

# BOABC Newsletter

Spring 2023, Issue 8



*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.*

## Deadline Fast Approaching: Register Now for the 2023 BOABC Conference

The deadline to register for the event is Friday, April 28. There is an action-packed agenda planned, and many individuals and groups are already registered—so there are few spots and hotel rooms remaining! Register now before spots run out.

We look forward to seeing everyone at the event to take advantage of the numerous learning and networking

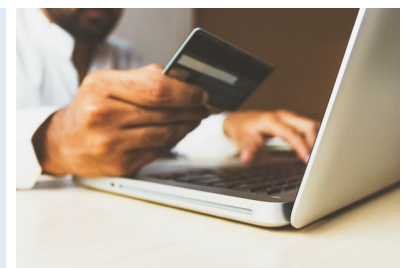
opportunities. Visit [www.boabc.org/2023-conference](http://www.boabc.org/2023-conference) to register and to view the draft agenda.

Don't forget to also purchase a banquet ticket for Tuesday night—Lumadrome, The Circus of Tomorrow—will provide the evening's entertainment, with the dinner hosted by our sponsor InteriorTech.

We would like to thank our many other sponsors for their support, including our title sponsor BC Housing, presenting sponsor Fortis BC, hospitality sponsor CHBA-BC, and the support of Cloudpermit, BC Hydro, PSD CityWide, Passive House, Stewart McDannold Stuart, TECA, Bibby St. Croix, MHABC, BCABD, HRAI, and the City of Richmond.

### Membership Dues are Owed by April 30

This is a friendly reminder to submit payment for your annual Association membership dues. Each member should have already received an invoice by email in early April. We accept online payments via credit card, e-transfer, or wire transfer.



## Online Student Support

The Association is developing new ways to support students enrolled in its online courses. Staff are working with course advisors to host virtual 'office hours' for students enrolled in the online building code and building official in-training courses. The course advisors will be available on an appointment basis to assist students with questions related to course materials or exam preparation. Additional information about these exciting new services will be made available on the Association website and through email.

## Energy Step Code Webinar Recap

Mid-April, the Association partnered with the Building and Safety Standards Branch (BSSB), Community Energy Association (CEA), and City Green Solutions, to present on the Energy Step Code and Zero Carbon Step Code. The presentations provided information to support qualified officials and local governments with implementing the recent amendments to the BC Building Code ahead of May 1, 2023.

Thank you to all the presenters, and to everyone who registered and joined the event to listen in and add to the discussion. To watch a recording of the entire session, [please view this Vimeo link](#).



## Public Review of Proposed Technical Changes to the BC Building Code

*Article submitted by the Building and Safety Standards Branch.*

The Province of BC's Building and Safety Standards Branch will be running a public review of proposed technical changes to the BC Building Code. The public review is anticipated to start in May. Comments received will help inform the requirements and technical code language in the next BC Codes. The BC Building Code 2023 (including Book II, Plumbing Systems) and BC Fire Code 2023 are anticipated to be adopted in Summer of 2023, with an effective date towards the end of 2023.

The public review is anticipated to include proposed changes on the following topics:

- General updates on the BC Building Code, BC Fire Code and BC Building Code Book II: Plumbing Systems
- Accessibility
- Penetrations of fire separations
- Overheating
- Radon
- Seismic
- Ventilation
- Windows, Doors and Skylights
- Steel Storage Racking

This and future consultations on technical changes to the codes can be accessed at the following link:

[B.C. Public Review - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov2/bc_public_review)



## The Benefits of Offsite Construction

*Written by James Broadhead. Originally published to [www.offsitefocus.com](http://www.offsitefocus.com).*

Offsite construction, also known as off-site manufacturing, is a method of construction that involves the fabrication and assembly of components at an off-site location. This process has been gaining in popularity due to its many advantages, such as cost certainty, improved quality control, and faster completion times. Let's take a look at some of the major benefits of offsite construction.

### Improved Quality Control

Offsite construction also offers improved quality control over traditional on-site building processes. Because all work is completed in a controlled

environment by workers who specialize in certain areas (e.g., plumbing, electrical), there is less room for error or oversight that could lead to costly rework or other delays down the line. Additionally, components constructed off-site can be tested for functionality before being delivered to the job site—ensuring that only properly functioning parts get installed and eliminating any guesswork associated with on-site repairs or rework.

