

# Lower Mainland Technical Committee of Building Officials

Minutes of the January 11<sup>th</sup>, 2017 Meeting  
Hosted by City 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

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2017 Co-Chairperson: Trevor Welsh

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LMTC Member contact list Coordinator: Belinda Moen

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Date: Jan 11, 2017

Location: City of Langley

- 1.0 **Welcome Attendees:** Jag Johal chaired this meeting, welcomed everyone to the City of Langley and called the meeting to order at 1:03pm.
- 2.0 **Introduction of Members**
- 3.0 **Appointment of Scribe** Name: Trevor Welsh AHJ: City of Port Moody
- 4.0 **Attendance:** All members are responsible to record their CPD points on the BOABC web page members section.

Jagdeep Johal	Township of Langley
Trevor Welsh	City of Port Moody
Darrell Johnson	District of Mission
Oscar Sieg	City of Langley
Dave Butler	Village of Lions Bay
Charlie Hoeller	City of Surrey
Evan Barberis	District of North Vancouver
John Mercer	City of Abbotsford
Glenn Andrews	City of Burnaby
Darren Babcock	City of New Westminster
Norman Tong	Squamish Lillooet Regional District
Wayne Berg	City of Richmond
Chantal Gemperle	City of Pitt Meadows
James Hook	City of Vancouver
Dawn Gillingham	District of Hope

Rita Lenz  
Stacey McSherry

Corporation of Delta  
District of West Vancouver

5.0 **A moment of silence was observed in honour of Craig Skinner.**

6.0 **Adoption of Minutes:** December 14, 2016 LMTC meeting in New Westminster

**Motion to adopt Minutes Moved by:** Charlie Hoeller  
**Seconded by:** Dave Butler

**Discussion:** Nil

**Carried:** Motion Passed

7.0 **Review of Agenda:** Agenda items 9.1 – 9.5 were added to.

8.0 **Old Business**

8.1	Meeting location volunteer for Nov. 2017	Jag Johal
<p>The City of Surrey volunteered, for the November 8<sup>th</sup> meeting while the Squamish – Lillooet Regional District volunteered for the September 13<sup>th</sup> meeting. The location of the Squamish – Lillooet Regional District will either be at the Sea to Sky Gondola or Britiana Beach. Details will follow closer to the meeting.</p>		
8.2	ASHREA 90.1-2010: Vestibule requirements for main entrance to new tenant space over1000 sq. ft. in area.	Jag Johal
<p>An interpretation was received and discussed regarding ASHRAE 90.1-2010 and the requirement of a vestibule for a tenant space.</p> <p>Greg McCall from the City of Vancouver was teleconferenced in and provided the following information: <i>A “building entrance” is an entrance that is ordinarily used to gain access to the <u>building</u>. A “building entrance” is eligible for “exception f” if the <u>building</u> has a gross area less than 1,000 sqft.</i></p> <p><i>Entrances to tenancy spaces only, are not classified as “building entrances”, and are eligible for “exception g” if the tenancy has a gross area less than 3,000 sqft.</i></p>		
8.3	Emailing LMTC minutes to RPLC	Shawn Hagan
<p>Shawn was not in attendance, deferred to next meeting</p>		

8.4	Information from TECA in relation to ducting	Mark Kozlik
Mark was not in attendance, deferred to next meeting		

9.0 **New Business:**

9.1	Grab Bars in Accessible Washrooms – 3.7.2.10.(4)	Dawn Gillingham
<p>A retractable grab bar is proposed in a new accessible washroom (see attached for specs.) The question proposed is whether or not other jurisdictions would accept this type of grab bar. All committee members agreed that they would not accept the grab bar, as it does not comply with the installation requirements of the code.</p>		
9.2	Spray Foam Insulation	Evan Barberis
<p>The District of North Vancouver wants to know if other jurisdictions will accept spray foam installation. Discussion occurred around which jurisdictions accept and the method to which they accept spray foam installation. There are no jurisdiction that would not accept spray foam, however the method of acceptance varies between jurisdictions. Most jurisdiction do require a third party approval for the use and installation from a RPR with Letter of Assurance.</p> <p>There was also note of a bulletin (see attached) on the use of spray foam and potential damage to electrical wiring and sprinkler piping.</p>		
9.3	Decommissioning Masonry Fireplaces - 9.22	Stacey McSherry
<p>Existing fireplace with an insert installed. Owner wants remove the insert however not remove the fireplace.</p> <p>Jurisdictions would accept if the fireplace is either: WETT Certified, completely blocked off, or insert reinstalled. If the fireplaces are decommissioned and removed it should be noted specifically on the permit that the fireplaces were decommissioned.</p>		
9.4	Tread radius and Bevel (9.8.4.6.)	Wayne Berg
<p>A number of engineer products do not have the 6mm requirement for round nose bevelled. The question is how many jurisdiction are reviewing and enforcing this requirement.</p> <p>The consensus is that all jurisdiction are reviewing and enforcing compliance</p>		

9.5	Cold Weather Requirements for Concrete and Protection from freezing	Wayne Berg
<p>With the lower temperatures, the question is are jurisdiction prohibiting the pouring of concrete. It was noted that 9.3.1.9. is for site batch concrete and that the CSA Standard is for pre-mixed concrete.</p> <p>Most jurisdiction are rejecting the pouring of concrete based upon 9.12.1.3.</p>		

10.0 **Motion to adjourn meeting moved by:** Oscar Sieg  
**Seconded by:** Dave Butler

**Adjournment of Meeting Time:** 4:00pm

**Location of next meeting:** City of Port Moody

**Date of next meeting:** February 8, 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