



BOABC KOOTENAY ZONE MEETING MINUTES

Time: 12:00pm – 3:00pm

Date: November 18, 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 @ 12:07pm (MST)

Andy 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: Kim Leibel

Seconded: Manda McIntyre

(4) APPROVAL OF THE PREVIOUS MINUTES

Moved: Kim Leibel

Seconded: Manda McIntyre

(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.

(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.

Building Officials' Association of BC
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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
- Mentioned Hilti Firestopping Webinar waitlist for early next year.

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.
- Discussion on Qualified vs Certified and Scope of Practice.
- Discussion on penalties if CPD requirements are not met and if you are working outside of your Scope of Practice.

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



- **Appeal 1872** 'Fire Department Access Roadway to Buildings' was brought up for discussion, this is a new appeal dated October 29, 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**

- **Lack of RBO's**
- **Step Code targets within jurisdiction** – Lack of CEA's in our area
- **Climate data** – Update as per BCESC subcommittee (some members from our region are also involved in the subcommittee) an additional subcommittee will be formed and will be working on more specific climatic data to be obtained in our areas (example, HDD at areas of higher elevations likely fall under higher zones).
- **BOIT mentors**

7.7 **BCBC Errata or Revisions**

- Roof top occupancies

7.8 **Ministerial Orders**

- [Ministerial Order 70/2021 \(gov.bc.ca\)](#)
- [Ministerial Order 71/2021 \(gov.bc.ca\)](#)
- [Ministerial Order 80/2021 \(gov.bc.ca\)](#)
- BA 2020 7 – Mass Timber

7.9 **BSSB Technical Bulletins**

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

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- Existing Buildings Renewal Strategy – Introduce an Alterations Code for Existing Buildings by 2024

(8) ROUND TABLE DISCUSSION

- **APEGBC Retaining Wall Design Guide** – released 2020
<file:///C:/Users/Jennifer%20Schwaertzel/Downloads/EGBC-Retaining-Wall-Design-V1-1.pdf> recommendation to all BO's to review and become knowledgeable of this document and the required Assurance Letters (not a Schedule B) for retaining structures that are not an element included in the design of a home (example, foundation wall of the home).
- **A277 Modular Home without CSA approval** – Questions are being proposed regarding how we would manage these types of structures as a region. The majority of members agree that each specific case would be reviewed as a case by case basis and an Alternate Solution would be required for review by the AHJ.
- **3rd Party NAFs approvals** – For windows being supplied by other countries that do not comply to NAFS.
- **Architects Act and Permitting** – Refer to AIBC and Building Bylaws to ensure compliance.
- **Building Act** – Scope of Practice (same as above).
- **Building Permit** – cost of construction – With updating Building Bylaws, are AHJ's increasing and including the construction costs to reflect current industry or are they not including this in the Bylaws anymore.

(9) NEXT MEETING

- February 17, 2022 @ 12pm (MST)
- Three (3) CPD points were automatically uploaded to your member profile when you registered.

(10) ADJOURNMENT @ 3:14pm (MST)