

BUILDING CODE SESSION

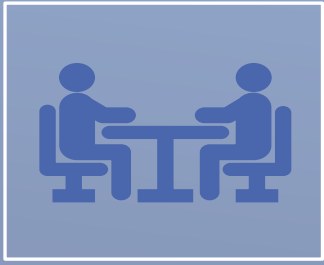
Hosted by Ken Kunka

June 24, 2021



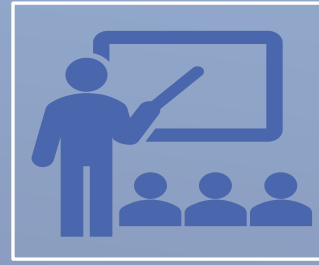
- ▶ **Welcome and Overview**
- ▶ **Spatial Separations**
- ▶ **Member Questions**
 - ▶ **Pot Lights**
 - ▶ **Flashing Tape**
- ▶ **Feedback and Future Sessions**

AGENDA



These sessions are intended to:

- generate dialogue amongst members
 - be a source of advice, feedback and options
 - support members in their work
 - provide professional development
- focus on your questions and feedback



These sessions are not:

- the only means for dialogue amongst members
- formal education and training
- exam review

PURPOSE


[Calendar](#)
[Online Learning Information ▾](#)
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[Membership ▾](#)
[Qualification ▾](#)
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[Education & Interpretations ▾](#)
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Members Discussion

Welcome to BOABC › Forums › Members Discussion

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This forum has 78 topics, 231 replies, and was last updated 7 hours, 39 minutes ago by Kenley Barros.

Viewing 15 topics - 1 through 15 (of 78 total)

1 2 3 4 5 6 →

Topic	Voices	Posts	Last Post
Rebar Started by: Devon Bacon	3	3	7 hours, 39 minutes ago Kenley Barros
Residential Decommissioning Policy Started by: Jason Berlin	3	4	3 days, 9 hours ago Jason Berlin
multiple buildings on one permit Started by: Byron Grant	7	7	4 days, 4 hours ago Trevor Sweeney
Insulation in Joist ends or Box Joist	3	3	2 months, 1 week ago

WHATS NEW

- 05.21.2021 **2021 Annual General Meeting of the BOABC**
The 2021 Annual General Meeting of the Building Officials' Association of BC will be held...
- 05.17.2021 **Reporting on CPD Update**
Click below to view the update on reporting CPD points: Reporting on CPD Update
- 05.11.2021 **Office of Professional Governance – Webinar and Resource Information**
The Office of the Superintendent of Professional Governance (OSPG). The Office of the Superintendent of...
- 03.26.2021 **Building A Legacy Toolkit – Resource**

SUPPORT

- Member Forum
- Zone Meeting
- BOABC Website
- Peer Advisory Group (Zone)
- Mentorship & Contract List

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BOABC

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Building Officials Association of BC

Promoting Building & Plumbing Safety and Professionalism

Non-profit Organization Management · Richmond, British Columbia · 123 followers

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eLearning Information & Registration

How to Register for an Online Course:

Members can register for courses [here](#)

Non members can register for courses [here](#)

We offer a **student membership** for those who sign up for a course with us. Please click [here](#) to complete the membership application form. Once you have been approved for membership, you will receive an email including the link to register as a BOABC member for the course.

Note: Your eLearning username and password that you will be given will be different from your member profile and your members-only area usernames and passwords.

Courses & Costs:

WHATS NEW

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05.17.2021 Reporting on CPD Update
Click below to view the update on reporting CPD points: Reporting on CPD Update

05.11.2021 Office of Professional Governance - Webinar and Resource Information
The Office of the Superintendent of Professional Governance (OSPG), The

STAYING CONNECTED

- Facebook
- LinkedIn
- What's New
- Newsletter (July)
- Contact Us

Home > Farming, natural resources and industry > Construction Industry > Building Codes & Standards >

- Building Act
- BC Codes**
 - BC Codes 2018
 - Errata & Revisions
 - Technical Bulletins
 - Code Interpretations
 - Code Questions
 - Letters of Assurance
- Public Review
- Accessibility
- Energy Efficiency
- Existing Buildings
- Building Code Appeal Board
- Other Construction Regulations
- Safety Standards
- Resources & Contact Information

BC Codes

Provincial codes guide building construction and renovation in British Columbia

- [BC Building Code](#)
- [BC Plumbing Code](#)
- [BC Fire Code](#)

Learn about the [BC Codes 2018](#)

Free online codes

Online versions of the [BC Codes 2018](#) are available free. Printed copies can also be found at many [B.C. public libraries](#) or [purchased from Queen's Printer](#).

