

BOABC Newsletter

Fall 2022, Issue 6



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.

2023 Conference

The 2023 conference and annual general meeting is being held at the River Rock Hotel and Resort in Richmond, BC from May 28-31, 2023. Information about the agenda, delegate and trade show vendor registration, and sponsorship opportunities will be available on the Association website this fall.

Plumbing Exams

Qualification exams for plumbing officials will be unavailable from October 17-31, 2022, while the exam banks and exam diagrams are updated. More detail about this process is found on [the Association website](#).

Mass Timber Fire Testing

The Canadian Wood Council partnered with federal and provincial governments to conduct a series of five separate fire research burns on a full-scale mass timber structure in Ottawa. The largest and initial test was held on June 22, 2022. Over 150 experts from across Canada, including fire officials, building regulators, insurance industry representatives, engineers, and architects, as well as wood industry and NRC fire research experts, witnessed the unique event to learn about and observe the behaviour of mass timber construction exposed to fire. A summary of the test is [now available here](#).

Energy Step Code Consultation

Changes to the BC Building Code are being proposed to support cleaner, more energy efficient new construction. Members of the public, stakeholders and others are invited to participate in a review of these proposed changes. The proposals and supporting material on the [Provincial website](#).

This public review is intended to collect focused, technical comments on proposed changes, such as revisions to targets and values, and comments about scope or application. The public review period will end at 11:59 p.m. on November 4, 2022.

Student Award Success Story

Shannon Sewell, a journeyman carpenter and electrician, is one of our 2022 Student Award recipients. After receiving her award in April, Shannon began working through the level 1 building code course and soon had an opportunity to interview for a building official position at the Regional District of East Kootenay. Shannon completed the Introduction to the BC Regulatory System course and building official in-training (BOIT) exam and started as a building official with the regional district on June 27, 2022. The Association will start accepting applications for [2023 Student Awards](#) in January with awards being allocated on April 1, 2023. Congratulations Shannon!

Welcome New Members!

• Noah Salisbury • Goran Djordjevic • Harjit Khangura • Samuel Ashley • Stefan Jones • Hasib Nadvi • Nune Vardanyan • Sean McDonald • Ji Yi Chang • Layna Li • Kevin Spencer • Shawn Daly • David Chin • Liam Overstall • Cameron Brown • Ava Reeve • Alex White • Shilin Sun • Jackson Naish • Wayne Gamborski • Harleen Chattu • Patrick Arthur • Nelson Sinclair • Suzana Bozza Assuncao • Martina Rohde • Jacob Stampfli • Adam Yurkoski • Lincoln Ferguson

Congrats New RBOs & BCQs

- Gurinder Mangat
- Justin Gock
- Ferdinand Csaky
- Lynsey Paley
- Tim Warner
- Timo Vahamaki
- Michael Racanello
- Michelle Boag

BOABC Calendar of Events

Check out the [calendar on the Association website](#) for information on the latest professional development offerings.

BOABC Accepts E-Transfers

The Association is pleased to provide additional payment options for the convenience of members, students, and employers. We now accept payments via e-transfers and electronic funds transfers (EFT). To make payments via e-transfer or EFT to the Association, please use accounting@boabc.org.



Lessons from the Lytton Fire

This article originally appeared in the September 12, 2022 edition of the UBCM newsletter.

Wildfire is “inevitable, appropriate and essential” stated Dr. Jack Cohen, retired Research Scientist from US Forest Service, at a UBCM Convention study session on lessons learned from the 2021 Lytton fire. Cohen asked delegates to consider how we can prepare now to ensure that future community wildfire disasters are reduced in scale and impact.

Through a series of compelling images and videos from recent wildfire disasters in North America, Dr. Cohen explained that wildfires may initiate community disasters, but that it is the local condition of homes and structures, specifically the susceptibility to embers, that determines whether the fire will move through the community. “Ignition resistance is a community responsibility” stated Cohen, and it creates the conditions for effective suppression.

