

BOABC Newsletter

Fall 2021, Issue 2



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.

Annual Reporting for Qualified Officials

As the end of 2021 approaches, the Association wants to remind members about upcoming deadlines.

Under the *Building Act*, qualified building and plumbing officials must complete 10 points of eligible professional development and enter these activities in your member portal on the Association website before December 31, 2021.

Qualified officials must also submit an annual report confirming that they are members of the Association in good standing and have completed the required professional development by December 31. The Association is updating the member portal to allow qualified officials to submit annual reports online. Further information will be provided once these updates are complete.

Officials who do not complete 10 points of eligible professional development or submit an annual report by December 31 will be removed from the [Register of Qualified Building and Plumbing Officials](#) and will no longer be qualified to make compliance decisions about building regulations on behalf of a local authority.

Financial Update

In July, the Executive Committee was presented the Q1 financials for the Association. In Q1 the Association performed well with ongoing payment of membership dues, a grant from BC Hydro and the partnership agreement with Could Permit. The Association has seen continued revenue from the Association's online building code education as well.

Based upon the financial gains made by the Association, in the last fiscal year, the Executive Committee has placed \$150,000 in the Association's restricted reserve funds. Those funds can only be accessed by a resolution from the Executive Committee, based upon policy 4.13. The Association's reserve fund is presented on the Association's Balance Sheet under Equity, with the line item "Internally Restricted Fund".

The Finance Committee has had the opportunity to meet on two separate occasions this fiscal year and will be reviewing and making recommendations to the Executive Committee on investments options for the Association's reserve funds. If you have any questions, please feel free to contact Trevor Welsh, Treasurer, at twelsh@boabc.org.

Welcome New Members!

Nikolas Sollitt • Myron Vandervalk • Robert Tainsh • Li Zhang • Jason Quain • Bryce Colclough • Darin Kozlowski • Wenjing Ke • Adam Bednarski • Cory Watson • Chantelle Opdahl • Tom Callihoo • Daniel Shim • Nicole Morin • Darcy Calder • Melika Aziziliyafuee • Emily Rindler • Luke Williams • Travis Whitaker • Robert Profitt • Mukhtiar Gill • Alveen Prasad • Andrew Brewer • Mike Olson • Ben Lehman • Brandon Paxton • Gregory Fox • Troy Greek • Neha Arora • Matthew McMaster • Reegan Barber • Joseph Reign Sinay • Noel Ainsley • Han Bae • Talaya Cunningham • Garv Goswami

Congrats New Registered Building Officials!

- Anthony Penner
- Garth Giesbrecht
- Adam Bednarski
- Gary Yuen Tung Yeung
- Alex Burzynski
- Amritpal Batra

Upcoming Zone Meetings

Zone meetings have already been scheduled for [November 2021](#) and [February 2022](#). At least three meetings a year will be scheduled in advance and added to the calendar on the BOABC website so that you can save the date.

Building Act Guide Updates

The Building and Safety Standards Branch has updated its [Building Act Guide](#), which includes specific sections for building officials and local authorities.



Education Update

Earlier this year, the Association completed its level two and level three code courses for building officials. This means that the Association now offers online and self-paced courses to support all levels of building official qualifications. In addition to building officials, these courses are available to anyone needing detailed information about the building code. Descriptions of course modules and registration information can be [found on the Association website](#).

The Introduction to the B.C. Building Regulatory System course is also available through the Association. This course was developed to support the building official in-training qualification but would be valuable for anyone interested in knowing more about legislation and administrative processes governing the building regulatory system. Topics addressed include the *Building Act*, *Community Charter*, Municipal bylaws, permitting and inspections, and legal and ethical considerations. A [description of all course modules](#) is available on the Association website.

The Association continued to offer monthly code webinars throughout the summer. Topics addressed under the building code included spatial separation and fire stopping. In September, Doug Vance, Vice President – Plumbing, hosted a webinar on matters under the plumbing code that have been addressed by the Code Interpretation Committee and Building Code Appeal Board. The October webinar will feature David Tupper from the [Municipal Insurance Association of B.C.](#) and Jeff Locke from [Stewart McDannold Stuart](#) discussing best practice for collecting evidence and documentation with respect to on-site deficiencies and stop work orders.

If you have any questions about code courses or suggestions for professional development topics, please contact the Association at info@boabc.org or (604) 270-9516.

Member Forum

This is a reminder to BOABC members to take advantage of the Member Forum on the BOABC website. This can be accessed through the home page of the [website](#). We are going to start posting the monthly live building and plumbing webinars on the Member Forum to generate some discussion from members, incorporate questions and follow-ups received during or after each presentation. The Member Forum is only available to BOABC members, if you have questions about creating your login or logging in, please contact info@boabc.org.

