



BOABC LOWER MAINLAND ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: February 7, 2023

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** (Jacek/Ferdinand)
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)**
- Noah Quastel, Director, Law and Policy, Healthy Indoor Environments, BC Lung Foundation
 - Dr. Anne-Marie Nicol, Associate Professor, Faculty of Health Sciences, Simon Fraser University
 - Joel Hamilton, Home Partners Program Provincial Coordinator, FireSmart BC
 - Tyler Wightman, Executive Director & Registrar, BOABC

- (3) **AGENDA (requires motion to adopt)** (Jacek/Ferdinand)

Motion: adopt the agenda for February 7, 2023, as presented.

Mover: Ferdinand Csaky

Seconder: Robert Bryce Pollock

- (4) **PREVIOUS MINUTES (requires motion to adopt)** (Jacek/Ferdinand)

Motion: adopt the minutes and the action items from the September 27, 2022, Zone meeting as presented.

Mover: Ferdinand Csaky

Seconder: Stephen Cote-Rolvink

- (5) **NEW BUSINESS (no motion required)** (Jacek/Ferdinand)

5.1 Radon and the BC Building Code: Assessing Implementation

Presented on the health effects of radon gas exposure and what radon is. Explained how radon enters a house and how being exposed to high levels of radon can increase



the risk of developing cancer, it is the second leading cause of lung cancer after smoking. Accurate radon testing can help prevent deaths.

5.2 FireSmart BC & Deep Dive into the Home Ignition Zone

- Presentation on living with wildfire and managing it for our landscapes.

5.3 Zone Director/Alternate Zone Director Nominations (Tony)

- One of the Lower Mainland Zone Director positions is up for election – let the zone know that we are accepting nominations for zone director and alternate zone director. Asked members to put their name forward by March 28 if they are interested in volunteering.

5.4 What to Expect from BOABC in 2023

- Tyler Wightman, Executive Director, presented 2023 priorities: including Association Governance, 2023-26 Planning, Relationships, Education, Professionalism, and the 2022 Member Survey.

(6) STANDING AGENDA ITEMS (no motion required) (Jacek/Ferdinand)

6.1 [BOABC Calendar of Events](#)

- CPD Offering [Energy Step Code Training](#)
- CPD Offering [Reducing Warranty Claims](#)
- CPD Offering [Building Envelope Course](#)
- CPD Offering [Primary Changes to the 2020 National Model Codes](#)
- [BOABC Spring Conference & AGM, Richmond, BC, May 28-31, 2023](#)

6.2 [BC Appeal Board Rulings](#)

- **Appeal 1878** Exposure Protection for Required Egress Door Exterior Path of Travel, February 17, 2022
- [Appeal 1880](#) Required guard protection at intersection of deck and sloped roof, February 17, 2022
- [Appeal 1882](#) Minimum Room Size for a Water-Closet Room (Powder Room), March 17, 2022
- [Appeal 1883](#) Minimum Doorway Size for Water-Closet Room (Powder Room), March 17, 2022
- [Appeal 1884](#) Reduction of required doorway width and obstruction of access to the doorway – March 17, 2022
- [Appeal 1885](#) Application of Building Code for Fabric Cover Yurts, April 28, 2022
- [Appeal 1886](#) Location of Required Water Closets, April 28, 2022
- [Appeal 1887](#) Continuity of Required Fire Separation for a Secondary Suite, April 28, 2022



- [Appeal 1890](#) Attic Access for Self-Storage Units, June 16, 2022
- [Appeal 1892](#) Fire Extinguishing for a Distillery, August 18, 2022
- [Appeal 1893](#) Required Fire Blocking, July 21, 2022
- **Appeal 1894** Source of Water Supply for NFPA 13 Sprinkler Requirements, September 15, 2022
- **Appeal 1895** Use of Long Sweep degree Elbows in a Sanitary Drainage System, August 18, 2022
- **Appeal 1896** Required Fire Blocking, September 15, 2022

6.3 [BC Building Code Interpretations](#)

- 18-0196 [Connection of Sewage Sump Vent to Other Pipes in a Venting System](#)
- 18-0197 [Vents for Oil Interceptors Connected to a Storm Drainage System](#)
- 18-0199 [Structural Design of Guards in Part 9 Buildings](#)
- 18-0200 [Positioning of Bottom Edge of Vision Panel at Doors](#)
- 18-0201 [Wireless Interconnection of Smoke Alarms](#)
- 18-0202 [Spiral Stair for Basement Storage Unit](#)
- 18-0203 [Ramp Design](#)
- 18-0206 [Permanent Label](#)
- 18-0207 [Exit Exposure Protection Without a Stair or Ramp](#)
- 18-0209 [Rainwater Leaders Connecting to a Dry Well](#)
- 18-0210 [Fire Blocks in Walls with Minor Combustible Components](#)
- 18-0212 [Continuous Illumination for Emergency Lighting](#)
- 18-0213 [Membrane Ceiling used as a Fire Separation](#)
- 18-0214 [Door Swing](#)
- 18-0215 [Exit Width Reduction at Door Swings](#)
- 18-0216 [Occupant Load of Residential Suites](#)
- 18-0217 [Clearance for Lavatory](#)
- 18-0218 [Top Plates for Wood Stud Loadbearing Walls](#)
- 18-0219 [Multiple Transitions from ABS to PVC Piping in a Drainage System](#)
- 18-0220 [Dampproofing of Foundation Wall below Ground Level](#)
- 18-0221 [Emergency Roof Overflows \(Scuppers\)](#)
- 18-0222 [Glazed Wall Acting as a Guard](#)
- 18-0223 [Height of Handrails](#)
- 18-0226 [Braced Wall Panel at Porch with 2 Open Sides](#)
- 18-0227 [Fire Blocking at junction of Floor and Vertical Fire Separation](#)
- 18-0228 [Parcel Lockers in Residential Lobbies](#)
- 18-0229 [Bottle Traps](#)

6.4 [BCBC Errata or Revisions](#)

- None to report



6.5 [BSSB Technical Bulletins](#)

- None to report

(7) **ROUND TABLE DISCUSSION**

(All)

- Members want to see presentations on Tall Mass Timber Construction.
- CHBA presentation – hear their perspective on inspection services, consistency, and to answer questions.
- Hilti representatives - fire stop product demonstrations.

(8) **MEETING REVIEW**

(Jacek/Ferdinand)

- Next meeting April 4, 2023.
- Three (3) CPD points will automatically be uploaded to your member profile when you register.

(9) **ADJOURNMENT (no motion required)**

(Jacek/Ferdinand)

- The meeting was adjourned at 3:29pm