



## BOABC SOUTH CENTRAL INTERIOR ZONE

### MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: February 15, 2022

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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 @ 1:03pm**

I would like to begin by acknowledging the ancestral, traditional, and unceded territories of Indigenous peoples in British Columbia, on whose territory we are today.

**(2) INTRODUCTIONS**

- Charles Tremblay, Director, Digital Transformation, Notarius
- Paul Hollas, Sales Manager, Cloudpermit
- Tony Giroux, Administrator, BCABD Building Designers

**(3) APPROVAL OF THE AGENDA**

Moved: David Gardiner

Seconded: Robert Renner

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

Moved: Michael Foster

Seconded: Maurice Roy

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

None

**(6) NEW BUSINESS**

**6.1 How to Validate a Professional Engineer's & Architects Digital Signature Certificate on an Electronic Document in British Columbia**

- Charles Tremblay presented on Free and Easy Validation of the EGBC, AIBC & other Professional Digital Signatures.



## **6.2 Cloudpermit 'Remote Access to Plan Checking'**

- Paul Hollas & Shak Gobert presented and performed a demo on cloud permit plan checking and inspections.

## **6.3 A Team Approach to Facing Challenges in Permitting and Construction**

- Tony Giroux presented on the opportunity for coordination and communication between the BCABD and AHJ (ie. BOABC members) and the challenges we face caused by consumer demands and code changes. Click here [BCABD Membership — BCABD Building Designers](#) to register for a free membership.

## **6.4 Heat Loss/Heat Gain Calculations for Part 9 Dwellings**

- Tania Reid reviewed the document provided by CHBA.
- BCBC 2018 references CSA F280-12 "Determining the Required Capacity of Residential Space Heating and Cooling Appliances." Software that uses the appropriate calculation methodology to generate heat loss/heat gain loads includes TECA's Quality First software, Wrightsoft's Right-F280 and HOT2000.

## **6.5 Zone Director Nomination**

- South Central Interior – Tania Reid – Tania asked if anyone was interested in volunteering as zone director, nobody put their name forward, however, they have until March 28, 2022, if they decide to. Tania is going to let her name stand.

## **(7) STANDING AGENDA ITEMS**

### **7.1 Association Updates**

- Tyler Wightman, Executive Director, BOABC gave an update on the Spring Conference and Student Awards program. He also thanked members who completed the survey for the Strategic Plan.

### **7.2 BCQ Recognition**

- Philip Savill – Congratulated Philip!

### **7.3 [BOABC Calendar of Events](#)**

- World Plumbing Day <https://www.daysoftheyear.com/days/world-plumbing-day/>
- BOABC Conference & AGM <https://boabc.org/boabc-spring-conferenceagm-2022/>

### **7.4 [BC Appeal Board Rulings](#)**

- None to report



#### **7.5 BC Building Code Interpretations**

- 18-0142 [BCPC Requirements for an Accessory Building Less than 10 m2](#)
- 18-0143 [Passive Venting for Buildings Designed to the Energy Step Code](#)
- 18-0147 [Notes to the BCBC](#)
- 18-0148 [Convenience Store and Quick-service Restaurant, Occupancy Classification and Washroom Count](#)
- 18-0149 [Pier-Type Foundations](#)
- 18-0150 [Picnic Shelters, Open Air Pavilions](#)
- 18-0151 [Hot and Cold Control Location for Single Lever Faucets](#)
- 18-0152 [Opening Mechanism for Egress Windows](#)
- 18-0153 [Minimum Size of Vents for an Oil Interceptor](#)
- 18-0161 [Parcel Rooms and Parcel Storage Lockers in Exit Lobbies](#)

#### **7.6 BCBC Errata or Revisions**

- None to report

#### **7.7 BSSB Technical Bulletins**

- None to report

### **(8) ROUND TABLE DISCUSSION**

- Expired Building Permits – Tony Bolton (attachment)

*We ask if your local government has a policy/procedure/process that spells out, in some detail, how you deal with expired (incl. long-expired) Building Permits? Many of ours had a s. 57 registered on title 10 or 20 years ago and now with the flush real estate market, folks are buying them sans-mortgage and wanting to resolve the violations and clear their title.*

*We need something to guide the next level of tasks a landowner needs to undertake – most often for an accessory bldg, SFD or a MH. These take us an extraordinary time/effort to direct and babysit so I want to draft a generic ‘path to compliance’ for old unpermitted or long expired incomplete permits. Never mind HPO registration . . .*

*We do not issue new Occupancy Certificates for old BPs – just seek a level of substantial code compliance, life safety, and a shift of the liability to a professional.*

- Permitting MH’s that do not bear proof of CSA Certification – Tony Bolton (attachment)
- Escalating Enforcement – Ken Kunka (attachment)
- Shipping containers and the application of the Building Code in relation to them

### **(9) NEXT MEETING – April 26, 2022 @ 1pm**

- Three (3) CPD points were uploaded to your member profile when you registered.

### **(10) ADJOURNMENT @ 3:49pm**

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