



BOABC VANCOUVER ISLAND SOUTH ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: November 10, 2021

Living and working with gratitude and respect on the ancestral, unceded, and un-surrendered territories of Indigenous peoples in British Columbia.

(1) CALL TO ORDER 1:03pm

Chris acknowledged the ancestral, traditional, and unceded territories of Indigenous peoples in British Columbia, on whose territory we are today.

(2) INTRODUCTIONS

- Kelli Larsen, Sr. Policy Analyst, Land Remediation Section
- Jun'ichi Jensen, Executive Director, Building and Safety Standards Branch
- Sukh Johal, Senior Technical Manager, Canadian Wood Council / Wood **WORKS!** BC

(3) APPROVAL OF THE AGENDA

Moved: Stan Dueck

Seconded: Nigel Beattie

(4) APPROVAL OF THE PREVIOUS MINUTES

Moved: Nigel Beattie

Seconded: Roy Thomassen

(5) BUSINESS ARISING FROM THE PREVIOUS MINUTES

None

(6) NEW BUSINESS

6.1 Contaminated Sites Presentation

- Kelli Larsen, Sr. Policy Analyst with the Land Remediation Section presented on Site Identification and Municipal Permitting Processes.

6.2 BSSB Update

- Jun'ichi Jensen, Executive Director with the Building and Safety Standards Branch presented on things that are happening in the branch, for example, adoption and publication of codes, contributing to the national code system and coordination of other regulations.

Building Officials' Association of BC
Suite 224, 186 – 8120 No. 2 Road, Richmond, BC V7C 5J8
604-270-9516 / info@boabc.org

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6.3 Truss Inspections

- Sukh Johal, Senior Technical Manager with Canadian Wood Council / Wood **WORKS!** BC presented on issues with part 9 light wood frame, energy heels and step code. Tyler will be putting together some survey questions to send out to members.

(7) STANDING AGENDA ITEMS

7.1 Association Updates

- Tyler Wightman, Executive Director, BOABC, gave an update on the Spring Conference, and the December 31 CPD and the Annual Report deadlines. He also mentioned that a survey will be sent out to all members to support development of a new strategic plan.

7.2 [BOABC Calendar of Events](#)

- CPD Offering – ‘Office of the Ombudsperson’ [CPD Offering – Office of the Ombudsperson – Online Training and Webinars – Ongoing – BOABC](#)
- CPD Offering - Interior Tech ‘Atrium Design & Wide Span Opening Protectives’ <https://boabc.org/cpd-offering-interior-tech-atrium-design-wide-span-opening-protectives-november-2021/>
- CPD Offering – ‘Encapsulated Mass Timber Construction’ <https://boabc.org/cpd-offering-encapsulated-mass-timber-construction-up-to-12-storeys/>
- BOABC Executive Meeting, December 14, 2021
- 2022 Spring Conference and AGM, Victoria, May 15 – 18, 2022

7.3 Building Regulation Application

- Only qualified building or plumbing officials and exempt building professionals can make decisions about compliance with provincial building regulations on behalf of a local authority under the Building Act.
- All qualified building and plumbing officials must complete CPD development to maintain their qualifications. If you do not complete CPD points by December 31 of each year, you will be removed from the registry of qualified building officials and will no longer be able to make compliance decisions about building regulations on behalf of local authorities.

7.4 [BC Appeal Board Rulings](#)

- [Appeal 1866](#) Required egress for a mercantile Group E suite, June 17, 2021
- [Appeal 1865](#) Permitted use of a storage garage, June 17, 2021
- [Appeal 1863](#) Spatial separation, NFPA 13D, “Installation of Sprinkler Systems in One-and-Two Family Dwellings and Manufactures Homes”, exemptions, June 1, 2021



- [Appeal 1862](#) Spatial separation, NFPA 13D, “Installation of Sprinkler Systems in One-and-Two Family Dwellings and Manufactures Homes”, exemptions, May 27, 2021
- Appeal 1861 Pending
- [Appeal 1860](#) Size of trap and trap arm in relation to fixture outlet pipe, April 15, 2021
- Appeal 1859 Pending
- Appeal 1858 Withdrawn
- [Appeal 1857](#) Applicable edition of BC Building Code, April 1, 2021
- [Appeal 1856](#) Application of Defined Term Dwelling Unit, February 25, 2021
- [Appeal 1855](#) Roof Space Ventilation, January 21, 2021
- [Appeal 1854](#) Deck surface material, March 18, 2021

7.5 [BOABC Interpretations](#)

- 18-0027 [Height Factor A, in Table 4.1.8.18.](#)
- 18-0028 [Structural Fire Protection](#)
- 18-0092 [Power Actuated Fasteners and Drop-in Anchors](#)
- 18-0096 [Calculating Hydraulic Load From Roofs with an Adjoining Vertical Surface](#)
- 18-0109 [Cleanout for a 2” Wet Vent Serving a Bathroom Group](#)
- 18-0110 [One Trap Serving Multiple Fixtures](#)
- 18-0114 [Secondary Suite Second Means of Egress via Window](#)
- 18-0115 [Sizing of Principal Mechanical Exhaust Fan for a Dwelling Unit](#)
- 18-0116 [Mechanical Ventilation in a Dwelling Unit Undergoing Renovations](#)
- 18-0117 [Intermediate Handrails](#)
- 18-0119 [Determination of Fire Resistance Ratings](#)
- 18-0122 [Limiting Distance in an Area with a Volunteer Fire Department](#)
- 18-0123 [Exit Enclosure Fire Separation Services Penetrations](#)
- 18-0125 [Sound Transmission Rating of Door in a Fire Separation, Secondary Suites](#)
- 18-0128 [Fuel Fired Appliances on Balconies](#)
- 18-0129 [Special Knowledge of Door Opening Mechanism](#)
- 18-0130 [Expansion Joint Requirements for Dry Vents](#)

7.6 Regional Issues

None

7.7 [BCBC Errata or Revisions](#)

- None to report

7.8 Ministerial Orders

- [Ministerial Order 70/2021 \(gov.bc.ca\)](#)
- [Ministerial Order 71/2021 \(gov.bc.ca\)](#)
- [Ministerial Order 80/2021 \(gov.bc.ca\)](#)

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7.9 [BSSB Technical Bulletins](#)

- B21-01 [Building Officials Qualifications](#)

(8) **ROUND TABLE DISCUSSION POINTS**

- BC Supreme Court Decision – AIBC vs Langford, Tyler spoke to this. The Association also met with AIBC to provide feedback on proposed changes to the Architects Act.
- 12 Storey CLT Building in Langford, contact Sukh Johal for a tour.
- Raised heel trusses, has anyone done a parallel path calculation?
- CRD tells plumbers that you must be a plumber to do plumbing. Testers are not allowed to do plumbing.

(9) **NEXT MEETING**

- February 24, 2022 @ 1pm
- Two (2) CPD points were automatically uploaded to your member profile when you registered.

(10) **ADJOURNMENT @ 2:55pm**