

BOABC Newsletter

Summer 2021, Issue 1



BOABC is dedicated to serving the best interests of the public in building safety by moving forward with the highest standards in professionalism, competency and consistent practice in the Building Community.

President's Message – Brian Champlin

I would like to take this opportunity to acknowledge the joint efforts of both staff and Executive Committee members and their dedication and commitment to the Association during the 20/21 fiscal year, with all members on this team working together to accomplish the many initiatives we set out to bring to fruition. While we have made exciting strides in a number of areas to improve the ability of the BOABC to respond to the many challenges we face now and, in the future, we still have a lot of work to do.

Going forward, we will continue to focus on those issues that directly affect the education and training of our members, the strength and viability of the Association and the recognition of the essential role of Building and Plumbing Officials in the regulatory environment.

In 2021-22, we will undertake a strategic planning process to identify priorities that the Association will pursue over the long-term. The Executive is also taking steps to modernize Association governance by reviewing its bylaws, assessing

its committee structure, and developing a new policy framework. Members, local authorities, and other partners will be engaged throughout this work.

Lastly, I want to thank all the members who have engaged with the Association throughout the past year. We have seen great attendance at three membership meetings, zone meetings, and professional development sessions. I encourage you all to keep engaging with the Association and letting us know how we can support you.

Building Official Help Desk

The Canadian Construction Materials Centre (CCMC) provides a help desk for building officials across Canada with technical questions about construction products evaluated and listed in the [CCMC online registry](#). The help desk is available to assist building officials and address inquiries Monday to Friday from 8:30am to 4:30pm (EST) and can be contacted at ccmchelpdesk@nrc-cnrc.gc.ca or 613-990-1678.

Welcome New Members

Cody Inverarity • Jason Watt • Pria Giri
• Kyle Low • Xin Lu • Samantha Rogers
Andrea McPherson • Jennifer Strauch
Marc Gelineau • Charles Anderson
• Ryan Hastings • Stephen Dobby
• Gaetan Lauzon • Bryson Selles
Alireza Aminafshari • Nikki Segovia
• Jana Bunn • Tim Zinko • Rob Gutierrez
Dale Guay • Kevin Plumridge • Allen
Mostyk • Leslie Seamus • Nafiseh
Goldoustjouybari • Jaswinder Singh Brar
• Daniel Rapp • Travis Backmeyer
• Frank Meyer • Patrick Cowden • Elias
Woewoda • Baharan Yeganeh • Kate Kim
Matthew Gibson • Robert Wieler • Lisa
Spent • Bram Hobuti • Kristopher
Dueck • Maximilian Kazakoff • Nate
Paterson • Dereck Kankam • Darshan
Desai • Brittany Griffith • Dusan Jovicic
• Michael Mcmillan • Natasha Gojevic
• Russell Hamilton • Lorne Bohn

Congrats New Registered Building Officials!

Marisa McLaws
Darren Dyck
Alexander Park
Ryan Minchenko
Tony Bolton
Chris Pozney

Housing Affordability Report

The issue of affordable housing has been a challenge that affects many segments of the population in BC. The Government of Canada and BC established the 'Expert Panel on the Future of Housing Supply and Affordability' in September 2019 to examine this issue more closely. The panel, which was chaired by Joy McPhail, was tasked with developing actionable recommendations to increase the supply of housing and improve affordability province wide. The recommendations that they came up with fell into 5 Calls to Action that are identified in the final report. Click [here to read the complete report.](#)



Energy Step Code Update

The Association is working with BC Hydro, FortisBC and other industry partners to prepare building officials, local authorities, and the broader industry for the BC Energy Step Code. Until the next edition of the Building Code comes into force, the Step Code is voluntary.

Many local authorities are adopting the Step Code early, to be prepared for the BC Building Code's 20% improvement in energy efficiency in 2022. These communities and information about their specific implementation approaches can be found on the [Energy Step Code website](#).

The website provides many [other resources](#) to support building officials and local authorities with implementing and administering the Energy Step Code, including an [Energy Step Code Handbook for Building Officials](#) focused on Part 9 buildings, a [municipal best practice guide and a toolkit](#) developed by the Community Energy Association.

Executive Director Message

These past several months have been a busy time at the Association. A considerable amount of work went into implementing the mandatory qualifications program for building and plumbing officials. Thank you to the Executive, staff, volunteers and contractors for all the effort and dedication that went into achieving this significant milestone!

