, 2017..... City of Port Moody
- March 8, 2017..... City of Maple Ridge
- April 12, 2017..... Township of Langley
- May ...N/A Spring conference
- June 14, 2017..... City of Abbotsford.
- July 12, 2017..... District of Kent
- August 9, 2017..... No meeting – summer vacation
- September 13, 2017..... Squamish Lillooet Regional District
- October 11, 2017..... City of West Vancouver
- November 8, 2017 .....City of Surrey
- December 13, 2017..... City of New Westminster