This was the case in the wildfire that destroyed much of the Village of Lytton. Dr. Cohen explained that within an hour, the surface

fire had burned four separate paths through the village and overwhelmed response capacity. By his calculation, upwards of 300 firefighters would have been needed within a few hours in order to handle the number of structure fires that had ignited.

To answer the question of how homes and structures actually ignite, Alan Westhaver, wildfire consultant and researcher, walked delegates through the concept of the Home Ignition Zone and the most common ignition vulnerabilities: structures, vegetation and other flammable materials.

Finally, a panel of local government representatives and the provincial lead for FireSmartBC provided additional insight. Highlighting the importance of local education, policy, and planning tools, and dedicated FireSmart staff, the panel reminded delegates to focus on actions in their own neighbourhoods and communities.



Vancouver Island North Zone Profile

The Vancouver Island North Zone includes almost the entirety of Vancouver Island except the southern tip, south of the Malahat. It also includes the mainland area of the Sunshine Coast, Powell River, and Mount Waddington. Travel to the mainland area and Vancouver Island across the Strait of Georgia is done primarily by ferry or float plane. Nanaimo, “The Harbour City,” is the largest city in the zone.

We are located on the traditional territory of the Kwakwaka’wakw (also known as the Kwakiutl), Nuu-chah-nulth, and various Coast Salish peoples. While there is some overlap, Kwakwaka’wakw territory includes northern and northwestern Vancouver Island and adjoining areas of the mainland, with the Nuu-chah-nulth spanning most of the west coast. Their cultures are connected to the natural resources abundant in the area.

Canadian Air Force Base Comox is in the area. Vancouver Island University and North Island College are the two universities in the area. Mount Washington Alpine Resort is located near Strathcona Provincial Park, BC’s oldest provincial park. Mount Washington is the island’s only full-service ski and summer resort, hosting approximately 300,000 visitors per year.

The construction industry continues to be very busy and is one of the largest industries in the area. The demand for building officials is high. There are approximately 110 building and plumbing officials in the zone that serve this beautiful area of BC, 89 of which are qualified building officials and 69 that are qualified plumbing officials.

Energy Step Code Training

The Association is collaborating with BC Hydro and BCIT to deliver Energy Step Code training for qualified officials. A second private offering of the XZEB 1001 Fundamentals of Zero Energy/Emissions and Passive House Buildings for building officials is being scheduled and further information about this opportunity will be available shortly. In the interim, please email info@boabc.org to add your name to the course waitlist. Additional courses on building enclosures and mechanical systems will be offered in 2023.

Energy Step Code Guidelines

The Architectural Institute of BC recently published a [practice guideline on the application of the Energy Step Code](#). This guideline was developed at the request of energy modelers to clarify the information required on drawings, communication on energy modelling and correct code application. While the guide was developed for architects, external stakeholders were consulted on the content and other segments of the building construction industry may find it applicable to their work.

TECA Partnership

The Association and Thermal Environmental Comfort Association (TECA) have partnered together to support building and plumbing officials with accessing education about heating, ventilation, and cooling systems. Qualified officials receive a considerable discount on TECA training courses – as low as \$200 per course. The course schedule and registration details are found on [the TECA website](#).

Subject Matter Experts Needed

The Association will be seeking experienced building and plumbing officials to perform various roles needed to support educational programming. The roles may be paid or volunteer depending on the nature of the work.

Subject-matter experts (SMEs) are needed to develop code update training and updates to existing building and plumbing courses due to address 2022 code amendments and changes introduced with the next edition of the BC Building Code. This work will entail reviewing existing education content to identify areas where changes are needed, develop updated and new content, and conduct 'peer reviews' of content developed by other SMEs.

