

Lower Mainland Technical Committee of Building Officials

Minutes for January 10th, 2018 Meeting
Hosted by City of Langley

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.

2018 Chairperson: Trevor Welsh twelsh@portmoody.ca

2018 Co-Chairperson: Jonathan Mearns jmearns@richmond.ca

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

Date: January 10th, 2018

Location: City of Langley

- 1.0 **Welcome Attendees:** Trevor Welsh chaired the meeting and welcomed everyone to the City of Langley and called the meeting to order at 1:05pm
- 2.0 **Introduction of Members**
- 3.0 **Appointment of Scribe** Name: Oscar Sieg, City of Langley
- 4.0 **Attendance:** All members are responsible to record their CPD points on the BOABC web page members section.

Oscar Sieg	City of Langley
Henry Kuipers	District of Kent
Devon Bolton	City of Surrey
Andrew Millington	Township of Langley
Paul Bogvonovic	City of Abbotsford
Jonathan Mearns	City of Richmond
Darrell Bridge	City of Coquitlam
Thomas Bradmore	City of Burnaby
Jon Milloy	City of Surrey
Konrad Jaschike	Bowen Island
Dave Butler	Village of Lions Bay
James Hook	City of Vancouver
Dale Zahara	City of Langley
Bev Endersby	City of Langley
Norman Tong	Squamish Lillooet Regional District

Stacey McSherry District of West Vancouver
 Chantal Gemperle City of Pitt Meadows
 Frank Durante District of Mission
 Karen Hynes City of Langley
 Trevor Welsh City of Port Moody

5.0 **Adoption of Minutes:** December 13th, 2017 District of West Vancouver

Motion to adopt Minutes Moved by: Dave Butler

Seconded by: Jonathan Mearns

Discussion: None

Carried: Yes

6.0 **Review of Agenda.**

6.1 Items 8.1 – 8.11 added

7.0 **Old Business**

7.1	PE-RT Piping Update	Jon Milloy
No update. Still dealing with manufacturers for engineering judgement. Tabled to next meeting		
7.2	2018 Meeting Locations	Trevor Welsh
<p>Locations for the March, November, and December Meetings need to be determined. Representatives are asked to see if their municipalities are able to host on those dates.</p> <ul style="list-style-type: none"> • January 10th, 2018..... City of Langley • February 14th, 2018..... District of North Vancouver • March 14th, 2018..... City of Burnaby (To be confirmed) • April 11th, 2018..... City of Richmond • May 2018 No Meeting due to Spring Conference and AGM • June 13th, 2018..... District of West Vancouver • July 11th, 2018..... City of Abbotsford • August 2018..... No Meeting for Summer Vacations • September 12th, 2018..... Township of Langley • October 10th, 2018..... City of Surrey • November 14th, 2018..... City of Pitt Meadows (To be confirmed) • December 12th, 2018..... To be Determined 		

8.0 **New Business:**

8.1	Engineering Consent Order	Jonathan Mearns
<p>Roundtable discussion on the transfer of responsibility and direct supervision of an engineer due to a consent order from EGBC. Comments included sealed letter for handoff process, receiving additional documents, to getting an opinion from EGBC. (Fig.1)</p>		
8.2	Climbable Elements to Guards	Jonathan Mearns
<p>Climbable objects next to guards (electrical boxes, window trim, planters) that may defeat protection from falls. How would jurisdictions enforce protection with limited code articles? Most jurisdictions will ask for changes or remove elements due to safety concerns. (Fig.1).</p>		
8.3	Sloping floors in public areas	Jonathan Mearns
<p>Open discussion on tolerances of slope for a (level) floor. Repairs to a sinking restaurant floor has a 2% slope. No consensus. (Fig.1).</p>		
8.4	Flashing Requirements	Frank Durante
<p>Do any jurisdictions look at the profile of the window sill flashing? Most agree that the window flashing is required, some have paid attention to the profile (Fig. 2).</p>		
8.5	Nest Smoke Alarms and CO Alarms	Thomas Bradmore
<p>Discussion on Nest smoke alarm systems hardwire requirements and approval. CSA product approval needed. Some jurisdictions will ask for an alternate solution and the system must pass the final inspection.</p>		
8.6	Smoke Alarm and Wiring – Interconnected.	Konrad Jaschke
<p>Do smoke alarms, that are interconnected, need to be hardwired or can they be wireless for communicating with one another? Interconnection is to be certified by CSA. The committee is split on wireless or hardwire communication.</p>		
8.7	Exiting through lobbies. Door P3 rating.	Darrell Bridge
<p>The door shown as P3 in figure 3, separating a garage and residential space, require a 2 hour rating? The committee response is that a 2 hour fire resistance rating is required.</p>		
8.8	Exiting through lobbies. Convenience Stair 3.	Darrell Bridge
<p>Must the door for the convenience stair 3 swing in the direction to the exit? No, the swing direction is not applicable because stair 3 is not an exit stair. The door swing can open into the lobby.</p>		
8.9	2 Storey Basement in Single Family Dwelling	James Hook
<p>2 storey unsprinklered single family dwelling proposed with a 2 level basement Fig.4.</p>		

<p>A) Discussion on articles 9.10.1.3. versus 3.2.2.15. 2. 2 hour separation if basement is below grade.</p> <p>B) Is an Architect required? Yes, an architect/ CRP is required to decide what other consultants are needed, and to provide a code analysis.</p> <p>C) Is a geotech engineer required? Yes.</p> <p>D) Is a structural engineer required? The CRP should make the decision, but the structural engineer should be expected.</p> <p>E) Is a 2 hour rating continued for the exit? Yes.</p>		
8.10	Honed Limestone Panel/Tile for Cladding	Darrell Bridge
<p>Would the proposed material be suitable as a building material? A quick discussion on similar materials such as stucco, engineering for attachments, and other jurisdictional approaches. There is some agreement that the material could be acceptable, but engineering certification will be needed for walls over 2.44m (8 ft.).</p>		
8.11	Vertical Addition to a Single Family Dwelling.	Konrad Jaschke
<p>Discussion for an opinion for a proposed addition to a single family dwelling that is sprinklered, and is on a steep slope. The committee agrees that the proposed addition will make the structure a 4 storey building</p>		

10.0 Motion to adjourn meeting moved by: Jonathan Mearns

Seconded by: Henry Kuipers

Adjournment of Meeting Time: 3:30 pm

Location of next meeting: District of North Vancouver

Date of next meeting: February 14th, 2018

2018 Meeting schedule:

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