### Faster Completion Times

Finally, off-site construction can help speed up project completion times significantly compared to traditional methods. As mentioned previously, because components are prefabricated and assembled at an off-site location away from

## Taking Stock, Re(Shaping) Together: 2023 LGMA Conference

June 13-15, Nanaimo

Get ready for an exciting learning experience and opportunity to reconnect in person at LGMA's Annual Conference, Taking Stock, (Re) Shaping Together. This year's program provides an opportunity for local government leaders to reflect, analyze, and strategize for effective decision-making; share tools, resources, and transferable lessons learned; and collectively address emerging issues impacting local government organizations and their communities.

Take a deep dive into expert-led educational sessions that have been carefully curated along primary learning tracks. Engage in meaningful conversations and build your networks again throughout this three-day in-person event. Don't miss the chance to attend the conference finale and celebrate your peers at the dinner and awards gala.

Visit their [annual conference web page](#) for all the conference details and [register online today](#). Early bird rates are in effect until April 30.



weather delays or other unforeseen issues that often arise during on-site building processes, projects can be completed much more quickly than if they were built using traditional methods—saving time and money for everyone involved.

### Reduced Waste & Increased Sustainability

Offsite construction also helps reduce waste by minimizing material usage during the construction process. With onsite building methods, materials often get damaged during transport or thrown away due to unforeseen issues like bad weather or incorrect measurements. Prefabricated components created offsite eliminate this issue because each component is made exactly to specification before being shipped to the job site for assembly. This method is also more sustainable as it reduces energy consumption during production as well as emissions from transportation vehicles used to move materials back and forth between sites.

### Cost Certainty

One of the most significant advantages of offsite construction is that it can result in a higher degree of cost certainty for a project. Because components are prefabricated and assembled at an off-site location, costs are known prior to going into fabrication.

Additionally, because the assembly process is done in a controlled environment away from weather delays or site hazards, projects can be completed without having to add additional costs for wastage.

Off-site construction is becoming an increasingly popular option among developers and contractors due to its many advantages. By leveraging the cost certainty associated with prefabrication and assembly away from the job site while still preserving high levels of quality control and reducing overall project timelines significantly—developers are finding that off-site construction is often their best bet when it comes to completing challenging projects quickly and efficiently without sacrificing quality or budget constraints.

For these reasons, it's no wonder why this form of manufacturing has become so popular among industry professionals looking for reliable results every time!

## UBCM 2023 Convention & Trade Show

Get ready for an exciting learning The 2023 UBCM Convention is scheduled to take place September 18th to 22nd in Vancouver, BC. To receive the latest updates on the 2023 Convention [please sign up for The Compass Newsletter](#).

The Convention will take place primarily at the Vancouver Convention Centre, with the tradeshow with scheduled events at the Fairmont Waterfront Hotel as well as the Pan Pacific Hotel.

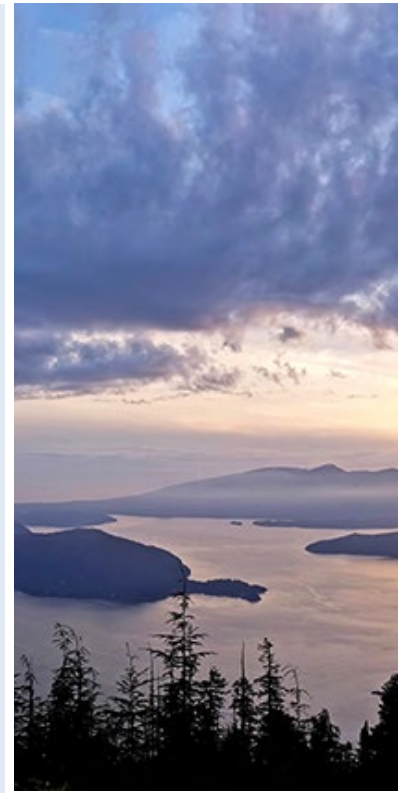
## Bowen Island; Leveraging Citywide Permitting for More Efficient Operations

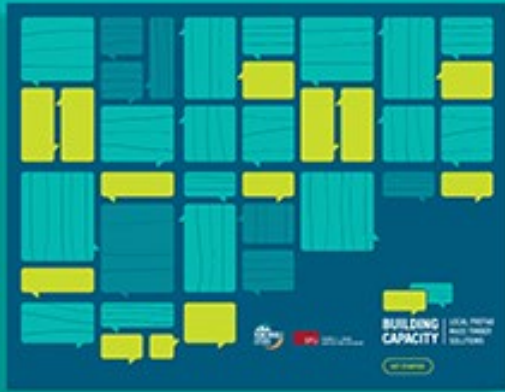
*Article submitted by PSD Citywide*

After years of relying on traditional record-keeping, Bowen Island Municipality decided it was time to make a change and upgrade their permitting and planning services with PSD Citywide. Bowen Island implemented the Citywide Permitting solution to improve their permitting process. This solution has allowed the municipality to centralize data entry, and data storage and reduce permit processing times – all while eliminating the inefficiencies and inevitable mistakes that come from using spreadsheets or pen and paper systems. Bowen Island also implemented the Citywide Assets solution to digitize their municipal assets in an effort to move towards an enterprise approach. Bowen Island has been able to overcome previous technological hurdles, improve communication and increase operational agility by using complementary solutions that are all housed within the Citywide Software Platform.

