

BOABC Newsletter

Winter 2023, Issue 7



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 BOABC Conference: Delegate Registration is Now Open!

Registration for our conference and annual general meeting is now open. Please visit the [conference webpage](#) to view the draft agenda, register for the event, purchase banquet tickets, book a hotel room, and more.

We are pleased to announce that our keynote speaker is Jill Heinerth, Explorer-in-Residence at the Royal Canadian Geographical Society.

From dangerous technical dives deep inside underwater caves, to searching for ecosystems inside giant Antarctic icebergs, Heinerth's curiosity and passion about our watery planet is the driving force in her life. She encourages audiences to reach beyond their limitations while sharing practical lessons on risk management, discovery learning, failure, and collaboration.

There will be breakout sessions

from UL, the National Research Council, BC Housing, and more. A full-day building envelope workshop with Hamid Heidarali is also planned.

We'd like to thank our event sponsors - BC Housing, Fortis, InteriorTech, CHBABC, TECA, Passive House – and our corporate sponsors – Cloudpermit and BC Hydro.

We look forward to seeing you at the tradeshow and conference.

2023 BOABC Conference Call for Tradeshow Vendors & Sponsors

The annual tradeshow will be held in the Show Theatre at the River Rock Casino from Sunday May 28 to Monday May 29, 2023. Just over half of the booths are still available for booking. Please use the 'Register for a Booth' button at boabc.org/2023-conference/ to reserve a booth.

This Association is still looking for Partner, Supporter, and Companion sponsorship levels. Benefits include logo placement, complimentary banquet tickets and conference registrations, and a reduced price for booking a tradeshow booth. [Sign up now](#) to become an event sponsor.

Welcome New Members!

- Benliang Liang • Jesse Girgulis • Raja Waseem • Roger Allard • Melissa Heinrick • Brian McClure • Mark Van Vliet • Mark Van Vliet • Todd Harris • Winga Lam • Daeho Lee • Gurbir Sekhon • Mohadeseh Mohammadi • Jody Brooks • Richard Horton • Stephanie Gibson • Ryley Olsen • Jeffrey Davis • Richard Friesen • Stuart Morgotch • Leon Stephens • Christopher Moore • Tim Panagrot • Graham Gordon • Travis Nakken • Mitchell Anderson • Alan Pickles • Montgomery Kirkwood

Congrats New RBOs

- Yungi Choi
- Steven Bortolazzo
- Douglas Gardiner
- Gary Deans
- Jerome Hudon
- Clark Cummings

Subject Matter Experts Needed

The Association is seeking experienced building and plumbing officials to work as subject matter experts and help with education development, course facilitation, and addressing student questions. This is a great way to contribute to helping train and prepare the next generation of qualified officials. Contact the Association at info@boabc.org if you are interested in learning more about these roles.

Follow the Association on LinkedIn

We regularly post news and updates to [our company page](#) on LinkedIn. You'll see information about upcoming professional development offerings, zone meetings, job postings, and other services for Association members.



Photo by Rob van Adrichem

Williams Lake Case Study: Net Zero Excellence in Rural BC

Written by Rob van Adrichem, originally published in the Energy Step Code Newsletter

Trees blackened by 2017 wildfires still stand on some of the hills surrounding the Sugar Cane reserve, located near Williams Lake in the Cariboo Region of BC. They serve as a stark reminder of the inextricable link between the land and Indigenous Peoples, and how that relationship is being affected by climate change.

Perhaps this tangible expression of a warming climate makes it all the more appropriate that a unique expression of climate leadership has been built here, in the territory of the Williams Lake First Nation. Sugar Cane now has the distinction of having the first net zero home

built in any BC First Nation community; maybe the first in Canada. The air changes per hour are a mere 0.57 at 50 Pascal. The south-facing half of the roof is covered in solar panels (with more to come on the yet-to-be-built utility sheds) and electric baseboards and heat pumps eliminate the need to heat with fossil fuels, a significant feat in cold climate zone 6.

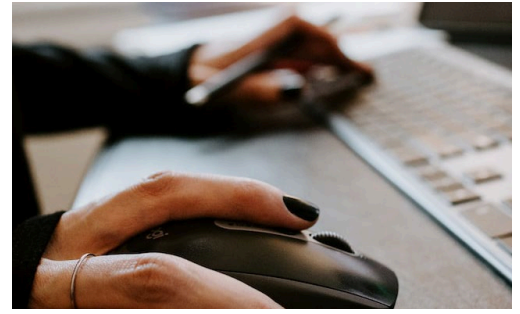
But numbers tell only a small part of the story. None of the 30 people attending the ribbon-cutting for this home will remember the numbers. They'll remember the location, the view overlooking Williams Lake, a layout that will enable intergenerational living arrangements over the two

floors, and they'll remember the wood. The *wood*... handcrafted by Zirnhelt Timber Frames from trees both harvested and processed locally.

