

Building Officials' Association of British Columbia

----- **BOABC** -----

Promoting Building Safety and Professionalism

*Suite 145 – 10451 Shellbridge Way
Richmond, British Columbia V6X 2W8*

BOABC Quarterly Newsletter October 2019

The BOABC Executive met on September 20 and 21st, 2019

Executive Members are looking forward to another successful year for the Association.

The Executive discussed what went right and what went wrong at the Spring Conference and what can be done to make the conferences better. November conference will be held November 18 through 20, 2019 in Richmond, BC. The Spring conference will be held May, 2020 in Victoria.

The Executive also discussed the 5 year business plan and where we want to be in 5 years and in 10 years. The five year plan can be found on our website.

Other items discussed:

- Updates on Course development,
- Indigenous Building Inspector Initiatives,
- Update on Examinations,
- Concerns from Municipal Managers in regard to the Building Act,
- Bylaw repeal and replacement progress,

- Setting fees for Registry,
- Branding and Identity.

BOABC – Acting C.A.O.

Manjit Sohi is currently filling the role of Acting C.A.O.



BOABC – Working with the Province of BC – The Building Act and the Administrative Agreement

The administrative agreement calls for mutually agreed performance objectives, measures and targets in relation to the qualifications of building officials. The BOABC collaborates regularly with the Government of BC to track progress and success in fulfilling its obligations to the Agreement.

The Association is working hard to achieve all requirements of the Administrative Agreement. For further details see the Five Year Business Plan.

November Conference – November 18 – 20, 2019

The Executive looks forward to welcoming everyone to the November Conference. Planning is well on it's way. Thank you's to FortisBC as the title platinum sponsor.

Presentations include:

- WETT,
- Fire Separations,
- Legal & Ethics,
- Plumbing Level 2,
- TECA – HRV,
- TECA – Heat Loss/Gain
- TECA – Forced Air,
- TECA – Hydronics/Controls
- TECA – POMA,
- TECA – Ventilation,
- Plumbing – Definitions,
- Air Tightness,
- Level 3,
- Energy Step Code Handbook,
- Energy Step Code Implementation,
- Step Code Panel,
- 2019 BCBC Changes,
- Tall Wood Panel/Discussion,
- Site Tours,
- Others



Important news for our BOABC members from the BSSB:

Dear BC Building Code User:

The BC Energy Compliance Reports (Performance Paths for Part 9 Buildings) provide a standardized report template for Part 9 buildings complying with Subsection 9.36.5. or 9.36.6. of the BC Building Code.

An updated version of the reports, for use with BC Building Code 2018, is now available. The updated version provides guidance for how to model and test attached ground-oriented residential buildings that are not considered multi-

unit residential buildings under the EnerGuide Rating System. These include semi-detached and attached buildings such as side-by-side duplexes, triplexes, townhomes and row homes. The updated version includes a calculator and instruction manual; the Pre-Construction and As-Built reports are automatically generated by the calculator. Apart from the new guidance, the calculator contains the same metrics as the existing version of the BC Building Code 2018 Energy Compliance Reports.

The updated version of the BCBC 2018 reports should now be used; however, the original BCBC 2018 version of the reports may continue to be used if they were started for a project prior to the updated version becoming available. Those building to BC Building Code 2012 should continue to use the BCBC 2012 version of the reports.

All versions of the reports are available on the BC Energy Step Code website at <https://energystepcode.ca/compliance-tools-part9/>

More information about the BC Energy Compliance Reports for Part 9 Buildings is available in Technical Bulletin B18-03, published by the Building and Safety Standards Branch.

Please address any questions to CodeQuestion@gov.bc.ca

Please share this information as appropriate with others in your organization and networks.

Sincerely,
Zachary May
Acting Executive Director
Building Safety and Standards Branch
Ministry of Municipal Affairs and Housing

**BUILDING SAFETY AND STANDARDS
BRANCH – CODE QUESTION**

codequestion@gov.bc.ca

Interpretations

Recent Building Interpretations

- 12-0095 – Elevators without elevator machine rooms
- 12-0112 – Fire Separation between a Dwelling Unit and a Secondary Suite
- 12-0116 – Fire Department Access to Fire Pump
- 12-0120 – Crossover Floors in Basement
- 12-0121 – Distance Between Exits in an Exterior Exit Passageway
- 12-0123 – Handrail and Guardrail Graspability: Addressed by Interpretation 12-0001
- 12-0124 – Occupancy Load for Dining, Beverage and Cafeteria Space
- 12-0127 – Guard Height and Curb: Address by Interpretation 06-0107
- 12-0128 – LD for a Sprinklered House with an Attached Unsprinklered Garage
- 12-0129 – Combustible Accoustic Insulatin in a Noncombustible Building
- 12-0131 – Insulating Glass Units and References Glass Standards
- 12-0134 – Paint Spray Booths and Major Occupancy
- 12-0135 – Construction of Exposing Building Faces of Houses
- 12-0137 – Wired Glass and Glass Block in Exposing Building Face of Houses

