



## **BOABC SOUTH CENTRAL INTERIOR ZONE MEETING MINUTES**

Time: 1:00pm – 4:00pm

Date: November 17, 2021

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*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 @ 1:07pm**

Tania 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

**(3) APPROVAL OF THE AGENDA**

Moved: Mo Bayat

Seconded: Neil Pagett

**(4) APPROVAL OF THE PREVIOUS MINUTES**

Moved: Ron Dickinson

Seconded: Mike Foster

**(5) BUSINESS ARISING FROM THE PREVIOUS MINUTES**

Ron Dickinson advised that in regard to liability exposure, a municipality may name a member at a council meeting to be covered by their municipal insurance

- mentors need insurance

Student awards program - in the works for student awards

**(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.

**(7) STANDING AGENDA ITEMS**

**7.1 Association Updates**

Building Officials' Association of BC  
Suite 224, 186 – 8120 No. 2 Road, Richmond, BC V7C 5J8  
604-270-9516 / [info@boabc.org](mailto:info@boabc.org)  
[www.boabc.org](http://www.boabc.org)



- 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](#)
- 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 1864 Required manual stations for fire alarm systems, May 27, 2021 (URL not found)
- [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**

These specify the examination requirements by class for Building Officials:

- [Ministerial Order 70/2021 \(gov.bc.ca\)](#) – “examination requirements by class for qualified building officials”
- [Ministerial Order 71/2021 \(gov.bc.ca\)](#) - “continuing professional development requirements for qualified building officials”
- [Ministerial Order 80/2021 \(gov.bc.ca\)](#) – “Building Act General Regulation, B.C. Reg. 131/2016, is amended”

#### **7.9 BSSB Technical Bulletins**

- B21-01 [Building Officials Qualifications](#)
- Bylaw & Ethics course
- Drawing people into the workplace



## (8) ROUND TABLE DISCUSSION

- BC Supreme Court Decision – AIBC vs Langford discrepancies between BC Building Code and Architects Act. Favored the Act rather than the Building Code. Make sure to Review building bylaws for associated risks.
- Truss Inspections/NBC 2020 adoption (**see last page of agenda**) information was presented, no comments were received from the zone.
- Penticton brought up concern with possible conflicting building code enforcement throughout the zone and from questions from the lunch and learns. Please reach out to Penticton directly, as they have offered up some of their inhouse fire-block details, as well as further details regarding clearances. Please be aware that these details are property of Penticton and not BOABC.
  - Calculation of spatial requirements w/ education tool/guides to builders and designers
  - Fire Blocking details for Part 9 w/ education tools/guides to builders and designers
  - Ground and cladding clearances w/ education tools/guides to builders and designers – we are seeing 0 clearances attempted and wondering who is letting this happen?
    - ☐ an example of not allowing this in City of Kelowna was shared
    - ☐ suggested to bring up possible solutions (ie: Alternative) prior to compliance monitoring
    - ☐ old interpretations that may apply were identified
- Secondary Suites are complicated and there is concern of consist application of the building code. City of Kelowna and City of West Kelowna advised they have bulletins on their websites for reference. Please be aware that these details are property of the individual municipalities and not BOABC.
- TNRD receipt of some Forged schedule B's, gave everyone a heads up.
- Registered Professionals are required to indicate the License to practice number on schedules.
- Cloud Permit – Highly recommended by Penticton

## (9) NEXT MEETING

- February 15, 2022 @ 1pm
- Two and a half (2.5) CPD points were automatically uploaded to your member profile when you registered.

## (10) ADJOURNMENT @ 3:34pm