

*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.*

Spring 2022, Issue 4



*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.*

## 2022 Conference and AGM Updates

The Association is busy finalizing plans for the 2022 Conference and Annual General Meeting, which is being held at the Delta Ocean Pointe Resort in Victoria from May 15-18, 2022.

This event is the first in-person event delivered by the Association since fall 2019. It will also be the only conference hosted by the Association in 2022 so make sure to register soon for access to professional development and networking opportunities

Over 130 delegates have now registered for the event and the room block at the Delta is sold out. A conference rate is being offered by the [Best Western Plus Carlton Plaza](#), which is just a 10 minute walk from the conference venue.

Agenda highlights include:

- The Honourable David Eby, Attorney General and Minister Responsible for Housing, is attending the banquet on May 17.
- Her Worship Lisa Helps, Mayor of Victoria, is attending the Opening Ceremony on May 16.
- The ɫəkʷəŋən Traditional Dancers from the Songhees First Nations are performing at the banquet.
- The trade show includes a display of building materials and systems from the BCIT High Performance Building Lab.
- The International Code Council is sponsoring a Building Safety Month Reception on Monday evening.
- Members can attend the AGM in-person or online on May 17.

-Dr. Peter Jensen, noted Canadian sports psychologist and coach, will deliver a keynote on Tuesday following the AGM.

-Dr. Ghasan Doudak from the University of Ottawa is speaking about wind and seismic loading for Part 9 Buildings.

- Over 25 educational sessions are being offered. Presenters include Interior Tech, Cloud Permit, BC Housing, TECA, Passive House, GHl Consultants, Cascadia Windows, Hilti, Manufactured Housing Association of BC, Stewart McDannold & Stewart, Canadian Association of Consulting Energy Advisors, the Building and Safety Standards Branch, Technical Safety BC, and more!

### CSA Group Subscription Renewal Notice

As a benefit to our members, the Building Officials' Association of BC is again offering the CSA OnDemand™ subscription in 2022-23. The BOABC Coupon Code is **BOABCSI2022** and will be live until June 14, 2023, however, there is a 90-day advance maximum for renewal. This coupon code can be used for new and existing BOABC users whose subscriptions are coming due for renewal.

## Welcome New Members!

• Aaron Pileggi • Akshit Joshi • Atamjit Singh Gill • Brad Wallace • Brandon Rorke • Bumjoong Kim • Byron Smith • Carl Gerbrandt • Chadi Haswani • Cory Milkert • Craig Scott • Daniel Kilshaw • Darren Rice • Elyas Gholamabbas Javan • Emily Tang • Ghazaleh Tavakol Moghadam • Harpreet Singh • Jacob Pitre • James Beere • Jason Cameron • Justin Hatt • Kandice Faust • Kayla Hong • Kevin Potter • Kodi Hopkins • Kole Nurse • Levi Giesbrecht • Luke Stroup • Milo Fletcher • Natasha Fortino • Paul Anderson • Pete Thomsen • Philip Thompson • Roja Gooranorimi • Rong Fu • Ryley Maurer • Scott Riddell • Sean Capstick • Shelby Pederson • Tom Leson • Tore Foyn • Tristan Hamersley • Tyler Bittante • Heather Stewart • Perry Matthews • Mark Sherwood • Ryan McGuire • Darren Krell • Patrick Doucette • Shannon Sewell • Garrett McLeod • Riley Condon • Benjamin Boogaars • Alexander Giles • Jean-Claude Seguin

## Congrats New RBO's & BCQ's

- Philip Savill
- Brody Ferguson
- Evan Mercer
- Andy Hong
- Abhilasha More
- Lee Telefson
- Kenny Gipps
- Peter Wilkinson
- Doug Vance
- Tomas Clerke
- Luka Mladin

## World Plumbing Day

World Plumbing Day was March 11 and is an international event that takes place each year to spread awareness of the importance of plumbing in protecting public health.



## SFU Mass Timber Project

The Association is collaborating with a team led by Simon Fraser University's (SFU) Renewable Cities that has been retained by the Ministry of Jobs, Economic Recovery, and Innovation to help identify how land use policy can better support mid-rise, mass timber construction.

An Interdisciplinary team of six members involving BOABC's own Catherine Ernst, will engage municipalities across B.C. that are piloting encapsulated mass timber construction (EMTC) up to 12 storeys. The team will engage with building officials, planners, developers, manufacturers, and local and provincial policy analysts.