For full details see: <https://boabc.org/12-interpretation-request-index/>
Plumbing Interpretations can be found here: <https://boabc.org/plumbing-officials-interpretation/>



BOABC EXECUTIVE MEMBERS

**Executive**

Acting President – Brian Champlin

Acting CEO – Manjit S. Sohi

Past President – Manjit S. Sohi

Vice President of Certification and Member Services –
Zara Rockwell

Vice President of Examinations – Brian Champlin

Vice President of Education – Wayne Robinson

Vice President of Plumbing Officials – Andy Wilson

Director at Large – Wayne Robinson

Director – South Central Interior Zone – Jeremy Frick

Director – Central and North Interior Zone – Blaine
Harasimiuk

Director – Vancouver Island North Zone – Brian Marcell

Director – North West Zone – Todd Loucks

Director – Lower Mainland Zone – Belinda Moen

Director – Lower Mainland Zone – Jacek Redlinski

Director – Kootenay Zone – Andy Christie

Director – Vancouver Island South Zone – Chris Leek

Registrar – Arne Dohlen

Secretary – Trevor Welsh

Provincial Government Appointee – Don Pedde

Treasurer – Colin Bollinger

Historian – Bob Buckland

FOR MORE INFORMATION

Contact Information for each Executive
Member can be found at www.boabc.org

How to Register for Pronto Exams

Members wishing to write the Building/Plumbing Officials exams must complete and submit an Exam Application Form and submit for pre-authorization from the BOABC.

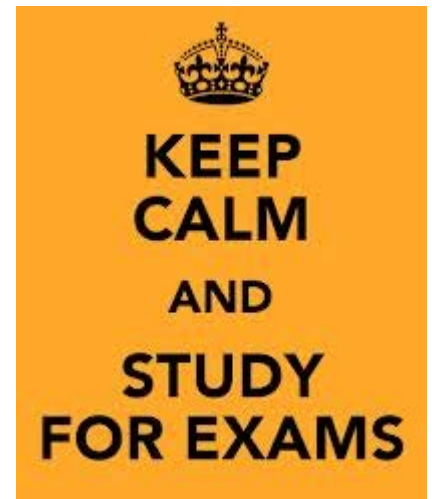
Pre-authorization verifies that exam candidates are:

- Current members in good standing with the BOABC, and
- Eligible to write the requested exam(s). Here have been some recent updates to the Pronto online exams information as well as the examinations FAQ section on the website.

BCIT Students with submitted transcripts for proof of **current** registration, are also permitted one attempt at Level 1 – exam 1, without membership.

FAST FACTS – OVERALL BOABC EXAM PASS RATES – PRONTO (APRIL TO OCTOBER, 2019)

Level 1, Exam 1 – 65%
Level 1, Exam 2 – 46%
Level 2, Exam 5 – 72%
Level 2, Exam 6 – 59%
Level 3, Exam 7 – 92%
Level 3, Exam 8 – 77%
Level 3, Exam 9 – 92%
Level 3, Exam 10 – 85%
POABC Level 1 – 76%
POABC Level 2 – 67%



Plumbing Level 1 Exam Preparation Course

Lake Country, BC
December 12 - 13, 2019
8:00am - 4:30pm

Register Here:

<https://www.civicinfo.bc.ca/event/2019/BOA-BC-Plumbing-Level1>

Richmond, BC
January 15 - 16, 2020
8:00am - 4:30pm

Register Here:

<https://www.civicinfo.bc.ca/event/2020/BOA-BC-Plumbing-Level1>



BOABC Certification and Member Services

New Members

A total of 98 (79 since July) members have been added to the BOABC this fiscal year (April 2019 – March 2020).

Regular – 34 (28)

Associate 1 – 4(3)

Associate 2 – 37 (31)

Student 22 (17)

Retired 1 (0)

Continuing Professional Development

Currently, the BOABC has a formal CPD Program in place. Members are obligated to self-report their CPD progress during the calendar year. This step in the process helps BOABC to analyze what courses members are taking throughout the year.

The CPD Program recognizes many types of educational activity formats, including workshops, site tours, seminars, conferences and conventions. In addition, courses may be delivered in either face-to-face or distance learning formats. The CPD Program is intended to accommodate one's professional interests and available resources to provide flexibility and access for all CPD Program participants.

Many activity and training topics are eligible to receive CPD Points. These topics include content that aligns with the Occupational Standards – Professional Building Official. Meetings held in various jurisdictions on a regular basis such as bi weekly or monthly staff technical meetings would not count unless they were a minimum half day with an outside presenter of a particular technical issue such as seismic design, window details for rain screen, fire alarm systems, etc.