BC Building Code

The BC Building Code is a provincial regulation on how new construction, building alterations, repairs and demolitions are done. This code sets

Home > Farming, natural resources and industry > Construction Industry > Building Codes & Standards >

- Building Act
- BC Codes
 - Accessibility
 - Energy Efficiency
- Existing Buildings
- Building Code Appeal Board**
 - BCAB Decisions
 - Search All Decisions
- Other Construction Regulations
- Safety Standards
- Resources & Contact Information

Building Code Appeal Board

Due to the COVID-19 pandemic, meeting formats have changed and typical timelines do not apply.

Under the [Building Act](#) (Part 4, sections 19 to 21), the Building Code Appeal Board hears appeals of decisions of a local authority on whether a matter conforms to a building regulation. It operates independently from government in its decision-making capacity.

Board members include subject-matter experts from outside government. A member of the Building and Safety Standards Branch serves as board secretary.

Meetings are typically held once a month (on the third Thursday). During each meeting, the board reviews appeal application packages to reach a decision. About 15 to 20 appeals are reviewed annually.

How to Apply

The appeal must involve a disagreement between an authority having jurisdiction (a building official) and an owner or his/her agent (a designer,

BCAB Decisions

Look up appeal board decisions using an online database.

- [Search all decisions](#)
- [Read most recent decisions](#)

Where to Submit an Appeal

Email
Building.Safety@gov.bc.ca

Mail
 Building and Safety Standards
 PO Box 9844 Stn Prov Govt
 Victoria, BC V8W 9T2

Courier
 Building and Safety Standards
 614 Humboldt Street - 4th

BUILDING STANDARDS REFERENCE MATERIAL

- Technical Bulletins
- Code Interpretations – Code Appeals
- Guides & External Resources
- Contact us

Learning Centre

This learning platform offers a wide others in the housing sector.



Watch our eLearning modules at your own

Research Library

Our research library contains reports, studies and bulletins that inform housing solutions to improve the affordability and quality of housing in B.C.

Technical Categories

[Builder Insight](#)

  [See All](#) ➔

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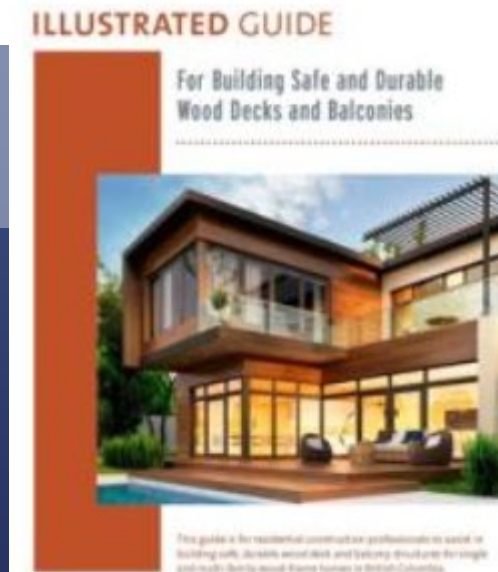
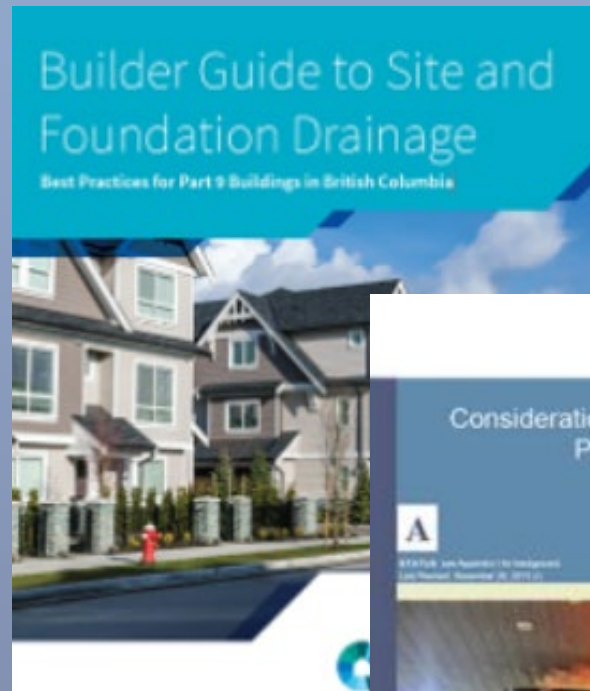
[Research Centre](#)