This project is part of a broader program to advance high performance, prefabricated, low embodied carbon materials, of which mass timber will be a central material in taller construction. EMTC and other prefabricated wood systems will be integral to deliver at scale to meet the top of B.C.'s building energy Step Code by 2032 and near zero 2030 requirements, where quality and cost can be effectively managed.

For more information, please visit the Renewable Cities [website](#).

## Student Award Recipients

The Awards Committee received many applications from qualified individuals across BC for the first offering of the Association Student Awards Program. We would like to congratulate the following award recipients and wish them luck in accomplishing their goal of becoming a building or plumbing official.

Patrick Doucette  
Shannon Sewell  
Garrett McLeod  
Riley Condon  
Benjamin Boogaars

Timothy McElderry  
Alexander Giles  
Darin Kozlowski  
Patrick Cowden  
Jean-Claude Seguin



## Vancouver Island South Zone Profile

Vancouver Island South Zone encompasses the lower end of Vancouver Island from the Malahat to the southern tip and including the Peninsula and Gulf Islands. The Capitol Regional District is the regional government for 13 Municipalities and 3 Electoral Areas on southern Vancouver Island and the Gulf Islands, serving more than 432,000 people. Victoria being one of those municipalities is Western Canada's second oldest city, incorporated as a city on August 2, 1862.

The Vancouver Island South Zone is on the traditional territory of the Lekwungen People, The Songhees, Esquimalt, Tsawout, T'Sou-ke, Scia'new, Tsartlip, Ma'lexet, Tseycum, and Pauquachin are part of the Coast Salish family and are descendants of the Lekwungen family groups. Lekwungen is the original language of this land. The Lekwungen People hunted and gathered here for thousands of years before European exploration, carefully managing the land through controlled burning and food cultivation. Established in 2008, the Signs of Lekwungen is an interpretive walkway along the Inner Harbour and surrounding areas that honours the art, history and culture of the Coast Salish people.

Known as the 'Garden City', Victoria is an attractive city and a popular tourism destination. The region remains Canada's western naval base and home to a major fishing fleet. The Capital Region is noted for its fine educational institutions which include the University of Victoria, Camosun College, Royal Roads University and Lester B. Pearson College of the Pacific, Victoria College of Art and the Canadian College of Performing Arts.

Construction throughout the Vancouver Island Zone continues to be booming, resulting in various challenges, including labor and supply shortages. There is a definite demand for more building officials is evident in all municipalities. The Vancouver Island South Zone is served by 66 qualified building officials and 59 qualified plumbing officials.



### Ian Morrison

With overwhelming sadness, we announce Ian passed away peacefully surrounded by family on February 24, 2022.

Born in Calgary, he grew up playing many sports, especially hockey; he hung up his skates for the last time in his 80<sup>th</sup> year. He joined the Navy at 21 years and thoroughly enjoyed serving his country. Ian worked at Architectural Drafting in Victoria, Kamloops, and West Vancouver where he became the Director of Permits and Licensing. He was also very involved with the Building Inspectors Association of BC, serving as President.

"Too many interests, not enough time".

There will be a celebration of life at a later date. In lieu of flowers, donations to the Kidney Foundation of BC would be gratefully appreciated.

If you would like to leave memories or condolences, visit [deltafuneral.ca](https://deltafuneral.ca).

### Searchable Interpretations

The BOABC has updated the [2018 and 2012 Building & Plumbing Code Interpretations](#) functionality so that you can search what you are looking for by simply typing in a word in the search box.



# BUILDING CODE UPDATE

## FROM THE BUILDING AND SAFETY STANDARDS BRANCH

The Building and Safety Standards Branch is working on two proposed changes to make the BC Building Code more climate friendly:

1. New buildings would need to be 20% more energy efficient (Step 3 for Part 9 and approximately Step 2 for Part 3).
2. GHG reduction tiers for local governments to implement if they wish.

### Energy Efficiency

In 2017, the BC Energy Step Code laid out a path to net-zero energy ready buildings by 2032, where the base code requirements for energy efficiency would become more stringent every four to five years. Now that it's 2022, we are proposing that the time has come to "Step up".

If "20% better" is already required by your community's bylaws, and the local government wishes to maintain this level of building performance, no changes would be necessary. Communities that offer BC Energy Step Code-related incentives may wish to review them ahead of a change. For communities that have not yet adopted "20% better" Steps, they are proposed to apply automatically when the change takes effect. You may wish to consider the ways your community needs to prepare for a change and discuss it with other staff.