Heading in to 2021-22, the Association is investing in new ways to provide value for members and enhance its regulatory effectiveness. To this end, the Association is providing officials and local authorities with access to CSA standards referenced in the B.C. Building Code, launching a student awards program to help attract qualified candidates to the building and plumbing official occupations, and developing new partnerships to offer a more diverse range of educational opportunities.

Please feel free to send me any questions or suggestions on how the Association could better support members or contribute to the building regulatory system at tyler.wightman@boabc.org.

Finance Corner

Did you know that as a member of the Association, you are entitled to review the Association's books? The Association Bylaw provides you the right to know how the Association is doing financially.

Did you know that an annual registration fee was introduced with the Building Act? Qualified building and plumbing officials will need to pay the annual registration fee of \$50 starting 2022. The annual registration fee is established by the Executive Committee through consultation with members, local authorities

and stakeholders. Membership dues, which are set in Association bylaw, are separate from and not affected by the introduction of the annual registration fee.

Did you know that the Association has a Finance Committee? The Finance Committee meets quarterly to support the Executive Committee in financial matters. The members are Trevor Welsh, Ron Dickinson, Tony Bartko and Wesley Ma.

If you have any questions, please feel free to contact the Trevor Welsh, Treasurer, at twelsh@boabc.org



David Alexander Pope

It is with great sadness that we share with the membership news of [the passing of David Pope](#).

David was a member of the POABC Executive from 2003 to 2011, serving as the Lower Mainland Zone representative, Secretary, and Treasurer during that time. He started his professional career working as a Plumbing and Gas Inspector for the City of Vancouver and retired as the City's Manager of Permits and Inspections.

At the World Plumbing Conference held in Calgary in 2008, David was elected as the first president of the Canadian National Plumbing Inspectors Association. While this organization did not flourish, it is a testament to David's stature amongst plumbing officials across Canada that he was recognized in this way.

On a personal note, I counted David as not only a valuable resource as a colleague, but a trusted friend. My condolences to all of those touched by his passing.

Doug Vance

Exam Pass Rates (Apr-Jun 2021)

Building

Level 1, Exam 1 – 42%
 Level 1, Exam 2 – 45%
 Level 2, Exam 5 – 64%
 Level 2, Exam 6 – 73%
 Level 3, Exam 7 – 100%
 Level 3, Exam 8 – 88%
 Level 3, Exam 9 – 80%
 Level 3, Exam 10 – 83%

Plumbing

Level 1 – 86%
 Level 2 – 70%



South Central Interior Zone Profile

Nestled in the Southern Interior of BC, this diverse area ranges from Christina Lake and the Shuswap to the east, Cache Creek and Princeton to the West, Valemount and Mount Robson in the north, and Osoyoos and Midway in the south. This region is roughly the same size as Ireland, and home to over 90 communities and over 200 licensed wineries. The Thompson Valley provides access to pristine wilderness, remote fish camps, and four-season resorts. Gold Country's diverse landscapes offers a unique way to explore through geocaching. The Shuswap region hosts the largest houseboat fleet in Canada and encompasses over 1,000 km of shoreline. Okanagan Valley is best known for their fruit and wine production, as well as having the warmest weather in all of Canada. The Similkameen Valley is rich in mining history, First Nations culture and agricultural lands. Lastly, Boundary Country covers the southern stretch of this country, sitting on the Canada-US border where historic sites and natural beauty compete for attention. The zone is served by 120 qualified building officials and 76 qualified plumbing officials.

Tips and Resources for Building & Plumbing Officials

In this edition of the Association newsletter, I wanted to provide tips and resources that can help building officials, particularly those who are new to the role, be confident when making decisions about building regulations and interpreting the code.

