

Lower Mainland Technical Committee of Building Officials

Agenda for December 13, 2017 Meeting
Hosted by the District of West Vancouver

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

jjoahal@tol.ca

2017 Co-Chairperson: Trevor Welsh

twelsh@portmoody.ca

LMTC Member contact list Coordinator: Dawn Gillingham

dgillingham@hope.ca

Date: **December 13, 2017**

Location: **2121 Marine Drive, West Vancouver**

- 1.0 **Welcome Attendees:** Jagdeep Johal chaired the meeting and welcomed everyone to the City of West Vancouver and called the meeting to order at 1:05pm.
- 2.0 **Introduction of Members**
- 3.0 **Appointment of Scribe:** Jonathan Mearns, City of Richmond
- 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
Jagdeep Johal	Township of Langley
Konrad Jaschke	Bowen Island Municipality
Nelson Wall	Resort Municipality of Whistler
Stacy McSherry	District of West Vancouver
Ray Sept	District of West Vancouver
Chantal Gemperle	City of Pitt Meadows
Norman Tong	Squamish Lillooet Regional District
Evan Barberis	District of North Vancouver
Jon Milloy	City of Surrey
Reece Garcea	City of Surrey
Jonathan Mearns	City of Richmond
Dave Butler	Village of Lions Bay

5.0 **Adoption of Minutes:** November 8, 2017 LMTC meeting in the City of Surrey

Motion to adopt Minutes **Moved by:** Trevor Welsh
Seconded by: Chantal Gemperle

Discussion: None
Carried: Yes

6.0 **Review of Agenda.**

6.1 **Agenda items 8.7-8.11 added**

7.0 **Old Business:**

7.1	PE-RT piping	Jon Milloy
No update yet. Tabled to next meeting.		
7.2	2018 Meeting Schedule and Location	
<ul style="list-style-type: none"> • Jan 10..... City of Langley • Feb 14..... District of North Vancouver • March 14..... • April 11..... City of Richmond • May..... N/A Spring conference • June 13..... District of West Vancouver • July 11..... City of Abbotsford • August..... No meeting – summer vacation • September 12..... Township of Langley • October 10..... City of Surrey • November 14..... • December 12..... 		

8.0 **New Business:**

8.1	2018 LMTC Chair and co-chair nominations	Jag Johal
<p>Chair: Trevor Welsh, City of Port Moody Co-chair: Jonathan Mearns, City of Richmond</p>		

8.2	Document requirements for unvented roof assemblies	Nelson Wall
<p>Generally all jurisdictions are requiring a report from a registered professional. Many also require Schedules B and CB. Some require alternative solutions. One municipality does not accept unvented roof assemblies even with an alternative solution.</p>		
8.3	Waterproof membrane requirements for vehicular surfaces over living space	Nelson Wall
<p>Only a few jurisdictions regularly see this scenario. One accepts waterproofing with no vehicular protection. Another almost exclusively sees this application with concrete topping installed over an approved roofing membrane. The use of concrete with crystalline admixture was mentioned which could be considered through an alternative solution.</p>		
8.4	Slab edge insulation at interior foundation walls	Reece Garcea
<p>No jurisdictions present are requiring slab edge insulation where a heated slab is interrupted by interior foundation walls.</p>		
8.5	BCAB# 1797: Combustible piping used in a drain, waste and vent piping system	Jon Milloy
<p>Of the jurisdictions present that inspect buildings that are affected by BCAB#1797, five continue to accept the use of combustibles DWV piping within an unrated partition; three jurisdictions do not.</p>		
8.6	Exit requirements from individual parkade stalls	Nelson Wall
<p>Exiting for individual parking stalls has been proposed though a man door located within an overhead garage door. Concerns were raised that the man door no longer functions if the overhead door is partially raised and there is often a potential tripping hazard. The consensus was that this method of exiting is not being accepted.</p>		
8.7	Final Occupancy Checklist	Evan Barberis
<p>District of North Vancouver is updating their Final Occupancy Checklist and requested copies of those produced by other jurisdictions. Evan will circulate back to the LMTC members a copy of the compiled checklists.</p>		

8.8	Guard Climability	Jonathan Mearns
<p>It is common to see guardrails that have been modified to satisfy the code requirements for climbability. Some methods are perceived as nonpermanent because of the attachment (ie. Zip ties) or materials used (ie. Plywood panels). The jurisdictions present verified that if a guardrail meets the code requirements it has to be accepted regardless of how likely it is to be altered in the future. All methods of installation allow for removal and we do not have the authority to control how code compliance is achieved.</p>		
8.9	Stair Stringer Construction	Jag Johal
<p>Use of manufactured aluminum stringers has been proposed. Since these do not comply with the prescriptive requirements of Part 9 the consensus was that approval by a registered professional would be required</p>		
8.10	Penetrations of Fire Separation	Konrad Jaschke
<p>A horizontal fire separation with a fire resistance rating is proposed to have penetrations for noncombustible electrical boxes. No concerns were raised.</p>		
8.11	Documentation Verifying Part 5 Window Compliance	Stacy McSherry
<p>Window assemblies designed to Part 5 have been proposed in Part 9 single family dwellings. Most jurisdictions indicated they would accept letters of assurance or possibly reports alone from a registered professional. Resort Municipality of Whistler requires detailed documentation verifying compliance with Part 5.</p>		

9.0 **Motion to adjourn meeting moved by:** Jag Johal

Seconded by: Trevor Welsh

Adjournment of Meeting Time: 3pm

Location and Date of next meeting: City of Langley, January 10, 2018