Experienced building officials are also needed to serve as course advisors for students who are currently completing online building code courses through the Association. Students will be provided with the option of purchasing a course advisor to answer questions about the code or other parts of a building official's work when they register for a course. Those students who choose this option will receive the name and contact information of their advisor in the confirmation email that they receive as part of the registration process. The Association will continue to support students who are experiencing issues or challenges with the using Moodle, our learning management system, or other educational technologies.

Lastly, the Association also [maintains a list of qualified officials](#) who are available to provide plan review, inspection, mentoring and other services under contract to local governments on an interim or ongoing basis. This list is often used by local authorities who are looking for a qualified building or plumbing official to provide short-term relief or additional capacity during periods of peak activity.

If you are interested in any of these roles, please send your name, contact information and preferred role to info@boabc.org. Individuals who submit their information will be contacted directly later this fall with further information about the available roles and recruiting process.

Legionella

In 2018, the [National Research Council and Health Canada](#) produced a summary of the key risks associated with legionella disease in building systems and the roles and responsibilities of federal departments and agencies in managing those risks. Potential code changes referenced in the document have been incorporated into the 2020 model national building code. These changes include a new referenced document, ASHRAE Guideline 12 "Minimizing the Risk of Legionellosis Associated with Building Water Systems", in Clause 6.2.1.1.(1)(j). It is recommended that qualified officials obtain a copy of this document to start familiarizing themselves with this topic and reduce the risk that legionella and other bacterial growth poses to building water systems. More changes to future editions of the model national building or plumbing codes are likely to occur which will impact the design of building water distribution systems.

Association Fee Consultation

The Association is asking for your feedback on application fees to support a new process to address cases where qualified officials are unable to complete CPD or annual reporting requirements before December 31. The process provides an opportunity for qualified officials to apply for a one month 'grace period' to fulfill outstanding obligations and reinstate qualifications that are removed from the online register of qualified officials. More information about the process and fees can be [found on the Association website](#). Please send any questions or feedback to info@boabc.org.

Newly Certified Members

Building (L1)

Christopher Derouin
Douglas Arnott
Brad Metzger

Building (L2)

Konstantin Vassev
Brady Shields
Tynan Egger
Chad William
Mariela Siciliano de Aguirre
Morgan Widen
Daniel Siminoff

Building (L3)

Lynsey Paley
Timo Vahamaki
Morgan Widen
Michael Racanello
Yungi Choi

Plumbing (L1)

Peter Wilkinson
Tynan Egger
Douglas Arnott
Brad Metzger
Sandra Jensen

Newly Qualified Members

Building (L1)

Noah Salisbury
Jana Bunn
Li Zhang
Amy McCarthy
Heather Stewart
Hasib Nadvi
Brad Metzger
Ji Yi Chang
Tess Osborne
Shilin Sun
Jackson Naish
Nicholas Coray
Ryan McGuire
Natasha Gojevic
Martina Rohde
Kelsey Ingham
David Hopkins
Kayla Hong

Building (L2)

Bo (Alex) Tian
Mariela Siciliano de Aguirre
Konstantin Vassev
Chad William
Chris Black
Ryan O'Keefe
Hyungjun Ahn
Jay McEwen

Building (L3)

Daniel Salas
Yungi Choi
Tim Warner
Timo Vahamaki
Tyler Slade
Michael Racanello

Plumbing (L1)

Sandra Jensen
Mike Olson
Demitri Hofer
Timo Vahamaki
Travis Backmeyer

Plumbing (L2)

Tom Callihoo

BOIT(L1)

Henry Balcombe
Emily Carlson
Stefan Jones
Andrea McPherson
Wayne Gamborski
Harleen Chattu
Patrick Arthur
Wendy Xu

BOIT (L2)

Amy McCarthy
Elisabeth Delaney
Suneil Atwal
Sean Capstick
Reece Garcea

BOIT (L3)

Brittney Gibson
Marty Herbert
Caspar Viereckel
Chad William
Ryan O'Keefe

POIT (L1)

Sean Capstick
Wayne Gamborski