[Housing Data](#)

[Research Themes](#)

[Learning Centre](#)

[Building Excellence Research](#)



BC HOUSING REFERENCE MATERIAL

- On-Demand Webinars
- Guides and Bulletins
- Research Library

BOABC BUILDING OFFICIALS' ASSOCIATION OF BC

Plumbing Officials Association of British Columbia

Calendar Online Learning Information

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BC Energy Step Code Information and Resources
eLearning Information & Registration
Available Webinars
Archived Reference Material
Continuing Professional Development (CPD)
Continuing Professional Development (CPD)
Code Interpretations
Building and Plumbing Code Interpretations
Interpretation Request Form
Building Code Appeals

Latest Updates

- New Career Posted** 22-06-2021
Building Official - Regional District of Nanaimo
- Forum Posting** 22-06-2021
2021 Annual General Meeting of the BOABC
- Forum Posting** 21-06-2021
Rebar
- New Career Posted** 18-06-2021
Red Seal Mechanic (2 vacancies) - Southeast Kootenay School District 5
- Forum Posting** 18-06-2021
Seconday Suites

Welcome

We are the Association of Building Officials of British Columbia. The term building official is used to describe the review, field mentored, and inspection services that ensure the construction of buildings complies with the Provincial Government's Building Code. We provide a multitude of fire and safety services to ensure safe plumbing and mechanical systems.

[Read More](#)

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ENERGY STEP CODE
BUILDING BEYOND THE STANDARD

LEARN CODE AND COMPLIANCE TOOLS RESOURCES A TO Z EVENTS ABOUT

The BC Energy Step Code is the product of a multi-year collaboration among local governments, industry stakeholders, utilities and the provincial government.

How the BC Energy Step Code works

The Province of British Columbia first introduced energy efficiency as a BC Building Code objective in 2008.

BOABC REFERENCE MATERIAL

- Step Code
- E-Learning
- Archived Reference Material
- Building & Plumbing Interpretations