A trailblazer in more ways than one, the house is the sole BC project in CHBA's nationwide Net Zero initiative for Multi-Unit Residential Buildings, a collaboration with NRCan, to advance solutions, technologies, and approaches to building Net Zero Energy Ready and Net Zero Energy MURBS. In upcoming issues of this BC Energy Step Code Newsletter, we'll explore some of the elements that make

this project stand out: how it was built to achieve exceptional energy performance, the timber frame style and its relevance to forest-based communities, and what this building might signal for the future of housing in Indigenous, and settler communities, alike.

CHBA's [Net Zero MURBs](#) initiative is being made possible by support from Natural Resources Canada, Enbridge, BC Housing, and BC Hydro.



Sign up for the Energy Step Code Stakeholder Update

The Energy Step Code Stakeholder Update delivers news and updates on the BC Energy Step Code and the broader world of high-performance and net-zero energy-ready buildings in Canada. [Subscribe here.](#)

View the 2021-22 Annual Report

In case you missed it, the Building Officials' Association of B.C. is proud to present its 2021-22 Annual Report.

The annual report:

- Reflects outcomes and targets set out in the Administrative Agreement
- Showcases data from the 2021 Member Survey
- Presents data surrounding the number of qualified, certified, and designated building and plumbing officials
- Highlights collaborations that helped the Association develop and improve training delivery
- Speaks to the growing number of online CPD opportunities for qualified officials.

[View the Annual Report.](#)

Building Officials' Association Act Amendments

The government recently amended the Building Officials' Association Act (Act) to enable the Association to hold virtual meetings of members. Bill 44, the Building and Strata Amendment Act 2022, was passed by the Legislature on November 21 and given Royal Assent by the Lieutenant Governor on November 24. The Executive Committee asked the government to make these changes to increase transparency and member participation in the Association.

During the COVID-19 pandemic, meetings were held electronically under authority of an emergency order that government has established to allow organizations to hold meetings virtually. This order has now expired so the amendments will allow members from across the province to continue attending Association meetings and events.

Student Awards Program

The Association is now accepting applications for its new Student Awards Program. This program was created to increase access to educational programs and encourage skilled individuals from across the province to become qualified building or plumbing officials. A Student Award is comprised of a level 1 building or plumbing course, one attempt at the exam(s) required for level 1 qualification, and a one year student membership in the BOABC. Each zone will be allocated one student award each year to promote regional equity. To be eligible, an individual must be in a related program or field of study or working in the building construction industry, not already be a qualified official, and submit a completed application by February 28, 2023.

To read more about the eligibility criteria and find the application form please visit the [Association Student Awards webpage](#).



Energy Codes Training and Other Education Opportunities

Energy Step Code Training

The Association is partnering with BC Hydro and BCIT to offer a Building Envelope Course for qualified building officials. This education is being offered to help qualified officials and local authorities to administer the Energy Step Code. Course information and registration details are found [on the Association website](#).

Other Upcoming CPD Opportunities

[Reducing Warranty Claims](#)

[Primary Changes to the 2020 National Model Codes](#)

[Energy Step Code Training for Building Officials](#)

[Plumbing Level 1 Course](#)

BC Building Code Revisions in 2023

The public review period on the proposed energy efficiency and carbon pollution changes to BCBC 2018 closed November 4, 2022. The feedback received highlighted the need for a smooth transition to the proposed requirements. As a result, the Ministry is considering options to minimize disruption to in-stream projects, including the possibility of a delayed effective date to allow for bylaw amendments and project design adjustments prior to the regulation coming into effect.

Updated Reporting and Compliance Tools in 2023

In support of the proposed energy efficiency changes in the recent public review, Focal Engineering is working on updating Part 9 & Part 3 Energy Reporting Tools. The Association is participating on stakeholder advisory groups for the Part 9 and Part 3 reporting tools. Ryan Smid and Andy Christie are representing the Association on the Part 9 and Part 3 advisory groups respectively. If you have any feedback on this topic for Association representatives to bring forward, please email your comments to the Association at info@boabc.org.

The Next Edition of the BCBC is Coming

The next edition of the BC Codes (BCBC 2023) is anticipated to be adopted by mid-2023 with an effective date of December 2023, subject to Ministerial approval. As part of this work, the Province is harmonizing with the 2020 model National Codes. Proposed changes to accessibility requirements are also being developed and stakeholders will be asked for feedback on them in 2023. There are not expected to be substantive changes to energy efficiency requirements included in the 2023, beyond the changes that were the subject of public review in fall 2022.

A Look Ahead to Association Plans for 2023

The Association is currently developing a 2023-2026 business plan. This plan describes steps the Association will take to address the priorities and areas of focus from the 2022-27 Strategic Plan over the next three years. Some of the highlights of the plan include:

Governance

- Bylaws amended to enable online meetings (2023)
- Bylaws comprehensively reviewed and updated (2024)
- New website (2025)

Relationships

- Expand the Student Awards Program (2023)
- Feedback surveys for zone meetings and professional development offerings (2023)
- Update the Administrative Agreement (2024-5)
- Increase Association capacity to engage in code development (2024-25)

Education

- Course advisor service implemented (2023)
- Code update training (2023-24)

- Course and exam updates (2024-26)
- Review exam development and delivery (2024-26)

Professionalism

- Review certification program and building official titles (2023-24)
- Enhance complaints processes and other accountability mechanisms (2023-24)
- Develop offerings for student members of the Association (2023-25)
- Implement an online resource library and new forum to support members (2025-26)

The plan will be shared with the membership as part of the upcoming annual general meeting taking place on May 30, 2023.

