



## BOABC LOWER MAINLAND ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: September 27, 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 @ 1:04pm** (Jacek)  
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) **GUESTS (no motion required)**
- Douglas Bennion, Airfoam Industries
  - Jun'ichi Jensen, Building Safety Standards Branch (BSSB)
  - Andy Chase, Building Safety Standards Branch (BSSB)
  - Tiffany Warkentin, Building Safety Standards Branch (BSSB)
  - Adam Hatch, Registered Architect & Board member of Heritage BC
  - Murray Johnson, P. Eng. specializing in Codes
- (3) **AGENDA (requires motion to adopt)** (Jacek)  
*Motion: adopt the agenda for the September 27, 2022, as presented.*
- Mover: Ryan McGuire*  
*Seconder: Todd Miller*
- (4) **PREVIOUS MINUTES (requires motion to adopt)** (Jacek)  
*Motion: adopt the minutes and the action items from the February 1, 2022, Zone meeting as presented.*
- Mover: Ryan McGuire*  
*Seconder: Wayne Berg*
- (5) Introduced Ferdinand Csaky as the new second Lower Mainland Zone Director.



**(6) NEW BUSINESS (no motion required) (Jacek)**

**6.1 New Resources for Code-Compliant Part 9 Structures built with Insulating Concrete Forms (1:00pm)**

- Introduced comprehensive ICF design & construction resources (Building Envelope Guide for Houses-Part 9 (Rev.2) and Prescriptive ICF Design Guide for Part 9 Structures). The discussion included reviewing key information offered by BEGH re: ICFs, defining the applicability, scope, and limitations of the ICFMA engineering guide, outlining the critical path that the guide's information will follow, and identifying desired outcomes from the adoption of new resources.

**6.2 Construction Codes Reconciliation Agreement (1:45pm)**

- Presented on changes to the national code development process and upcoming changes to the BC Building Code. Zone members were asked for feedback on how zones could provide input into the code development process. Surveys and zone-specific forums in the member portal were identified as potential means of collecting data. Members were asked to send further thoughts to their zone director and Association office.

**6.3 Heritage Conservation: Ready-to-Implement Alternative Compliance for Heritage Buildings in the BCBC (2:45pm)**

- Presented on alternative compliance paths for heritage buildings under the BC building code. The presentation addressed how to identify heritage buildings, conservation approaches based on Standards and Guidelines in the *Conservation of Historic Places in Canada* (Parks Canada, 2010), building code provisions that enable heritage conservation in accordance with the federal standards and guidelines.

**(7) STANDING AGENDA ITEMS (no motion required) (Jacek)**

**6.1 Association Updates**

- Jennifer Schwaertzel, BOABC Member Services Coordinator, addressed the upcoming consultation on CPD process and application fees, CPD and Annual reporting deadlines, the Annual Member Survey that will be distributed in November, let members know that we are looking at hosting zone meetings to support anticipated code amendments in 2022, advised that there will be a consultation in early 2023 for feedback on certification, RBO and BCQ programs, provided an update on CPD opportunities and informed everyone that we are looking for feedback on the items found under round table discussion.

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

- CPD Offering [Regulatory Requirements of Private Residence Elevators](#)
- CPD Offering [Canadian Automatic Sprinkler Association \(CASA\)](#)

Building Officials' Association of BC  
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- CPD Offering Lunch & Learn with Ken Kunka – September 23, 2022
- CPD Offering [Update to the Guide to Letters of Assurance](#)
- CPD Offering [BCIT: Mass Timber Webinars](#)
- CPD Offering [BC Housing: Mass Timber](#)
- CPD Offering [Understanding HVAC Building Code Requirements](#)
- CPD Offering [Plumbing Level 2 Course](#) – Starts October 19, 2022
- CPD Offering [ICC Education Benefit Day](#)
- CPD Offering Lunch & Learn with Ken Kunka – October 27, 2022
- CPD Offering [Energy Step Code Training for Building Officials](#)

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

- None to report

### **6.4 [BC Building Code Interpretations](#)**

- 18-0075 [Egress from Occupied Roofs](#)
- 18-0094 [Slope of Fire Department Vehicle Access Route](#)
- 18-0107 [Waiver of Fire & Smoke Dampers](#)
- 18-0138 [Accessibility to Various Levels via Elevators](#)
- 18-0154 [Occupancy Classification for Take-Out Pizza](#)
- 18-0155 [Horticulture as it Applies to a Farm Building](#)
- 18-0157 [3 Level Dwelling Unit on Sloping Site](#)
- 18-0158 [Door Clearances within Universal Washroom & Accessible Washroom Stalls](#)
- 18-0159 [Available Electrical Service](#)
- 18-0162 [Modified International Symbol of Access](#)
- 18-0164 [Soil Replacement for Stormwater Management](#)
- 18-0165 [Venting of Roof Spaces](#)
- 18-0166 [Protection of Foamed Plastic Insulation in the Crawl Space of a House](#)
- 18-0167 [Hot Water Tank Pan Drain Connected to Storm Drainage](#)
- 18-0169 [Application of Spatial Separation Requirements to Skirting of a Portable Classroom](#)
- 18-0172 [Fire Separation between Secondary Suite and Garage](#)
- 18-0173 [Water Closet Calculations](#)
- 18-0175 [Wall Exposed to another Wall in Sprinklered Compartments](#)
- 18-0176 [Nominally Reinforced Concrete](#)
- 18-0179 [Definition of Building Sewer & Building Drain - Determining how the 1 m Distance is Applied](#)
- 18-0180 [Protection of Electrical Conductors for Fire Pumps](#)
- 18-0181 [Wired Safety Glass](#)
- 18-0195 [Polyethylene Piping Permitted Uses in a Drainage System](#)

### **6.5 [BCBC Errata or Revisions](#)**

- None to report



6.6 [BSSB Technical Bulletins](#)

- B22-01 [BC Energy Efficiency Standards for Residential Windows](#)

**(8) ROUND TABLE DISCUSSION**

(All)

- Social Night & Education Day
- Energy Step Code – November Zone Meetings
- Code Development Feedback

**(9) MEETING REVIEW**

(Jacek)

- Confirm next meeting date
- Three (3) CPD points were automatically uploaded to your member profile when you registered.

**(10) ADJOURNMENT (no motion required)**

(Jacek)

- The meeting was adjourned @ 3:43pm