### Carbon

Proposed regulations for new Part 3 and Part 9 buildings could bring in a new approach to reduce operational greenhouse gas (GHG) emissions, prioritizing major systems like space heating and domestic hot water systems in the first tiers, with the ultimate goal of using only low-carbon fuel sources in the final tier. This proposed structure, which works in a similar way as the BC Energy Step Code, would build industry capacity and certainty while gradually helping B.C. achieve zero-carbon buildings by 2030, as outlined in the CleanBC Roadmap to 2030. Potential tiers could include:

- Measuring GHG emissions only
  - Builders in Step Code communities already perform the necessary modelling as part of their reporting, so they are already prepared for a measure-only GHG tier, or
- Requiring medium carbon emissions
- Requiring low carbon emissions, or
- Requiring buildings to be zero-carbon ready

### Next steps and available support

Ahead of proposed changes, the Building and Safety Standards Branch hopes to release draft language for six weeks of public review in late Spring/early Summer 2022. Building officials will be notified when the language is available for review. The branch also hopes to make best practice guides and other supporting documents available to support review. Code changes typically take effect in December.

Please contact [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca) if you have additional questions.

# Partner Events

## *Building Safety Month – May 2022*

The International Code Council is recognizing [Building Safety Month for the 42<sup>nd</sup> time in May 2022](#) with this year's theme being "Safety for All: Building Codes in Action." The educational and interactive campaign raises awareness about the importance of building codes in ensuring safety in the spaces in which we live, work, and learn. Each year, the Code Council, its members, and industry professionals highlight building safety through proclamations, informational events, legislative briefings, and more.

The weekly themes for Building Safety Month 2022 are:

- Week One (May 1 - 8): 'Planning for a Safe & Sustainable Tomorrow'
- Week Two (May 9 - 15): 'Exploring Careers in Building Safety'
- Week Three (May 16 - 22): 'Understanding Disaster Mitigation'
- Week Four (May 23 - 31): 'Creating a Safe & Abundant Water Supply'

## *Georgie Awards – June 4, 2022*

The Canadian Home Builders Association – BC is hosting the sold out Georgie Awards on Saturday, June 4, 2022, at the Hyatt Regency Hotel in Vancouver.

## *Architectural Institute of British Columbia (AIBC) Conference – May 2-4, 2022.*

[The AIBC Conference 2022](#) will be taking place virtually from May 2 – 4, 2022. The online event explores the theme 'View to the Future' and features more than 25 sessions, 4 inspiring keynote speakers and online networking, attendees will learn the topics that will be presented and discussed at the event are highly relevant to today's architectural practice, including Truth and Reconciliation; sustainability; equity, diversity and inclusion; urban planning policy and design; and innovative technologies.

## Volunteers Wanted

The Association is looking for one volunteer to sit on the Finance Committee and four volunteers for the Discipline Committee. If you are interested in being a BOABC volunteer, please send an email to [info@boabc.org](mailto:info@boabc.org).

The Alliance of Canadian Building Officials Associations (ACBOA) is seeking volunteers to represent the Association on its new Communications Committee. The committee is focused on building a better communications platform for ACBOA and providing clear and consistent information to provincial associations, building officials and other stakeholders. If you are interested in being a part of the ACBOA team, please contact the Association at [info@boabc.org](mailto:info@boabc.org).

## Ammonia Safety Awareness

Technical Safety BC has developed a program to increase awareness of ammonia safety in response to a rise in ammonia-related incidents and hazards over the past few years, including the tragedy at [Ferne Memorial Arena](#). Enrolling in the [Ammonia Safety Awareness Program](#) will help arena owners and managers in their operational decision-making. There is no cost for the training or downloadable resources for the program.

# Partner Profile

## Thermal Environmental Comfort Association



The Thermal Environmental Comfort Association (TECA) is a BC-registered, not-for-profit society started in 2006. It is the successor organization to HVCI (The Heating Ventilating and Cooling Industry Association of BC) and RHWHA (The Residential Hot Water Heating Association of BC). TECA represents forced air and hot water (hydronic) contractors in the residential heating, ventilating and cooling industry. The association's volunteer board and technical committees have a 40-year history of training, participation in provincial policy issues, and commitment to standards and certification through their involvement as former HVCI and RHWHA members.