- Remember the principle of ‘page and clause.’ Base your analysis, interpretations, and decisions on the applicable code rules. Start your decision-making process by identifying the code objectives and rules related to the question or issue that you are considering.
- Does your employer have a building bylaw that provides direction to building and plumbing officials? The Municipal Insurance Association of B.C. has developed model bylaws that can be adapted for use by communities of different sizes and capacities.
- The Province and regulatory bodies make decisions and provide guidance that can assist building and plumbing officials.
 - The Building Safety and Standards Branch publishes policy and technical guidance on its website.
 - Decisions of the B.C. Code Appeal Board are available on the provincial government website.
 - Interpretations issued by the Code Interpretation Committee are available on the Association website. These interpretations are a non-binding but excellent source of technical information.
- Consider how other local authorities and building officials have approached similar topics or questions. Many local authorities, including Burnaby, Kelowna, Penticton, Richmond, and Surrey, issue bulletins and information that can help building and plumbing officials across the province.
- If you are considering a question or topic related to a particular product, consult the registry maintained by the Canadian Construction Materials Centre that provides information about certified products, including standards for use and installation.
- The Association provides ways for building and plumbing officials to share information with or get advice from peers.
 - Zone meetings are a way for Association members to get advice from peers on technical or other issues. Zone meeting dates are included in the Association events calendar and Zone Directors are available to support members within their respective zones.
 - The Association has started compiling a list of building and plumbing officials who are willing to provide mentorship or contact their services to local authorities.
- Members can login to the online member forum to ask peers for advice and feedback.
- After considering the code and other relevant information, **document your decision or interpretation**. Proper documentation provides clarity for the permit applicant or holder and is important for managing risk and demonstrating due diligence.

Hopefully, this information was of interest and can provide some assistance whether today or at some point in the future. As always, I encourage you to contact the Association if you have suggestions for topics for professional development activities. I encourage you to reach out to the Association at info@boabc.org if you have any suggestions about how we could improve the quality and diversity of the educational services to meet the needs of building and plumbing officials across the province.

Risk Management and Local Authority Building Inspections

Here is a [post from the municipal law firm of Stewart McDannold Stuart](#) about a January 2021 decision from the Ontario Superior Court that provides another reminder about the importance of documenting decisions and maintaining proper records when administering building permit and inspections services.



Partner Profile

Canadian Wood Council



The Association recognizes that collaboration with others is essential to its success and the organization will continue to prioritize engaging with partners and stakeholders across the building regulatory system in 2021 and beyond. As part of this effort, each edition of the newsletter will highlight a partner or stakeholder that the Association works with to better serve its members, the broader industry, and the public.

[The Canadian Wood Council \(CWC\)](#) is a longstanding partner of the Association and has demonstrated an ongoing commitment to supporting B.C. building officials with education and other resources related to wood construction. The organization represents the Canadian wood products industry through a national federation of associations. On behalf of members, the CWC strives to expand market access and increase demand for products through excellence in codes, standards, regulations. It also delivers technical knowledge to the professionals specifying wood in construction through our market leading Wood *WORKS!* program. The [CWC website contains technical fact sheets and guides](#), many of which are free, that are developed to assist local authorities, building officials and industry.

The CWC believes that building officials are essential to the success of the wood construction across Canada. Their familiarity with the various wood construction types and identifying key details as part of the permitting and plan reviews process can set-up design teams for optimal construction experience. Wood *WORKS!* BC and Wood *WORKS!* programs across Canada engage, share knowledge with and support building officials and others involved in the building construction industry.

Looking at our own province, the CWC and Association have a history of collaboration on topics related to wood construction. The CWC has presented at Association conferences, delivered online education to members, and sponsored members to attend conferences and other events. The CWC also provides building officials with free access to [WoodWorks Software through its website](#).

In 2021-22, the CWC is providing funding to help the Association develop education for building and plumbing officials and delivering webinars on wood construction for Association members. Nearly 200 members attended the first webinar that was held in June and focused on quality assurance of Canadian lumber.

The Association would like to thank the Canadian Wood Council for its continued partnership and support for building and plumbing officials across B.C.

Education and Training Update

Over the first quarter of 2021-22, the Association has made significant progress on developing 'core training' for building and plumbing officials while continuing to provide professional development opportunities for members. Online building Level 2 and 3 courses were completed and are now available for students while updates to the Level 1 course will be completed shortly. Level 1 and 2 plumbing courses have both been offered since April and further offerings are scheduled for fall 2021. Exams for all three levels of building qualification and certification have been updated to reflect the most recent revision to the 2018 B.C. Building Code.

The Association is also continuing to work with industry partners to provide building and plumbing officials with a diverse range of professional development opportunities. Professional development seminars delivered by BCIT on mass timber construction and the Canadian Wood Council on quality assurance of Canadian lumber were recently offered and additional sessions from these organizations are being planned for later this year. Staff are also working with partners to deliver presentations for members on the Energy Step Code, remote video inspections, building department accreditation, digital permitting, contaminated sites, fire protection systems, and many other topics. Remember, under the *Building Act*, all qualified building and plumbing officials must complete 10 points of eligible professional development activities and report information about these activities to the Registrar by December 31 of each calendar year.