Central & Northern Interior Zone Profile

The Central & Northern Interior region stretches across the entirety of Central British Columbia, then follows the Rocky Mountains north, expanding into the Yukon and Northwest Territories. This region is comprised of 14 regional districts and is known for its diverse topography, ranging from rocky coastlines to inland deserts and alpine tundra. Beginning on the west coast near Bella Coola, a temperate climate encompasses lush valleys, coastal mountains, and glacial rivers. The region then moves across the Fraser Plateau through an undisturbed wilderness of sprawling steppes with pockets of ranch lands, horseback trails, and gold-rush sites. The Rocky Mountains divide the region as it turns northward at Mount Robson; to the west, plateaus stand above a web of rivers and the Nechako Lakes, teeming with sturgeon, salmon, and rainbow trout; to the east, foothills around the Peace River roll into boreal rainforests and alpine meadows, hiding troves of waterfalls and authentic dinosaur trackways under the Aurora Oval. Moving further north beyond BC's boundaries, Canada's northern territories are blessed with little-to-no light pollution and are frequently bathed in the ethereal, green glow of the Aurora Borealis. The lights sweep across this part of the region, touching the world's largest non-polar ice fields, Canada's highest peak, Mount Logan, and Canada's 3rd largest lake, Sahtu (Great Bear Lake). This area is home to wildlife that remains truly wild, with more moose than people, wandering polar bear families, and herds of reindeer and muskox. The Central & Northern Interior Zone is served by 40 qualified building officials and 26 qualified plumbing officials.



Norman Tong

It is with a heavy heart that we share the news of the passing of Norman Tong on July 2, 2021. Norman, pictured above, was a long-standing member of the Association. He will be greatly missed.

Student Awards Program

The Association is launching a new Student Awards Program in January 2022. Awards will consist of a level 1 building or plumbing course, as well as a student membership with the BOABC. Award recipients will be decided by March 31 of each fiscal year. This program is offered to encourage a career as a building or plumbing official. Stay tuned for more details.

Exam Pass Rates (YTD)

Building

Level 1, Exam 1 – 45%
 Level 1, Exam 2 – 42%
 Level 2, Exam 5 – 69%
 Level 2, Exam 6 – 61%
 Level 3, Exam 7 – 100%
 Level 3, Exam 8 – 79%
 Level 3, Exam 9 – 86%
 Level 3, Exam 10 – 70%

Plumbing

Level 1 – 75%
 Level 2 – 60%



Fall 2021 Continuing Professional Development

The Association is offering its members a busy schedule of continuing professional development (CPD) this fall.

In September, the Fenestration and Glazing Industry Alliance delivered a webinar on requirements for insulated glass units. Jarkko Turtiainen and Nathan Brooks also presented on Cloudpermit digital permitting software while Shayne Mintz from the NFPA provided an overview of NFPA 915 standard for remote video inspections.

Looking ahead, the Association is currently accepting registrations for the following professional development sessions (click the links included to access registration details):

- The International Accreditation Service, a division of the International Code Council, is presenting an overview of its [accreditation and recognition programs for local government building departments](#) on October 20.
- HRAI is offering training on [understanding HVAC requirements in the B.C. Building Code](#). This training was developed specifically for building officials and will be delivered during the mornings of October 27 and 28.

The Association is also providing professional development through zone meetings and monthly code webinars. One zone meeting was held in September while all zones are scheduled to meet in November. These meetings provide an important means for members to discuss code, standards, and industry trends with peers and colleagues. Starting November 2021, you will be required to register for zone meetings in the same way that you currently register for courses and professional development offerings. This change will assist members with tracking their professional development activity as registrations made directly through the Association are automatically captured in the CPD activity log within each member's online portal.

The Association is continuing to offer monthly code webinars on building and plumbing code topics. These sessions have proven to be very popular with members. Over 500 registrations were received from members to attend September webinars on the building and plumbing codes that were facilitated by Ken Kunka, Vice President of Education, and Doug Vance, Vice President of Plumbing, respectively.

Additional information about upcoming CPD offerings is available on the Association website. The calendar of events is always being updated to include the most recent CPD offerings – whether these are offered through a partner organization or the Association itself.

As always, the Association appreciates and thanks the many organizations that provide CPD and other education for qualified officials and members.

Quick Tips and Updates

Do you know how the national building, fire and plumbing codes are developed? The [National Research Council website](#) provides an overview of the national code development process and explains how you can get involved.

Industry partners provide high quality and accessible education that is relevant to qualified officials and eligible for CPD points. [Hilti hosts free webinars](#) on fire-stopping and other building construction topics on its website. Wood *WORKS!* is a Canadian Wood Council program that provides over [100 free educational webinars](#) on wood materials, design and construction. [B.C. Housing also maintains a registry](#) of educational and professional development offerings that are recognized for residential builders.