- Brian Champlin, President

Financial Update

The Finance Committee continues to meet on a quarterly basis to review the Association's finances and make recommendations to the Executive Committee. The Finance Committee was very pleased to review and endorse the three-year financial plan and budget at the December meeting. With the Association now forecasting the next three fiscal years, to align with the Association's business planning, it will enable us to plan, prepare, and ensure continued long term financial stability for the Association. The Finance Committee is thankful for all of the hard work that staff have put into building the financial plan and budgets, a special thank you goes to Rawya and Tyler!

- Trevor Welsh, Treasurer

BOABC Member Forum

The Member Forum is a great place to get in touch with other members across the province and to ask code related questions. The login is accessible from the home page of the [BOABC website](#). Some examples of past questions include:

1. Do you know of any municipalities that use a residential elevator checklist?
2. What do other AHJ's do with cantilevered beams on a part 9 deck?
3. What are people's thoughts are on requiring a Structural Engineer for veneer stone over 3 meters tall?

Login to the member forum and join in the "Members Discussion" to view past discussions and to ask your own questions.

Partner Events

The annual Municipal Insurance Association of BC (MIABC) Risk Management Conference is being held in Vancouver from April 4-6, 2023. Registration opens soon so watch the [MIABC website for more information](#).

The annual Local Government Management Association (LGMA) [conference and trade show](#) is being held in Nanaimo from June 13-15, 2023.

The [Union of BC Municipalities conference and trade show](#) is being held September 18-22, 2023.

Newly Qualified Members

Cody Harrison	Building Level 1		
Amrit Brar	Building Level 1		
Tristan Hamersley	Building Level 1	Lorne Kevin Bohn	Plumbing Level 1
Corey Nee	Building Level 1	Daeho Lee	Plumbing Level 1
Mark Van Vliet	Building Level 1	Justin Gock	Plumbing Level 1
Adam Yurkoski	Building Level 1	Matthew Neufeld	Plumbing Level 1
Andrew Neilson	Building Level 1	Sean Capstick	Plumbing Level 1
Brian McClure	Building Level 1	Alan Pickles	Plumbing Level 1
Matt Rose	Building Level 1	Tristan Hamersley	Plumbing Level 1
Amanda Malczewska	Building Level 1	Jackson Naish	Plumbing Level 1
Dylan Neath	Building Level 1	Noah Salisbury	Plumbing Level 1
Wayne Gamborski	Building Level 1	Justin Wagner	Plumbing Level 1
Leford Lafayette	Building Level 1		
		Tim Warner	Plumbing Level 2
Emily Eckard	Building Level 2	Michelle Boag	Plumbing Level 2
Jarett Humphrey	Building Level 2	Roy Thomassen	Plumbing Level 2
Gary Proksch	Building Level 2	Brian Kennett	Plumbing Level 2
Stephen Patterson	Building Level 2		
Adam Yurkoski	Building Level 2	Shannon Sewell	BOIT Level 1
Stephen Davis	Building Level 2	Kristopher Poole	BOIT Level 1
Shilin Sun	Building Level 2	Tyler Berezay	BOIT Level 1
Travis Whitaker	Building Level 2	Layna Li	BOIT Level 1
Reuben Matthews	Building Level 2	Adam Chima	BOIT Level 1
		Liam Overstall	BOIT Level 1
		James Percival	BOIT Level 1
Russell Hamilton	Building Level 3		
Bo (Alex) Tian	Building Level 3	Tess Osborne	BOIT Level 2
Stephen Bortolazzo	Building Level 3	Ali Khalaj Asadi	BOIT Level 2
Douglas Gardiner	Building Level 3	Demitri Hofer	BOIT Level 2
Adam Yurkoski	Building Level 3	Jonathan Phelan	BOIT Level 2
Gary Deans	Building Level 3		
Richard Friesen	Building Level 3	Shannon Sewell	POIT Level 1
Jerome Hudon	Building Level 3		
Clark Cummings	Building Level 3		
Natasha Mathew	Building Level 3		
Kandice Brzezynski	Building Level 3		

Newly Certified Members

Gary Proksch	Building Level 1
Leford Lafayette	Building Level 1
Reuben Matthews	Building Level 1

Trevor Stead	Building Level 2
Gary Proksch	Building Level 2
Cody Roberts	Building Level 2
Colin McColl	Building Level 2
Reuben Matthews	Building Level 2

Kevin Santori	Building Level 3
Steven Bortolazzo	Building Level 3
Douglas Gardiner	Building Level 3
Gary Deans	Building Level 3
Jerome Hudon	Building Level 3
Clark Cummings	Building Level 3
Tim Warner	Building Level 3

Gary Proksch	Plumbing Level 1
Christopher Derouin	Plumbing Level 1
Todd Loucks	Plumbing Level 1

Michelle Boag	Plumbing Level 2
Brian Kennett	Plumbing Level 2
Tim Warner	Plumbing Level 2