CONSTRUCTION & CODE RELATED PODCASTS



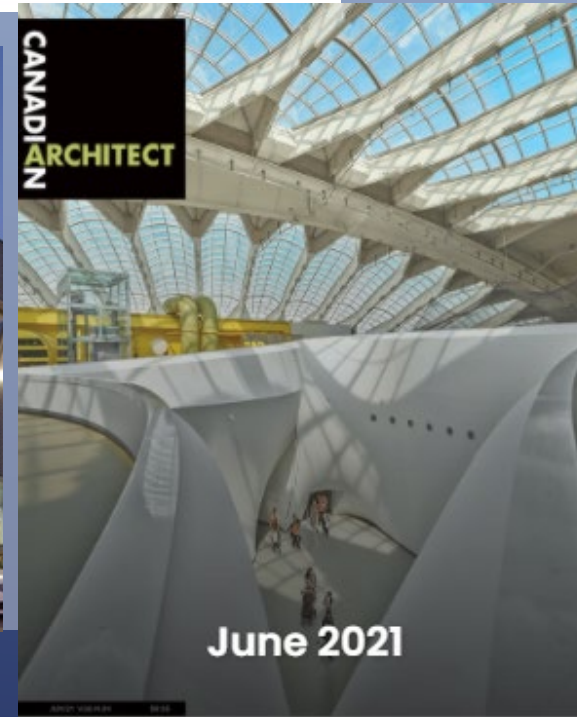
Mechanical BUSINESS



FENESTRATION ASSOCIATION OF BC
THE ASSOCIATION FOR MODERN GLASS, GLAZING, WINDOWS & DOORS

SABMag

SUSTAINABLE ARCHITECTURE & BUILDING MAGAZINE



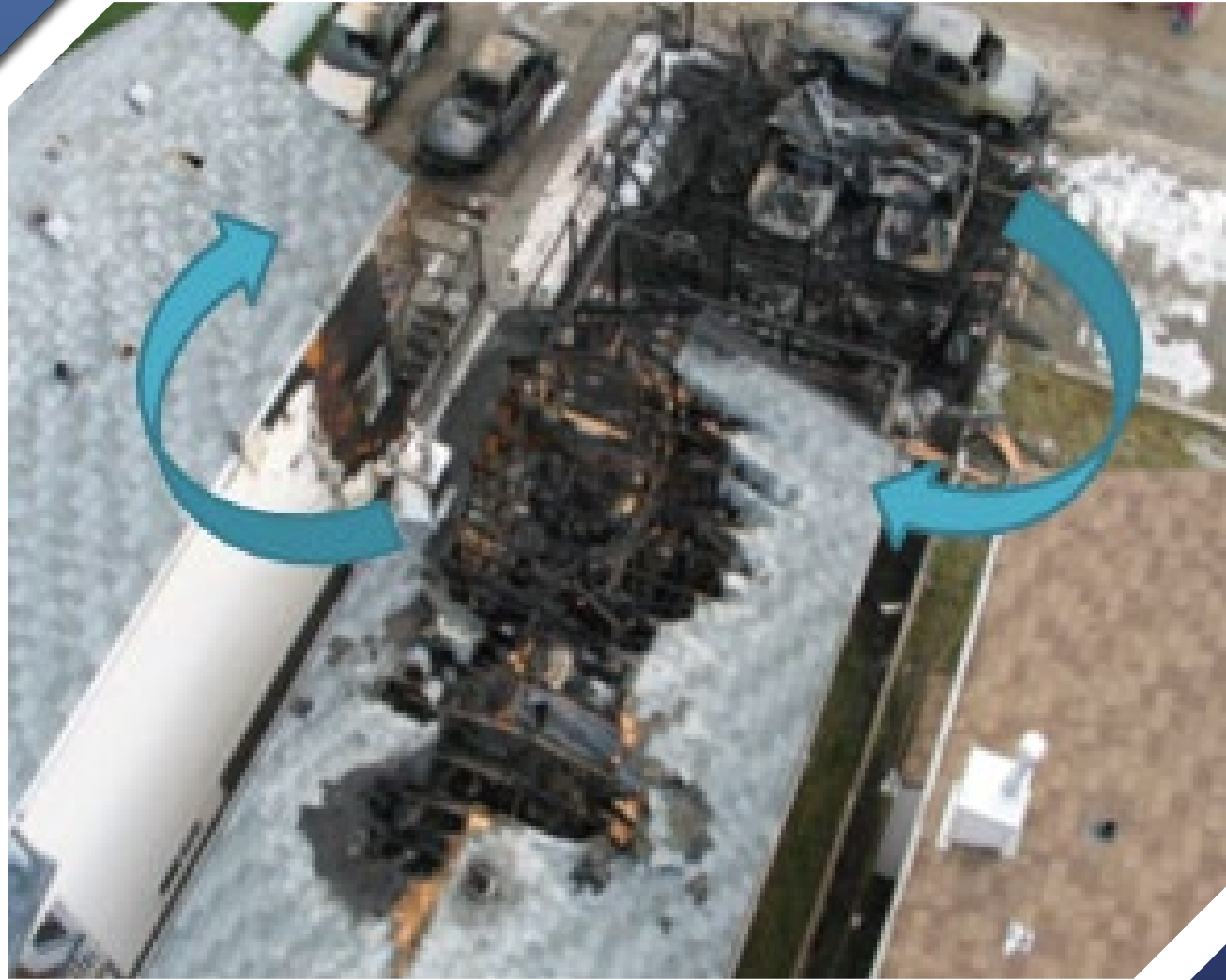
CANDIAN CONSTRUCTION & CODE RELATED RESOURCES

-PLEASE FORWARD ANY OTHER SUGGESTIONS

SPATIAL SEPARATIONS

The background image shows a fire resistance test on a wall with two window-like openings. Large flames are rising from both openings, testing the wall's ability to contain fire. The wall is made of dark, horizontal panels.

Wall assemblies



SPATIAL SEPARATIONS

The BC Building Code spatial separation requirements intend to reduce the likelihood of fire spread between buildings. An important principle of fire protection is that one person's property should not be allowed to damage the property of another.

9.10.14.4. Openings in Exposing Building Face

The closer the building face is to the lot line, the more restrictive the code requirements as flames can extend a metre or so beyond the face of the building and might threaten adjacent properties.