Bowen Island works diligently to ensure that all their departments are using the Citywide Software solutions to their fullest capacity while tailoring them to their needs. For instance, when the municipality introduced Citywide Permitting, they were able to tailor the software to create custom letter templates for each of their permit types. This was a key feature which they successfully transferred over from Excel and Word-based fillable forms to the new digital system. As the municipality continues to tailor their permitting program, they hope to use Citywide Permitting as a central means of communication with permit applicants, where municipal employees are able to give feedback on permitting applications in the software, allowing applicants to respond to this feedback and adjust their applications accordingly. This will greatly minimize phone calls and physical back and forth to provide information, ultimately saving time and improving the permitting process for all.

Bowen Island is an excellent example of how local governments can leverage and tailor technology to meet their needs and greatly improve operational and organizational efficiencies. In turn, this has given them peace of mind and allowed them to invest more time and money into the issues that matter most to their community.





NEW GUIDE AVAILABLE

**BUILDING  
CAPACITY**

LOCAL PREFAB  
MASS TIMBER  
SOLUTIONS

## New Guide Available: Building Capacity – Local Prefab Mass Timber Solutions

**Prefabricated buildings made from sustainably sourced mass timber are a huge environmental and economic opportunity for B.C. They generate a triple win of low-carbon buildings, secure jobs and forest sector growth.**

B.C. has the resources and expertise to lead this construction category and, as of 2019, allows mass timber buildings up to 12 stories within some early-adopter jurisdictions. Yet uptake remains low for many reasons.

Renewable Cities' new guide, [Building Capacity: Local Prefab Mass Timber Solutions](#), encourages local governments to develop policies and regulations

that facilitate mid-rise mass timber construction. It also provides paths for senior levels of government and the building sector to contribute to successful mass timber projects and help scale this novel building form in B.C.

The guide is primarily directed toward local government and the development sector:

- **Local Governments:** Gain a deeper understanding of how prefab mid-rise mass timber buildings lead to substantial economic gains, lower greenhouse gas emissions and thriving communities. Explore strategies related to land use, design guidelines and building permit processes to accelerate the transition.

- **Development Industry:** Learn industry solutions and how to support local governments in tuning policy to be more "prefab mass timber friendly."
- **Senior Government:** Learn how provincial and federal policies affect construction standards for municipalities and developers working on mass timber projects and ways to advance innovation in this space.

[Download the Free Interactive Guide.](#)

**Prefab mass timber construction can create jobs, thriving communities and low-embodied carbon buildings.**

- **Economic Development.** Prefab mass timber production can bring secure forestry, manufacturing and construction jobs for Indigenous, forest-based and industrial communities.

- **Thriving Communities.** Neighbourhoods featuring prefabricated mass timber mid-rise buildings would be vibrant, walkable and transit-supported. Construction projects are quieter, quicker and safer and could offer more affordable housing. Many of the world's most celebrated, socially and economically vibrant, walkable cities—Paris, Barcelona, Amsterdam—are full of mid-rise buildings.
- **Climate Action.** Timber captures carbon, prefabricated mass timber manufacturing emits less carbon, generates less waste and is typically more energy efficient than conventional manufacturing.

*Building Capacity* was funded by BC Hydro, Forestry Innovation Investment (FII) and the Office of Mass Timber Implementation in the B.C. Ministry of Jobs, Economic Development and Innovation.

*Building Capacity* is the culmination of a year-long process led by Simon Fraser University's (SFU) Renewable Cities that included independent research and analysis complemented by engagement with over 230 developers, design consultants, builders, manufacturers, local government planners and building officials.

Renewable Cities is a special initiative of the Morris J. Wosk Centre for Dialogue at Simon Fraser University located on the traditional, unceded lands of the Coast Salish Peoples of Greater Vancouver.

