

Lower Mainland Technical Committee of Building Officials

Minutes of the October 19, 2016 Meeting
Hosted by the City of Coquitlam

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: October 19, 2016

Location: City of Coquitlam

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

2.0 **Introduction of Members:**

3.0 **Appointment of Scribe:** Taher Ahmad **AHJ:** Corporation of Delta

4.0 The next meeting will be held at the Corporation of Delta on Wednesday November 9, 2016 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
Norman Tong	Squamish/Lillooet Regional District
James Hook	City of Vancouver
Sherry Searle	City of Whiterock
Taher Ahmad	Corporation of Delta
Alex Burzynski	District of West Vancouver
Bill Ozeroff	City of Coquitlam
Paul Bogunovic	City of Abbotsford
Perry Halabza	City of Coquitlam
Chantal Gemperle	City of Pitt Meadows
Steven Bortolazzo	City of Coquitlam
Dave Butler	Lions Bay
Darrel Bridge	City of Coquitlam
Todd miller	City of Coquitlam
Gary Deans	City of Coquitlam
Paul Juosku	City of Burnaby
Richard Dohmeier	City of Burnaby

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5.0 **Adoption of Minutes:** September 14, 2016 LMTC meeting in the City of Richmond.

Motion to Adopt:

Moved by: Darrel Bridge

Seconded by: Jagdeep Johal

Carried: Motion Passed

6.0 **Review of Agenda:** Agenda items added: 8.1 – 8.10

7.0 **Old Business:**

7.1	Large Detached Buildings Accessory Buildings to SFD	James Hook
<p>The subject building was a large accessory building with four car garage and a wood workshop (A hobby workshop)</p> <p>Majority agreed to accept it as an accessory building to SFD as long as it does not contain a suite and the work shop is not for commercial use. Spatial calculation to use article 9.10.15.5</p>		

7.2	Four Storey SFD	Sherry Searle
<p><i>Item 8.11 from June meeting.</i></p> <p><i>Do other jurisdictions accept a garage access of unspecified width in a SFD as a localized depression for the purposes of calculating grade and building height?</i></p> <p>No consensus was reached at the July meeting.</p> <p>Sherry brought three BCAB appeals (No.: 930, 1022A & 1291) for review. Although the general thought was that a driveway that is the full width of the building would not be considered a localized depression, no consensus was reached in September meeting.</p> <p>Sherry contacted the province for direction and received a reply which is attached. The email reply from Province was from Andy Chase with similar answer. Based on fire fighters' fire fighting strategy the depression is considered as a grade. See the appendix for the copy of email.</p>		

7.3		

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7.4		

8.0 New Business

8.1	Running Man Direction	Belinda Moen
<p>Does anyone have the standards for the reference under 3.4.5.1. for exit signs? I don't have ISO 7010 or CSA C22.2 No. 141. Abbotsford has had the policy that for straight ahead exits with no directional arrow, that the running man should face towards the door knob. I am getting some feedback that CSA C22.2 No. 141. Might in fact say that the running man for straight ahead should face to the right.</p> <p>It was agreed that it's not the way that the running man facing but the direction of arrow to exit and to face either direction when there is no arrow.</p>		

8.2	Inadequate Water Service For Fire Flow	Richard Mathews
<p>For Building lot/lots that are inadequately serviced for fire flow do you still issue a building permit? Or wait to issue the BP until the lot/lots are serviced to provide adequate fire protection as a minimum. Or do you wait until all services are installed and passed by your Engineering Department as substantially complete?</p> <p>It was assumed that question was for a SFD and was agreed upon that no issuance of permit without a Fire Hydrant. And with the Fire Hydrant available, no occupancy till services are complete. For commercial buildings, confirmation of fire flow is required prior to issuance of building permit.</p>		

8.3	Fire Dampers in Secondary Suites	Richard Dohmeier
<p>9.37.2.17 (Air ducts and fire dampers in Secondary suites)</p> <p>a) Are Jurisdictions considering these as "complex" installations requiring professional design and field review?</p> <p>b) What do we generally understand to be intended by ... "to prevent the circulation of smoke..." in these installations?</p> <p>The agreed upon answer for (a) was NO. Duct type smoke detector with dampers at the fire separation meet the code as per most of the jurisdictions. For (b), duct type smoke detector controlling the furnace blower is considered to stop circulation of smoke although passive circulation of smoke is possible.</p>		

8.4	Vapour barrier sealing method	Henry Kuipers
<p>I have been approached by insulation contractors stating that inconsistency in how some jurisdictions require the lapped joints to be sealed. Some jurisdictions accept tape at the joints as long as the joints have solid backing. Others only allow acoustic sealant between vapour barrier overlap including the solid backing.</p> <p>Sheathing tape complies to CAN/ULC standard and air barrier, most jurisdictions allow combination of both or used individually as a method of sealing.</p>		

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8.5	Spatial Calculation 3.2.3.7 for Tilt up Panels	Perry Halabuza
Change in policy and procedure. Tilt up panel at Property line requires alternative solution in Coquitlam. Perry will send the summary. See Appeal #1700 which does not require a alternative solution.		

8.6	Does the kitchen renovation require hood fan upgrade in an existing multi-storey residential building?	Alex Burzynski
In case of residential kitchen renovation, the hood fan upgrade is not required by most of the jurisdiction since the intent of the code is the evaluation of cost versus perceived benefit is. It is possible to do in a convenient way. Discretion is applied.		

8.7	Prefab modular Homes	Konrad Jaschke
What is the level of inspections for a prefab home, Full permit and full inspections? Or rely on registered professionals and letter of assurances? And what do you charge?		
It was agreed to extend this topic to next meeting.		

8.8	Upgrade for Sprinklers in SFD	Dave Butler
Are upgrades required for sprinklers when for SFD additions?		
As per the Sprinkler Bylaw, Maple Ridge, Port Coquitlam, North Vancouver, Pitt Meadows, White Rock etc. use the 50% of assessed value to enforce the sprinkler upgrade.		

8.9	Does Spatial Calculation in SFD include recessed walls?	Darrel Bridge
Yes, Spatial calculation of an exposed building face includes the entire face including the recessed walls.		

8.10	ICF 9.13.2.2.	Darrel Bridge
What is acceptable for damp proofing for ICF?		
Some AHJ require P. Eng. but most don't. Most accept compatible material such as blue skin etc.		

9.0 Adjournment of Meeting:

Motion to adjourn:

Moved by: James Hook

Seconded by: Darrel Bridge

Adjournment of Meeting Time: 4:00 pm

Location of next meeting: Corporation of Delta

Date of next meeting: Nov 9, 2016

2016 Meeting schedule:

- December 14, 2016 New Westminster