SPATIAL SEPARATIONS

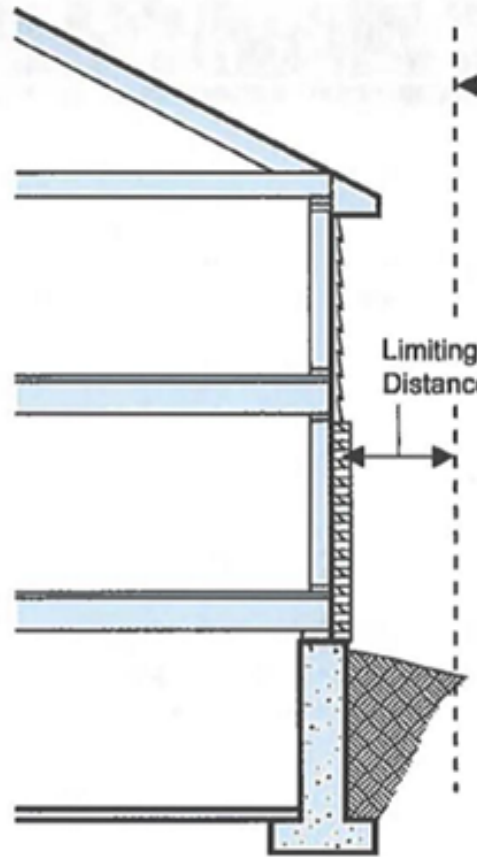
SPATIAL SEPARATIONS

9.10.15.5. Construction of Exposing Building Face of Houses

The Code places limits on construction of the exposing building face where the limiting distance is less than 1.2 m. In all cases, the assembly must have a minimum fire **resistance rating of 45 min.**

There are three limiting distance ratios controlling fire resistance ratings:

- 1) Less than 0.6m
- 2) 0.6m to less than 1.2m
- 3) Greater than 1.2m

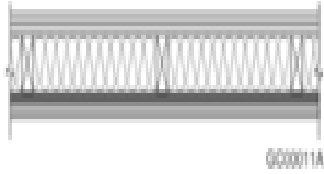


property line to which limiting distance is measured (9.10.15.2.(4))

Limiting Distance

Limiting Distance	Fire-Resistance Rating	Non-Combustible Cladding	Glazed Openings
less than 0.6m (23-5/8")	45 minutes	Required	Not Permitted
0.6m (23-5/8") or greater but less than 1.2m (3' 11")	45 minutes	Not Required	Not Permitted
1.2 m (3' 11") or greater	Not Required	Not Required	Consult Table 9.10.15.4.

Table A-9.10.3.1.B
Fire and Sound Resistance of Floors, Ceilings and Roofs
 Forming part of [Appendix Note A-9.10.3.1.](#)

Type of Assembly	Assembly Number	Description ⁽¹⁾⁽²⁾⁽³⁾	Fire-Resistance Rating ⁽⁴⁾⁽⁵⁾⁽⁶⁾ (F)	Typical Sound Transmission Class ⁽⁴⁾⁽⁵⁾⁽⁶⁾⁽⁹⁾ (STC)	Typical Impact Insulation Class ⁽⁴⁾⁽⁹⁾⁽¹⁰⁾ (IIC)
<ul style="list-style-type: none"> Exterior Wood Studs Single Row 	EW1	<ul style="list-style-type: none"> 38 mm x 89 mm studs spaced 400 mm or 600 mm o.c. 89 mm thick absorptive material⁽⁶⁾ 1 or 2 layers of gypsum board on inside exterior sheathing and siding 			
<ul style="list-style-type: none"> Loadbearing and Non-Loadbearing 	EW1a	EW1 with <ul style="list-style-type: none"> 15.9 mm Type X gypsum board⁽⁵⁾⁽⁹⁾ 	1 h	1 h	n/a
	EW1b	EW1 with <ul style="list-style-type: none"> 12.7 mm Type X gypsum board⁽⁵⁾⁽⁹⁾ 	45 min	45 min	n/a
	EW1c	EW1 with <ul style="list-style-type: none"> 2 layers of 12.7 mm regular gypsum board⁽⁵⁾⁽⁹⁾ 	45 min	45 min	n/a

9.10.3.3. Fire Exposure

2) Exterior walls shall be rated for exposure to **fire from inside the building**, except that such walls need not comply with the temperature rise limitations required by the standard tests referred to in Article 9.10.3.1. if such walls have a limiting distance of not less than 1.2 m, and due allowance is made for the effects of heat radiation in accordance with the requirements in Part 3.