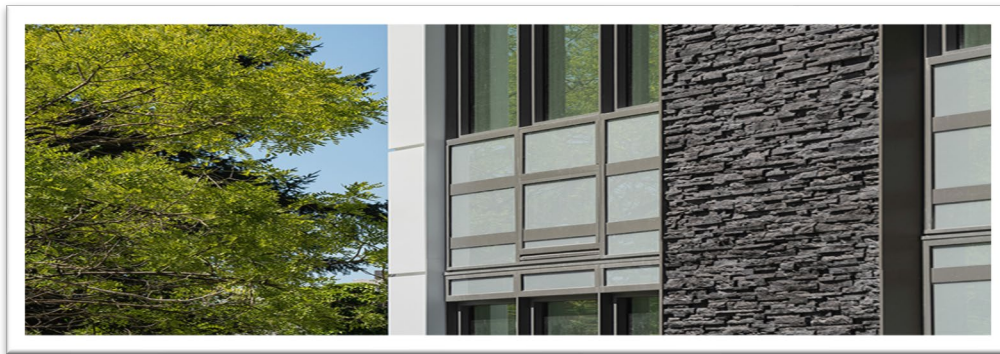
The Executive Committee has started developing a new strategic plan for the Association and wants to hear from you as part of this process. Later this fall, members will be invited to participate in a survey and provide feedback on the Association and its future goals. Your feedback is important and will help ensure that the plan meets the needs of members and the broader building regulatory system. Further information will be provided later in October. We look forward to hearing from you!

Partner Profile



Cascadia Windows & Doors is an innovative, industry leading manufacturer, creating beautifully designed [fiberglass windows](#), doors and [cladding support systems](#). Included in some of the most exciting and award-winning projects across North America, Cascadia's goal is to help revolutionize the energy-efficiency of modern buildings and drive the adoption of high-performance building products.

In 2019, the company released the world's first high-performance, fiberglass window. Boasting 50% to 150% improved thermal performance compared to traditional aluminum window wall products, the [Universal Series™ Window Wall](#) represents a large step forward in commercial fenestration. Currently being used in several projects in Vancouver, West Vancouver and Burnaby, Cascadia's window wall offers architects, specifiers, and developers a simple way to exceed the ambitious performance targets outline in the BC Step Code, without sacrificing glazing area.



Originally founded in 2008 in Langley, BC, by a collection of building science and window specialists, education is a core value of Cascadia's brand. For over 10-years, the company has offered [educational webinars](#) to industry bodies, including the Association, Architectural Institute of B.C., British Columbia Institute of Technology, Applied Science Technologists & Technicians of B.C., B.C. Building Envelope Council. These sessions delve into building science best practices, fenestration testing data, and options for meeting emerging code requirements. You can sign up for educational webinars and learn more about this BC-success-story at www.cascadiawindows.com.

2022 Annual Dues and Fees

Some local authorities are starting to develop plans and budgets for next year and have inquired about the cost of Association membership in 2022.

The Association wants to remind members that the \$50 annual registration fee, which was consulted on earlier in 2021, will apply to all qualified building and plumbing officials in 2022. In 2021, this fee was only paid by individuals who obtained new qualifications after the Building Act transition period ended in February. In response to feedback received during the fee consultation, the annual registration fee will be included, but identified separately, on the annual membership dues invoices that members will receive in February 2022.

The Association is not proposing any changes to membership dues. The dues are established in Association bylaws and were just recently amended by members at a special general meeting in March 2021.

Building Act Transition Ends

Mandatory qualifications for building and plumbing officials were introduced under the *Building Act* in March 2015. These changes were made as part of a broader provincial strategy to increase consistency and accountability across the building regulatory system.

The qualification requirements were phased in over a four-year transition period, which ended on February 28, 2021. During the transition period, building and plumbing officials needed to become members of the Association and pass exams to obtain the required level of qualification(s). Qualified officials, who must be identified in the [online register on the Association website](#), also need to complete professional development activities, pay an annual fee, and submit a report to the Registrar by December 31 of each year to maintain their qualification(s) under the Act.

Now that the transition period has ended, only qualified building and plumbing officials or exempt building professions, which include registered architects and engineers, are legally able to make decisions about compliance with building regulations on behalf of local authorities. Qualified officials must also ensure that they only make decisions about matters within the scope of practice for the specific qualifications that they hold. The scopes of practice for each level of qualification are found in the [Building Act General Regulation](#).

It has been questioned whether an unqualified or underqualified person can complete compliance activities, such as reviewing plans, issuing permits, and conducting inspections, and then have an individual with the required qualifications ‘sign-off’ on the decisions or judgements made.

