

Lower Mainland Technical Committee of Building Officials

Minutes of the July 12 2017 Meeting
Hosted by the District of Kent

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@prtmoody.ca

LMTC Member contact list Coordinator: Dawn Gillingham dgillingham@hope.ca

Date: July 12, 2017
Location: District of Kent

1.0 **Welcome Attendees:** Jag Johal chaired this meeting, welcomed everyone to the District of Kent and called the meeting to order at 1:00pm.

2.0 **Introduction of Members:**

3.0 **Appointment of Scribe: Name:** Stacy McSherry **AHJ:** District of West Van.

The next meeting will be held at the Squamish Lillooet Regional District, on Wednesday, September 13, 2017.

4.0 **Attendance:**

Stacy McSherry	District of West Vancouver
Henry Kuipers	District of Kent
Jagdeep Johal	Township of Langley
Chantal Gemperle	City of Pitt Meadows
Rudy Wieler	Fraser Valley Regional District
Guy Gareau	City of White Rock
Larry Scott	City of Port Moody
Kelly Johnson	District of Kent
Dawn Gillingham	District of Hope
Paul Bogunovic	City of Abbotsford

5.0 **Adoption of Minutes:** June 14, 2017 LMTC meeting in the City of Abbotsford.

Motion to adopt:

Moved by: Henry Kuipers

Seconded by: Paul Bogunovic

Discussion: n/a **Carried:** Yes

6.0 Review of Agenda:

6.1 **Additional agenda items.** Items 8.1 to 8.6

7.0 Old Business:

7.1	Review of Committee's Terms of Reference document	Jag Johal
<i>Review and share the adopted LMTC- Terms of Reference. Minutes were found at RPLC. Terms of reference were circulated, effective date Jan 1 2012.</i>		

7.2	Scheduling issues for October meeting	Stacy McSherry
Will send Darren (New west) email for confirmation of switch Carried.		

8.0 New Business:

8.1	SIPS	Chantal Gemperle
What would be required to accept the SIPS system? -Ensure the CCMC listing is present -Structural Signoff -Some municipalities would require an envelope consultant or architect. -Refer to LMTC meeting minutes' item 7.4 June, 2017		
8.2	HRV Listings +Fire blocking	Larry Scott
Can the high velocity HRV system be used? Are Municipalities checking product listings for Canada for HRV? How is fire blocking achieved? Pictures were circulated of a high velocity HRV system and the clusters of piping in the walls up through top plates posing a significant fire blocking issue. It was determined that the electrical aspect of the system has a CSA listing and that combustible piping was acceptable in part 9. It was unknown if the product is listed in Canada. After much discussion, it was agreed to be carried to next meeting. -Check with inspectors for fire stopping/blocking answers and possibly bring to Building Standards Branch. - Consult with Mechanical Contractor Association for installation requirements. -Check if AHJ asking for product listings for HRV. Carried		

8.3	Blue Tuck Tape	Rudy Weiler
<p>Is it an acceptable for use in an Air barrier system?</p> <p>Yes- CCMC Listed product. Some municipalities considering discontinued use of Red Tuck tape as it is not listed.</p>		
8.4	Registered Professional for Signage	James Hook
<p>What type of signage requires a registered professional?</p> <p>It was suggested signs 12" out from the building and use discretion for weight. Freestanding signs require a P.Eng in most municipalities. Most AHJ require a P.Eng for a sign that is 50 lb or more. Some have requirements outlined in sign bylaws.</p>		
8.5	Farm Buildings – Max size and Spatial	Henry Kuipers
<p>How far apart do buildings have to be, to be considered separate buildings? -document attached</p> <p>Was generally agreed upon that buildings separated enough to maintain cladding between could be considered separate. See fire department requirements for access.</p> <p>Must control this through zoning bylaw by defining "detached buildings" Farm buildings are exempt from spatial under the farm code.</p>		
8.6	Onsite Services	Henry Kuipers
<p>Who issues service permits?</p> <p>Majority of AHJ's will issue separate on-service permits for townhouse projects; some will include it as part of the building permit. Majority require a civil engineer for design with a schedule B/CB.</p>		

9.0 Adjournment of Meeting:

Motion to adjourn:

Moved by: Chantal Gemperle

Seconded by: Rudy Wieler

Adjournment of Meeting Time: 4:00 pm

Location of next meeting: Squamish Lillooet Regional District

Date of next meeting: Sept 13, 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