SPATIAL SEPARATIONS

NRC-CNRC

*From **Discovery**
to **Innovation...***

2010 NATIONAL MODEL CONSTRUCTION CODES

Spatial Separations

Philip Rizcallah, P.Eng
NRC Canadian Codes Centre
February 2011



National Research
Council Canada

Conseil national
de recherches Canada

Canada

Continued Learning

Presentation - Spatial Separations

Philip Rizcallah P. Eng
NRC Canadian Codes Centre

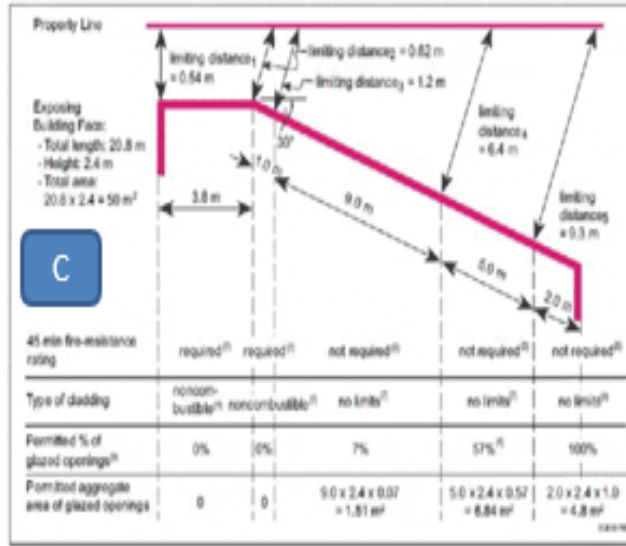
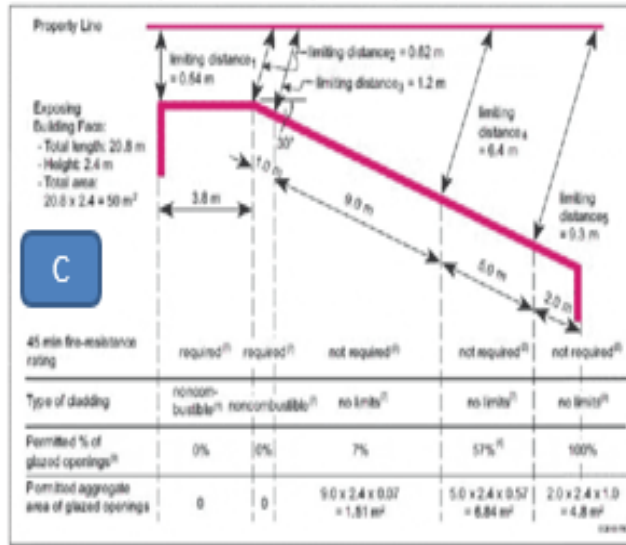
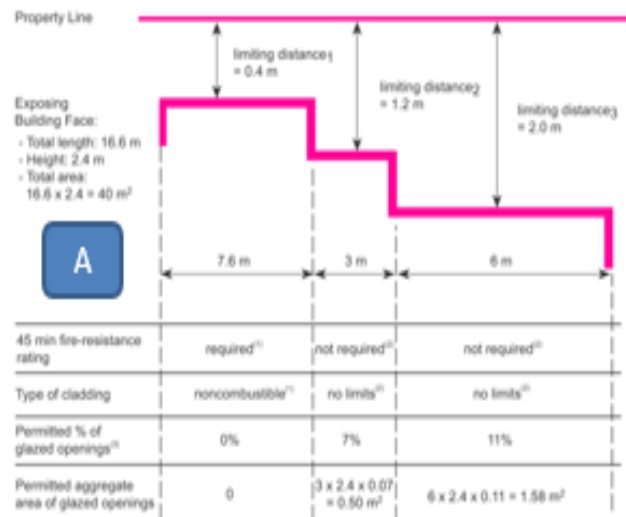
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cnrc.gc.ca/eng/solutions/advisory
/codes_centre/presentations/2010
/separations.html](https://www.nrc-cnrc.gc.ca/eng/solutions/advisory/codes_centre/presentations/2010/separations.html)

SPATIAL SEPARATIONS

Limiting Distance – 9.10.15.4(2)

Offset and Skewed walls - A-9.10.15.4.(2)

In Appendix A, Figures A-9.10.15.4.(2)-A to A-9.10.15.4.(2)-C show how Sentences 9.10.15.4.(1) and (2) could be applied to exposing building faces that are stepped back from or not parallel to the property line. [A-9.10.15.4.(2)]