Occupational Standards – Professional Building Official

Occupational standards are used to:

- ❖ Develop training programs,
- ❖ Establish Certification programs that include evaluation, examinations and feedback,
- ❖ Launch accreditation programs for educational institutions,
- ❖ Develop curricula,
- ❖ Create policies for worker mobility,
- ❖ Formulate a national standard of practice and Code of Ethics.

Occupational Standard tasks include:

- Communicating in writing,
- Prepares Reports,
- Communicating verbally,
- Conflict Resolution,
- Technical Document Review,
- Obtaining approvals from other authorities,
- Issuing approvals,
- Issuing permits,
- Requests independent testing,
- Conducts on-site inspections,
- Conducts research,
- Administers rules, regulations and law,
- Realizes legal responsibility,
- Document Management,
- Sustains resource library,
- Office Administration.

Newsletter

The BOABC Executive is dedicated to transparency. In an effort to reach more members, we implemented the Newsletter in 2018. We hope you are enjoying the content. If you have any ideas or information you'd like to see in the newsletter contact Zara Rockwell at zrockwell@boabc.org.

Members Comments

The following are comments expressed by members:

- Building Departments continue to be extremely busy, and with recent code changes, new energy initiatives and new building products, building officials are eager to have further educational opportunities.
- Zone members are finding it difficult to attend zone meetings due to increased workloads.
- Some areas are reporting difficulty in attracting new building inspectors.
- Plan to attract new building inspectors into the profession is required.
- Building staff are burning out.
- Request for executive committee meeting minutes being placed on the website.
- Difficulty in reaching BOABC staff at the office.
- Requesting BSSB to publish the questions that are asked on the ask a code question section of their webpage.
- Cost and content of the conferences.

Website and Social Media

We continue to make operational changes to refresh and improve the look and mechanics of our website. Like and Follow us on Facebook and LinkedIn.



Education

Over the ensuing five years, the BOABC will continue to adhere and fulfill the obligations with respect to Schedule 'A' of the Administrative Agreement. In particular, the Association will continue to improve its Code-related training for Building and Plumbing officials at all levels.

On-line course development and release:

Building Level One – Registration Open Now

Building Level Two – Delivery Target Date February 15, 2020

Building Level Three – Delivery Target Date Winter 2020

Plumbing Level One – Delivery Target Date Winter 2020

Plumbing Level Two – Delivery Target Date Winter 2020

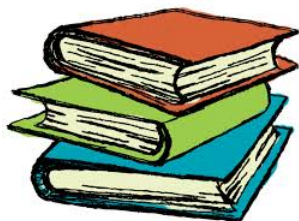
In-Class/In-Person Course Development and Release:

Building Level One – Delivery Target Date August 2020

Building Level Two – Delivery Target Date November 2020

Building Level Three – Delivery Target Date October 2020

Plumbing Levels 1 & 2 – In class ongoing in various locations and sessions. Content will be continually updated through 2019/2020 until all 2018 Code changes have been integrated.



Zone Meeting Training Highlights

- North West Zone had a presentation from a local truss company. At a separate meeting they had guest speakers from BOABC's Catherine Ernst, representatives from BC Housing, Canadian Wood Council, Western Wood Truss Association and MiTek Canada.
- Lower Mainland Zone held three zone meetings and had guest speakers from STI Firestop and Anthony Garcia from BC Housing.
- Central and Northern Interior Zone had four presentations from BC Housing, Canadian Wood Council, MiTek and Western Wood Truss Association.
- Vancouver Island South had a presentation from Adapt Energy Advising including a blower door demonstration.

Energy Step Code

A four part webinar series is located on the BOABC website. It is a series of training videos produced by the Office of Housing and Construction Standards, in partnership with their sponsors from BC Housing, BC Hydro, EGBC, and AIBC. Building Officials are encouraged to view this training Series, with each session being approximately one hour long. This will provide an opportunity to gain further information on the Energy Step Code and gain CPD Points.

The BC Energy Step Code - Handbook for Building Officials is also available on the BOABC website.

BOABC On-Line Forum

BOABC's On-line Forum is up and running in the Member's Only section.

The Association plans to bring in enhancements to the promotion of

interaction on the on-line discussion forum in the upcoming years.



2019 Fall Education Session - November 18 to 20, 2019

Richmond, BC

Save the Date - 2020 Spring Conference - May 4 to 6, 2020

Victoria, BC



If you are no longer practicing as a Building Official please contact our office at info@boabc.org to update your status.

Also, please keep the office informed of any email, address, job changes by emailing info@boabc.org

BOABC 2019/2020 Fees

Regular and Associate Members Fees for 2019/2020 are now due. The fees are \$441.53 plus \$200 assessment = \$641.53 + GST = \$673.60.

We have many members who have yet to pay their 2018 membership dues.

Please login in to your account at www.boabc.org and pay your invoice.