June Building Code Webinar

The Association held its inaugural lunchtime code webinar on June 24. We would like to thank the nearly 200 building and plumbing officials who attended, and Ken Kunka, Vice President of Education, who hosted the discussion.

The webinar presentation is posted [here on the Association website](#). Spatial separations was one of the topics addressed. As mentioned during the presentation, [this video produced by the National Research Council of Canada](#) provides an excellent overview of requirements related to spatial separations from the 2010 model National Building Code.

Additional webinars will be scheduled for the last Thursday of each month to discuss topics from the building code. Webinars will also be developed to address select topics from the B.C. Plumbing Code.

Content for the webinars is based on feedback from members. You are encouraged to send topics for discussion to the Association at info@boabc.org. Not only will your feedback help develop content for future webinars, but it will also help the Association identify topics that could be addressed through other professional development opportunities offered to members.

Newly Certified Members

Donald Gotobed – Building Level 1
 Sean O’Shaughnessy – Building Level 1
 Dennis Wolf – Building Level 1
 Chris Cann – Building Level 1
 Dennis Young – Building Level 1
 Reiner Nikolai – Building Level 1
 Eldon Johnson – Building Level 1
 Richard Allen – Building Level 1
 Doug Vance – Building Level 2
 Joel Ferrie – Building Level 2
 Justin Gock – Building Level 2
 Marisa McLaws – Building Level 3
 Darren Dyck – Building Level 3
 Alexander Park – Building Level 3
 Ryan Minchenko – Building Level 3
 Tony Bolton – Building Level 3
 Rene Buser – Building Level 3
 Chris Pozney – Building Level 3
 Anthony Penner – Building Level 3
 Timothy Byron – Building Level 3
 Oscar Sieg – Plumbing Level 1
 Dennis Wolf – Plumbing Level 1
 Tyler Gercsak – Plumbing Level 1
 Adrian Boogaars – Plumbing Level 1
 Reiner Nikolai – Plumbing Level 1
 Eldon Johnson – Plumbing Level 1
 Jarett Humphrey – Plumbing Level 1
 Chris Pozney – Plumbing Level 2
 Wayne Blohm – Plumbing Level 2
 Tyler Gercsak – Plumbing Level 2

Newly Qualified Members

Anthony Hadfield – L1(P) & L2(P)
 Ryan O’Keefe – L1(B)
 Marisa McLaws – L3(B)
 Roy Anderson – L2(B) & L2(P)
 Kevin Santori – L1(P)
 Ferdinand Csaky – L1(B)
 Nicholas Jackson – L1(B)
 Doug Vance – L2(B)
 Ryan Morhart – L1(P)
 Jesse Lewis – L2(P)
 Joel Ferrie – L2(B)
 Rebecca Leung – L3(B)
 Sartaj Grewal – L1(B)
 Alexander Park – L3(B)
 Garth Giesbrecht – L3(B)
 Oscar Sieg – L1(P)
 Kohlby Janyk – L1(B)
 Clay Ahola – L2(B)
 Alan Pontone – L1(B)
 Cody Roberts – L2(B)
 Jason Knowles – L3(B)
 David Douglas – L2(B)
 Lizzy Delaney – L1(B)
 Wayne Blohm – L2(P)
 Chantal Gemperle – L1(P)
 Tony Bolton – L3(B)
 Ryan Minchenko – L3(B)
 Tyller Slade – L2(B)
 Peter Martin – L2(P)
 Rene Buser – L3(B)
 Chris Greenway – L1(P)
 Christopher Derouin – L2(B)
 Douglas Murray-Driver – L2(P)
 Sherry Searle – L1(P)
 Chris Pozney – L3(B)
 Trevor Doesburg – L2(B)
 Saul Macpherson – L3(B)
 Robert Wieler – L1(B)
 Adrian Boogaars – L1(P)
 Lisa Spenst – L1(B)
 Larry Lee – L1(P)
 Timothy Byron – L3(B)
 Jarett Humphrey – L1(P)
 Richard Allen – L1(B)
 David Douglas – L1(P)
 Karen Hynes – L1(P)
 Evan Barberis – BOIT L3
 Pria Giri – BOIT L1
 Robert Dunker – BOIT L2
 Doug Vance – BOIT L3
 James McDonald – BOIT L2
 Iosif Marian – BOIT L1
 Eleanor Keats – BOIT L1
 Sasha Choiselat – BOIT L3
 Virgil Hoefels – BOIT L3
 David Barclay – BOIT L2 & POIT L1