## New Members

Jarred van de Mortel  
Dave Henneberry  
Jagbir Mushiana  
Johann Urbano Dourado de Farias  
Marcus Paolo Tungol  
William Middler  
Ian Bruce  
Wanda Harrie  
Michael Wang  
Jeromy Biron  
Payden Wongstedt  
Terrance Podmoroff  
Glen Bagshaw  
Kevin Herndier  
Adrian Hamilton  
Joshua Huston  
Karily Lao  
Zhi Gang Lin  
Kim Sihota  
Joel McFarlane  
Clancy Gordon  
Graeme Huckell  
Riccardo Urgias  
Albert Raphael  
Chris Whitehead  
Joseph Svehla  
Mil Park  
Justin Redmond  
Adam Rees  
Peter Casgrain  
James Daniel Ross  
Art Abrahams  
Gareth Woods  
Kady Washtock  
Pierre Ferronato  
Trevor Cavalier  
Alexander Kenny  
Esmaeil Khanehzar  
Jackson Molnar  
Zachary Fellows  
Ana Laura Tapia Gonzalez  
Spencer Baker  
Frederick Stanley  
Justin Pazder

## Newly Qualified Members

### Building Level 1

David Peters  
Alexander Giles  
Won Seok Song  
Reilly Vickers  
Chris Gainham  
Harleen Chattu  
Harleen Chattu  
Alex White  
Patrick Arthur  
Henry Balcombe  
Joseph Svehla  
Stuart Morgotch  
Jesse Girgulis  
Cody Bougerolle  
Josh Lalande  
Shawn Daly  
Robert Lyonnais  
Richard Crowdis  
Shelby Pederson  
Graham Gordon

### Building Level 2

Ali Khalaj Asadi  
Matthew McMaster  
Travis Backmeyer  
Wayne Gamborski  
Connor Galozo  
Roja Gooranorimi  
Todd Rowland  
Nima Karimabadi  
Ryan McGuire  
Ronny Pahl  
Andrea Roberts  
Maria Guinjicna  
Colin Coulter  
Brian McClure  
Demitri Hofer  
Jaskaran Welkhu  
Matt Rose

### Building Level 3

Lisa Spenst  
Benny Shum  
Chris Derouin  
Patrick Phelan  
Bart Spencer  
Denny Chan  
Dennis Wolf  
Don Gotobed  
David Barclay  
Matt Rose  
Shilin Sun  
Inderpaul Pooni

### Plumbing Level 1

Edward Prygiel  
Wayne Gamborski  
Cory Milkert  
Nicholas Coray  
Leslie Blake  
Ryan McGuire  
Mark Van Vliet  
Jonathan Phelan

### Plumbing Level 2

Taher Ahmad  
David Hopkins

## New BOIT Qualifications

### BOIT Level 1

James Daniel Ross  
Pierre Ferronato  
Ian Bruce

### BOIT Level 2

Wayne Gamborski  
Henry Balcombe  
Ryan Smid

### BOIT Level 3

Allan Mann  
Kevin Lannard  
Devon Bolton  
Blaine Harasimiuk

### POIT Level 1

Harchand Dhaliwal  
Joey Bergey

### POIT Level 2

Wayne Gamborski



## Newly Certified Members

### Building Level 1

Trevor Doesburg  
Jason Knowles  
Tony Hadfield  
Saul Macpherson  
Roy Anderson  
Emily Eckard  
Brittney Gibson  
Jordan Babcock

### Building Level 2

Jason Knowles  
Nima Karimabadi  
Patrick Phelan  
Donald Gotobed  
Emily Eckard  
Andrea Roberts  
Maria Guinjicna  
Brittney Gibson  
Jaskaran Welkhu  
Jay McEwen  
Inderpaul Pooni  
Mike Patterson

### Building Level 3

Kandice Brzezynski  
Jason Knowles  
Benny Shum  
Graeme Wood  
Philip Savill  
Daniel Salas  
Patrick Phelan  
Bart Spencer  
Denny Chan  
Donald Gotobed  
Richard Friesen  
Inderpaul Pooni

### Plumbing Level 1

Trevor Doesburg  
Jason Knowles  
Tony Hadfield  
Chris Pasqualetto  
Anthony Serka  
Ryan Procaccini  
Saul Macpherson  
Taher Ahmad  
Roy Anderson  
Abhilasha More

### Plumbing Level 2

Harold Tamagi  
Chris Pasqualetto  
Anthony Serka  
Ryan Procaccini  
Taher Ahmad

## New RBOs

Kandice Brzezynski  
Jason Knowles  
Benny Shum  
Graeme Wood  
Philip Savill  
Daniel Salas  
Patrick Phelan  
Bart Spencer  
Denny Chan  
Donald Gotobed  
Richard Friesen  
Inderpaul Pooni