**TECA's** mission is to see safe, efficient, and comfortable heating, cooling and ventilation systems installed in dwellings in British Columbia and it does this through a mandate to offer the residential heating, cooling and ventilation industry up-to-date training and a collective voice in local and provincial issues. The organization believes that proper training programs and enforcement of minimum standards are needed to assure the public that systems are installed properly. TECA's "Quality First" training courses feature clarity of design allowing inspectable methodology for building officials.

**TECA** is a longstanding educational partner of the Association and offers its courses to building and plumbing officials at a significant discount. Training is currently held virtually with many dates and times to choose from. Qualified officials who participate in TECA training will receive a certificate of participation that can be submitted as evidence of participation when claiming professional development points through the Association.

As [outlined in its course calendar](#), TECA is currently offering training on the following:

- Forced Air Guidelines
- Heat Loss / Heat Gain (compliant with CSA F280-12)
- Heat Recovery Ventilator Design & Installation
- Hydronic Systems Design
- Municipal Heat Pump Certification (Hydronic)
- Principles of Moving Air
- Ventilation Guidelines

TECA is participating in the 2022 Association Conference in Victoria from May 15-18. Please visit TECA reps at booth 10 in the trade show on Sunday evening and Monday morning. Jeremy Young, A TECA Board Member and Quality First Instructor, will also be presenting at this event on Hydronic Design and Air to Water Heat Pumps.

## Newly Certified Members

### Building (L1)

Xiaoyu Liao  
Everett Hann  
Lonny Lind  
Mike Patterson  
Iosif Marian

### Building (L2)

Graeme Wood  
Philip Savill  
Eldon Johnson  
Mark Cranwell  
Bryce Novak  
Jeremy Hedstrom  
Andy Hong  
Michelle Boag  
Luka Mladin

### Building (L3)

Brody Ferguson  
Evan Mercer  
Andy Hong  
Abhilasha More  
Lee Telefson  
Kenny Gipps  
Peter Wilkinson  
Luka Mladin  
Doug Vance  
Tomas Clerke

### Plumbing (L1)

Joseph Pomper  
Kenny Gipps  
Lonny Lind  
Mike Patterson  
Tyler Zult

### Plumbing (L2)

Evan Mercer

## Newly Qualified Members

### Building (L1)

Jonathan Phelan  
Nicole Morin  
Brenton Graham  
Dusan Jovicic  
Francis Gorrell  
Ghazaleh Tavakol Moghadam  
Mike Barkowski  
Sean Capstick  
Brayden Kennedy  
Elyas Gholamabbas Javan  
Travis Backmeyer  
Kole Nurse  
Jennifer Strauch  
Roja Gooranorimi  
Travis Whitaker  
Monika Loevenmark  
Jason Cameron  
Matthew Gibson  
Pria Giri  
Iosif Marian

### Building (L2)

Michael Harris  
Mark Cranwell  
Caspar Viereckel  
Jeremy Hedstrom  
David Barclay  
Thomas Cawston  
Donald Gotobed  
Thomas Cawston  
Donald Gotobed  
Michelle Boag

### Building (L3)

Roy Anderson  
Lee Telefson  
Lynsey Paley  
Kenny Gipps  
Peter Wilkinson  
Luka Mladin  
Doug Vance  
Tomas Clerke

### Plumbing (L1)

David Barclay  
Won Seok Song  
Thomas Cawston  
Dale Guay  
Tynan Egger  
Lisa Spent  
Ryley Maurer  
Adam Bednarski  
Stephen Blaschuk  
Ronny Pahl  
Mike Macintosh  
Kenny Gipps  
Tyler Zult  
Caspar Viereckel  
Paul Bogunovic

### Plumbing (L2)

Shawn Denny  
Ryan Morhart  
John Davies  
Cody Roberts  
Ryan O'Keefe  
Tynan Egger

### BOIT(L1)

Nicholas Coray  
David Peters  
Ryan McGuire  
Jeffrey Isert  
Jennifer Wells  
Jana Bunn

### BOIT (L2)

Jantzen Quizon  
Manny Sandhu  
Inderpaul Pooni  
Maria Sabrina Guinjicna  
Matthew Gibson

### BOIT (L3)

Tim Warner  
Benjamin Yan  
Donald Gotobed  
Emily Van Duin

### POIT (L2)

Tim Warner  
Wayne Berg