

Lower Mainland Technical Committee of Building Officials

Minutes of the Feb 8th, 2017 Meeting
Hosted by City of Port Moody

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

2017 Co-Chairperson: Trevor Welsh

twelsh@portmoody.ca

LMTC Member contact list Coordinator: Belinda Moen

BMoen@abbotsford.ca

Date: February 8th, 2017

Location: City of Port Moody

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

Trevor Welsh	City of Port Moody
Larry Scott	Village of Belcarra
Darrel Bridge	City of Coquitlam
Mark Kozlik	City of Maple Ridge
Colin Barrett	Retired
James Hook	City of Vancouver
Tony Medic	City of Coquitlam
David Harrington	City of Burnaby
Benny Shum	City of Burnaby
Chantal Gemperle	City of Pitt Meadows
Dawn Gillingham	District of Hope
Evan Barberis	District of North Vancouver
Darren Babcock	City of New Westminster
Frank Durante	District of Mission
Perry Halabuza	City of Coquitlam

Jagdeep Johal	Township of Langley
Stacey McSherry	District of West Vancouver
James Nyhus	City of White Rock
Charlie Hoeller	City of Surrey

5.0 **Adoption of Minutes:** January 11, 2017 LMTC meeting in Langley

Motion to adopt Minutes Moved by: Frank Durante
Seconded by: Trevor Welsh

Discussion: Nil

Carried: Motion passed

6.0 **Review of Agenda:** Additional agenda items: 8.3 -8.8

7.0 **Old Business:**

7.1	Emailing LMTC minutes to RPLC	Shawn Hagan
Consensus of today's group discussion; meeting minutes are to be forwarded to the RPLC.		
7.2	Information from TECA in relation to ducting	Mark Kozlik
Waiting for clarity from TECA. Tabled to next meeting.		

8.0 **New Business:**

8.1	BCAB #1792. Re: Stair Nosings and Rakeback, Article 3.4.6.8.	Jag Johal
Members agreed that stair rakeback as per 3.4.6.8.(2) is permitted to be vertical.		
8.2	Windows as guards: 3.3.4.8.(1) & 9.8.8.1.(6) (a)	Jag Johal
Refer to the attached correspondence with the Building and Safety Standards Branch in relation to 3.3.4.8.(1) of the BCBC. Group discussion: Members agreed that the measurement of the guard is to be taken from the floor level.		
8.3	BCAB #1785. Occupancy classification and party wall construction requirements for detached garages with dwelling units above, Articles 9.10.2.1., 9.10.11.1. and 9.10.11.2.	Frank Durante

Review and discussion of Code Appeal #1785		
8.4	9.33.6.4. (5) Coverings, Linings, Adhesives and Insulation of air ducts. (foam plastics)	Charlie Hoeller
Question: is spray foam permitted to be used as part of an air duct system? Tabled to next meeting to gather additional information and clarity on definition of the term ‘foam plastics’		
8.5	High Velocity Ventilation 9.32. Is anyone aware of this type of system and how it is designed?	David Harrington
Group consensus is to rely on the TECA ventilation checklist.		
8.6	Radio amplification, communication signals and equipment in concrete buildings for Fire Department.	Jag Johal
Group discussion: in some circumstances there may be an inability or disruption in radio signals in below ground spaces within concrete buildings. James Nyhus stated that the City of Port Moody has this concern addressed through a bylaw and the City of White Rock requests for equipment as DP requirements.		
8.7	Annunciator panels installed in un-conditioned areas.	Darren Babcock
Awareness to AHJ’s that annunciator panels are designed and rated when installed in un-conditioned spaces.		
8.8	Insulation trade-off calculation in exterior walls. (1 in 8)	Stacey McSherry
Stacey asked AHJ’s if they allow a 1 in 8 trade- off calculation in exterior wall assemblies? Group consensus is that AHJ’s are enforcing Code compliance to required thermal resistance at all exterior wall assemblies.		

9.0 **Motion to adjourn meeting moved by:** James Hook
Seconded by: Mark Kozlik

Adjournment of Meeting Time: 4:00pm

Location of next meeting: City of Maple Ridge

Date of next meeting: March 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, 2017City of Surrey
- December 13, 2017..... City of New Westminster