This topic is addressed in the [Building Act Guide](#), which was recently updated by the Office of Housing and Construction Standards. The guide states that:

The *Building Act* requires that **anyone** who makes an informed decision about whether a matter conforms to a provincial building regulation be qualified to do so (or be exempt from qualification requirements). Unqualified individuals should not pass their compliance assessments on to a qualified individual who makes compliance decisions without further analysis or judgment. In such circumstances, those initial compliance assessments could be compliance decisions, and the individuals making them need to be qualified under the Act. Anyone interested in how the Act applies to them should consult legal counsel. (p. 6)

The Association offers training, exams, a building official-in training qualification to help individuals obtain qualifications under the Act. Once qualified, building and plumbing officials can join other members in attending zone meetings, webinars, and other professional development activities that are delivered by the Association or its partners throughout the year. Please feel free to contact the Association at info@boabc.org or (604) 270-9516 if you have any questions about the qualification requirements or need other assistance.



Newly Certified Members

Cam Landry – Building Level 1
 Patrick Phelan – Building Level 1
 Daniel Siminoff – Building Level 1
 Brady Shields – Building Level 1
 Tynan Egger – Building Level 1
 Kevin Santori – Building Level 1
 Colin McColl – Building Level 1
 Brody Ferguson – Building Level 1
 David Douglas – Building Level 2
 Heath Archer – Building Level 2
 Dylan Farrell – Building Level 2
 Kevin Santori – Building Level 2
 Nicholas Henderson – Building Level 2
 Brody Ferguson – Building Level 2
 Erik Stout – Building Level 3
 Brian Kennett – Building Level 3
 Ben Robertson – Building Level 3
 Gary Yeung – Building Level 3
 Garth Giesbrecht – Building Level 3
 Adam Bednarski – Building Level 3
 Amritpal Batra – Building Level 3
 Cam Landry – Plumbing Level 1
 Sherry Searle – Plumbing Level 1
 David Douglas – Plumbing Level 1
 Patrick Phelan – Plumbing Level 1
 Kevin Santori – Plumbing Level 1
 Colin McColl – Plumbing Level 1
 Edson Sithole – Plumbing Level 1
 Marc Valette – Plumbing Level 2
 Robert Vannucci – Plumbing Level 2

Newly Qualified Members

Lorne (Kevin) Bohn – L1(B)
 Steven Cameron – L1(B)
 Luke Williams – L1(B)
 Alireza Aminafshari – L1(B)
 Nate Paterson – L1(B)
 Marc Gelineau – L1(B)
 Russell Slone – L1(B)
 Hemant Kumar Joshi – L1(B)
 Andrew Brewer – L1(B)
 Xin Lu – L1(B)
 Rudy Suppanz – L1(B)
 Nikolas Sollitt – L1(B)
 Melika Aziziliyafuee – L1(B)
 Matthew McMaster – L1(B)
 Neha Arora – L1(B)
 Dylan Farrell – L2(B)
 Sean Gordon – L2(B)
 James McDonald – L2(B)
 Brody Ferguson – L2(B)
 Lisa Spenst – L2(B)
 Adam Bednarski – L3(B)
 Dale Guay – L3(B)
 Mike Macintosh – L3(B)
 Graeme Wood – L3(B)
 Gary Yeung – L3(B)
 Anthony Hadfield – L3(B)
 Cody Roberts – L3(B)
 Amritpal Batra – L3(B)
 Rajneesh Dalla – L3(B)
 Matthew Willett – L1(P)
 Shawn McGlynn – L1(P)
 Jennifer Brand – L1(P)
 Saul Macpherson – L1(P)
 Mukhtiar Gill – L1(P)
 Gary Proksch – L1(P)
 Luke Williams – L1(P)
 David Noga – L1(P)
 Kyle Low – L1(P)
 Matthew McMaster – L1(P)
 Daniele Mannarino – L1(P)
 Shawn Denny – L1(P)
 Edson Sithole – L1(P)

Brad Wyatt – L2(P)
 Saul Macpherson – L2(P)
 Robert Vannucci – L2(P)
 Abhilasha More – L2(P)
 Marc Valette – L2(P)
 Kyle Low – L2(P)
 Chuck Waines – L2(P)
 Daniele Mannarino – L2(P)

Matthew Gibson – BOIT L1
 Li Zhang – BOIT L1
 Wendy Xu – BOIT L1
 Jason Birkland – BOIT L1
 Brody Ferguson – BOIT L2
 Caspar Viereckel – BOIT L2
 Lee MacLeod – BOIT L2
 Jake Postnikoff – BOIT L3
 Cody Roberts – BOIT L3
 Benny Shum – BOIT L3
 Brody Ferguson – BOIT L3
 Mike Olson – POIT L1
 Caspar Viereckel – POIT L1