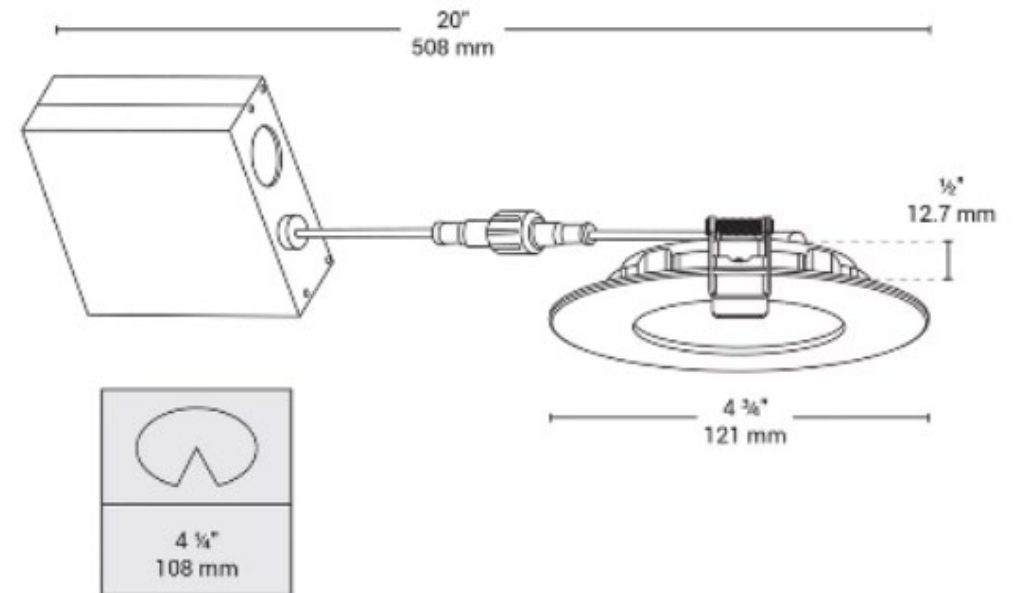


Next Session Offset and Skewed Walls

SPATIAL SEPARATIONS



LOW-PROFILE POT LIGHTS TO BOOT OR NOT TO BOOT



LOW-PROFILE POT LIGHTS – DISCUSSION

AIR TIGHT UNITS CANNOT BE CONFIRMED

AIR/V.B. TO BE MAINTAINED (BOOTS)

SOLID BACKING REQUIREMENTS

SOME JURISDICTIONS HAVE RESEARCHED AND
HAVE POLICY. (PLEASE FORWARD TO BOABC)

IS THIS A FAILURE POINT AT TIME OF STEP CODE
BLOWER TESTS?

District of North Vancouver
Planning, Permits and Properties Division
Tel: 604-960-2480
Fax: 604-964-9683
email: building@dnv.org
web: www.dnv.org

Bulletin

District of North Vancouver Permits and Licences

Vapor Barrier and Air Barrier Requirements for Electrical and HVAC Components and Plumbing System Penetrations

Purpose of this bulletin is to clarify the code requirements for vapour barrier and air barrier systems where they are penetrated by other building components.

"This information is provided for convenience only and is not in substitution of applicable District Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with all Bylaws, Codes or other laws."

Background

2012 BC Building Code has been in force since December 20, 2012. Subsequently a Ministerial Order M111 on December 19, 2014 implemented the new energy requirements. Amongst many other requirements, the current Building Code requires that new homes, or substantially renovated homes to be air and vapour tight.

Air Barrier and Vapour Barrier Requirement

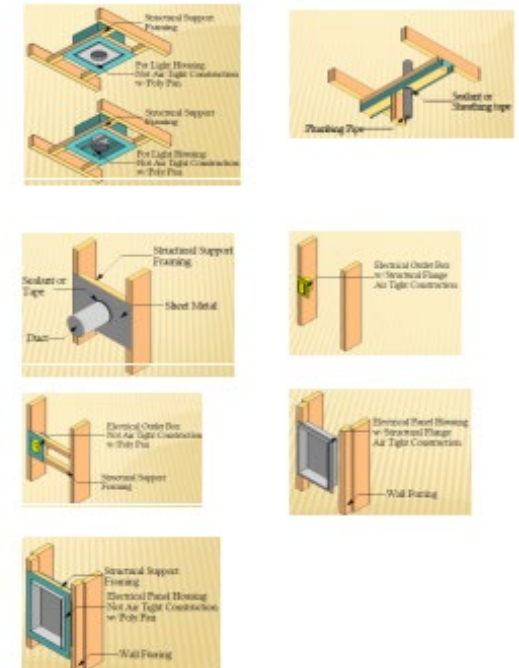
Subsection 9.25.3 and 9.25.4 imposes the requirement of air barrier systems between heated and unheated spaces in houses. In homes, the conventional method of complying with both air barrier achieved by a single membrane such as 6ML polyethylene she sheet must have air leakage characteristics less than 0.20L/(sm permeance less than 60ng/(Pa-s-m²).

