

Lower Mainland Technical Committee of Building Officials

Minutes of the December 14, 2016 Meeting
Hosted by the City of New Westminster

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.

2016 Chairperson: Henry Kuipers hkuipers@district.kent.bc.ca

2016 Co-Chairperson: Jagdeep Johal jjohal@tol.bc.ca

LMTC Member contact list Coordinator: Belinda Moen bmoen@abbotsford.ca

Date: December 14, 2016

Location: City of New Westminster

1.0 **Welcome Attendees:** Henry Kuipers chaired this meeting, welcomed everyone to the City of New Westminster and called the meeting to order at approximately 1:00 pm.

2.0 **Introduction of Members:**

3.0 **Appointment of Scribe:** Oscar Sieg **AHJ:** City of Langley

4.0 The next meeting will be held at the City of Langley on Wednesday January 11, 2017 at 12:00 noon for lunch with the meeting starting at 1:00 pm.

5.0 **Attendance:**

Henry Kuipers	District of Kent
Jagdeep Johal	Township of Langley
Trevor Welsh	City of Port Moody
James Hook	City of Vancouver
Mark Kozlik	City of Maple Ridge
Darren Babcock	City of New Westminster
Joan Drabyk	City of New Westminster
Christy Mereigh	City of New Westminster
Oscar Sieg	City of Langley
Chantel Gemperle	City of Pitt Meadows
Shawn Hagan	City of Port Coquitlam
Charlie Hoeller	City of Surrey
Benny Shum	City of Surrey
Stacy McSherry	District of West Vancouver
Norman Tong	Squamish/Lillooet Regional District
Konrad Jaschke	Bowen Island Municipality

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5.0 **Adoption of Minutes:** November 9, 2016 LMTC meeting in the City of Delta.

Motion to Adopt:

Moved by: Charlie Hoeller

Seconded by: Jagdeep Johal

Carried: Motion Passed

6.0 **Review of Agenda:** Agenda items added: 8.1 – 8.11

7.0 **Old Business:**

7.1	LMTC Co-Chair nominations	Henry Kuipers
Past Co-Chair Jagdeep Johal has been voted as Chairperson. Trevor Welsh has been nominated as Co-Chair.		

8.0 New Business

8.1	Meeting location volunteers for the 2017 year	Henry Kuipers
<p>2017 Meeting schedule:</p> <ul style="list-style-type: none"> • 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 • MayN/A Spring conference • June 14, 2017.....City of Abbotsford • July 12, 2017.....District of Kent • August 9, 2017.....N/A Summer Break • September 13, 2017.....City of Surrey • October 11, 2017.....District of West Vancouver • November 8, 2017? _____ • December 13, 2017.....City of New Westminster 		

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8.2	ASHRAE 90.1-2010: Vestibule requirements for main entrance to new tenant space over 1000 sq. ft. in area.	Jag Johal
<p>Request for feedback from the committee on which jurisdictions are enforcing the requirement for vestibules. This applies to spaces in excess of 1000 s.f. Jag shared an Interpretation from ASHRAE indicating that a vestibule is required for tenant space in excess of 1,000 sq.ft. Refer to the attachment. Most agree that the vestibule requirement is to be applied to new buildings and tenant improvements.</p> <p>To be carried over to next meeting for further discussion.</p>		

8.3	Sprinklers in Building Bylaws	Norman Tong
<p>What is the status of other jurisdictions in preparation of the Building Act's impact on existing bylaws for sprinklers? Most jurisdictions are waiting for the variance group application to the code committee. Many jurisdictions have not started changing their bylaws.</p>		

8.4	Strata Services from property line to units	Henry Kuipers
<p>Which jurisdictions check on site services during permit review? Some jurisdictions will check for water supply, check rough designs, or set up separate permits. The majority of jurisdictions rely on the registered professional review.</p>		

8.5	Solar Ready Regulation	Jag Johal
<p>The Township of Langley is asking what materials are the other jurisdictions seeing/accepting for 2-2" straight conduit runs for the solar ready regulations. Most are seeing/accepting PVC or ABS for 2" straight conduits, or 1/2" soft copper pipes from the attic to the mechanical rooms if straight runs can't be achieved.</p>		

8.6	Update from RPLC	Shawn Hagan
<p>Shawn is the RPLC chair for 2017, Status is requested for access to the RPLC website and information on the proposed step codes. Shawn will inform whether the LMTC minutes will need to be forwarded to him (Chair of RPLC) Carried over to next meeting</p>		

8.7	Supply air and return air ducts next to unconditioned garages.	Mark Kozlik
<p>Some information is provided from the City of Maple Ridge's fall forum with builders in regards to return air ducts next to an unconditioned garage: -Maple Ridge is not permitting the following: *Thermopan(carboard material commonly used for return air) is not permitted in unconditioned space as the joints can't be sealed properly. *Iso board off gases, so it should not be installed adjacent to the thermopan return air duct. More suitable for exterior uses. Ducting should be hard ducts, sealed, and insulated.</p>		

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Carbon monoxide protection from any penetrations.
Anticipating future feedback from TECA. Mark will update the committee once he receives more information.

8.8	Fire rated box for laundry connection.	Darren Babcock
Inquiry if other jurisdictions are aware of fire rated laundry boxes such as "Sioux Chief". Several jurisdictions have seen the boxes.		

8.9	Air conditioners in the attic.	Mark Kozlik
Maple Ridge is no longer permitting air conditioning units in attics due to the difficulty to achieve required insulation and vapour barrier seals. What is happening with the other jurisdictions? Locations such as Surrey, New Westminster, and the District of Kent are allowing attic use. Provided that conditions such as an insulated space and the truss design is certified for the additional loading.		

8.10	Fire dampers and secondary suites.	Trevor Welsh
Open discussion on the location and types of fire dampers to secondary suites. Items such as 90 degree duct bends in walls, and 3"x9" duct boots for membrane or in separation were discussed.		

8.11	Glass guards for single family dwellings	Mark Kozlik
A question was raised on who is asking for engineering for glass guard rails as the structural component. Most jurisdictions are asking for p.eng certification and a top rail.		

9.0 Adjournment of Meeting:

Motion to adjourn:

Moved by: Shawn Hagan

Seconded by: Jagdeep Johal

Adjournment of Meeting Time: 4:00 pm

Location of next meeting: City of Langley

Date of next meeting: January 11, 2017