

# Lower Mainland Technical Committee of Building Officials

Minutes for November 8<sup>th</sup>, 2017 Meeting  
Hosted by City of Surrey

**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: Dawn Gillingham

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Date: November 8<sup>th</sup>, 2017

**Location:** City of Surrey

- 1.0 **Welcome Attendees:** Trevor Welsh chaired the meeting and welcomed everyone to the City of Surrey and called the meeting to order at 1:00pm.
- 2.0 **Introduction of Members**
- 3.0 **Appointment of Scribe** Name: Jonathan Mearns, City of Richmond
- 4.0 **Attendance:** All members are responsible to record their CPD points on the BOABC web page members section.

Richard Wilson	District of Mission
James Hook	City of Vancouver
Trevor Welsh	City of Port Moody
Dave Butler	Village of Lions Bay
Andrew Millington	Township of Langley
Jonathan Mearns	City of Richmond
Anshu Gupta	City of Coquitlam
Evan Barberis	District of North Vancouver
Chantel Gemperle	City of Pitt Meadows
Gary Deans	City of Coquitlam
Taher Ahmad	City of Delta
Jon Milloy	City of Surrey
Henry Kuipers	District of Kent

5.0 **Adoption of Minutes:** October 11<sup>th</sup>, 2017 City of New Westminster

**Motion to adopt Minutes** **Moved by:** Jon Milloy  
**Seconded by:** Evan Barberis

**Discussion:** Correction to “Hosted by New Westminster”

**Carried:** Yes, with correction noted.

6.0 **Review of Agenda.**

7.0 **Additional agenda items.**

7.0 **Old Business**

7.1	PE-RT Piping	Perry Halabuza
<p>Previous: <i>Discussion around which municipalities are permitting its use. Industry stating that some are allowing it. (Surrey) Jon Milloy to discuss with Surrey Plumbing Section. Others to review with Plumbing Officials and report back.</i></p> <p>Presentation by Gilbert Larocque, City of Surrey, Deputy Chief Building Official. The issue with the use of PE-RT piping is that the standard is not referenced in the BCBC. Section 7 of the Building Act contains a provision for jurisdictions to apply for a variation. Surrey has proposed to apply to the Province for the use of PE-RT if the PE-RT stakeholders provide the supporting documentation prepared by a registered professional. City of Surrey will report back on whether the process goes ahead and/or the response from the Province.</p>		

8.0 **New Business:**

8.1	2018 LMTC Planning	
<p>Introduction to 2018 year, members to begin inquiries for hosting meeting in 2018 and consideration for nominations of chair and co-chair for 2018. Dates and positions to be determined at December meeting.</p>		
8.2	Duration of Construction	Jonathan Mearns
<p>How are jurisdictions dealing with permits that have been issued but take excessively long to come to completion? Some jurisdictions have bylaws that state a specific time period before the permit has lapsed, then they can be ticketed for working without permits. Most have the provision to apply for an extension if the permit has lapsed but the extension is discretionary. Some jurisdictions require security deposits.</p>		

8.3	Four Storey Townhouses	Evan Barberis
<p>How are jurisdictions dealing with applications for Part 9, four storey townhouses? City of Surrey has received applications but not accepted them. City of Vancouver Building Bylaw contains provisions that allow for this type of building. No other jurisdictions have come across this.</p>		
8.4	Passive House	Henry Kuipers
<p>When a building is designed as a passive house, how are jurisdictions verifying compliance? Provided the prescriptive requirements of the BCBC are met, jurisdictions would generally not ask for any verification that the passive house requirements have been met.</p>		
8.5	WorkSafe Stair Requirements	James Hook
<p>WorkSafe has made a point of informing building officials of WorkSafe Guideline 20.5(5) which requires that a stairway be provided to each floor level before construction of the next floor or deck surface is undertaken. There is no provision for use of construction ladders to access a floor level.</p>		
8.6	Ministerial Order Schedule B	Taher Ahmad
<p>Are jurisdictions accepting the Schedules found in Ministerial Order M158 that include errors? Yes. Spring BOABC Conference highlighted that while the Province recognizes the mistakes these documents contain, they form a legal part of the ministerial order and cannot be changed. Since the previous schedules were rescinded, these cannot be used instead. Jurisdictions should refer to the bulletins provided by AIBC and EGBC on the limitations to how these schedules can be annotated.</p>		
8.7	Requirements for Struc.Eng. vs P.Eng.	James Hook
<p>When do jurisdictions require a StrucEng rather than PEng? Jurisdictions are generally not requiring StrucEng but are leaving that to the discretion of the Coordinating Registered Professional and Registered Professionals.</p>		
8.8	Secondary Suite Separations with TJIs	Trevor Welsh
<p>Are jurisdictions accepting secondary suites with TJI floor joists and a single layer ceiling membrane? Appendix D additive method can be used for dimensional lumber joists but not TJIs. Appendix A tables can be used but require metal channels, however, there are no sound transmission requirements for secondary suites. Most jurisdictions accept TJIs in a secondary suite fire separation as they would dimensional lumber.</p>		

8.9	Bylaw Enforcement Approaches	Jonathan Mearns
<p>What are the most commonly uses approaches to achieve compliance to zoning or building bylaw infractions? Most jurisdictions use ticketing to achieve compliance. Few jurisdictions rely on or regularly use the court process with the exception of the City of Vancouver. In some jurisdictions the enforcement is done by bylaws officers, others building officials.</p>		
8.10	Name Tags	Henry Kuipers
<p>Recommendation to use name tags at next meeting.</p>		

9.0 **Motion to adjourn meeting moved by:** Jonathan Mearns

**Seconded by:** Evan Barberis

**Adjournment of Meeting Time:** 4:15pm

**Location of next meeting:** District of West Vancouver

**Date of next meeting:** December 13<sup>th</sup>, 2017

**2017 Meeting schedule:**

- December 13, 2017..... District of West Vancouver