Article 9.36.2.10 requires that where an air barrier or vapour barrier is penetrated or joined, it must be appropriately lapped, sealed with compatible caulking), and structurally supported.

Therefore, the 6ML polyethylene must be continuous behind all pot lights, electrical boxes or panel, or HVAC component and the 6ML poly is penetrated or joined by poly pans, it must be at joints and sealed with acoustical caulking. The smaller penetrations plumbing pipes up to 1 inch in OD may be caulked and taped.

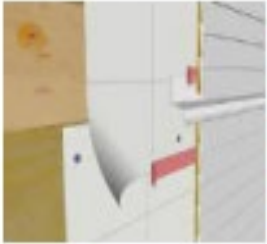
Note: Bulletin requires barrier for pot lights and other penetrations.

Illustrated Examples



Note: For Clarity purposes the insulation, vapour barrier and other components have been
278712 28

Flashings



Installing the flashings after the air barrier is complete, using membrane strips, tapes, or sealant to create the necessary transitions for the water-resistive barrier, is preferred rather than including the flashing as part of the air barrier.

FLASHING TAPE

CODE DOES NOT REFLECT NEW PRODUCTS
BEING USED FOR STEP CODE BUILDING
ENVELOPES

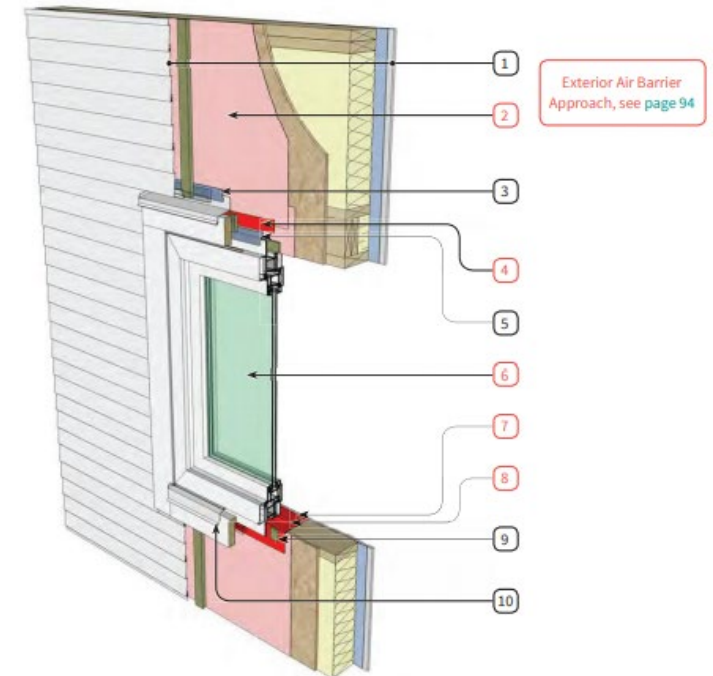
BUILDING STANDARDS GUIDANCE
REQUESTED

FURTHER CONSULTATION REQUIRED WITH
STAKEHOLDERS

PLEASE FORWARD POLICY OR BULLETINS

Detail 01

Flange Window in Stud-Insulated Wall



1. Stud-insulated wall assembly, see [page 56](#)
2. Vapour-permeable sheathing membrane [\(AB\)](#)
3. Head flashing with sheathing tape over top edge
4. Sheathing tape at all laps in sheathing membrane [\(AB\)](#)
5. Sheathing tape over window head and jamb flange
6. Window assembly sealed to air barrier with backer rod and sealant, see [page 104](#)
7. Self-adhered impermeable sill membrane [\(AB\)](#)
8. Backer rod and sealant, see [page 104](#) [\(AB\)](#)
9. Intermittent vertical furring or shims
10. Sill flashing over window trim



CACEA
Canadian Association of Consulting Energy Advisors



- ▶ Feedback? info@boabc.org

- ▶ Future topics?

- ▶ Engage

 - ▶ Zone Meetings

 - ▶ Zone Directors

 - ▶ Member Forum

**NEXT SESSION IS JULY 29, 2021 – FORUM
DISCUSSION, SPATIAL - OFFSET &
SKEWED WALLS, GRADE CLEARANCES**