



## BOABC VANCOUVER ISLAND (SOUTH & NORTH) ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: September 27, 2023

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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 @ 1:01pm** (Zone Director)  
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)**
- Andrew Kidd, Manager Prevention Field Services, WorkSafeBC
  - Maria Rudman, Architectural Services Manager, Schluter Systems (Canada) Inc.
  - James Reid, Relationship Manager, Standards Education & Services, CSA Group
  - Dwayne Torrey, Director of Construction & Infrastructure Standards, CSA Group
  - Lauro Pilla, Program Manager, Construction & Infrastructure Standards, CSA Group

- (3) **AGENDA (requires motion to adopt)** (Zone Director)

*Motion: adopt the agenda for September 27, 2023, as presented.*

Mover: Wayne Robinson  
Secunder: Andre James

- (4) **PREVIOUS MINUTES (requires motion to adopt)** (Zone Director)

*Motion: adopt the minutes and the action items from the April 25, 2023, Zone meeting as presented.*

Mover: Wayne Robinson  
Secunder: Lindsay Fitzgerald

- (5) **NEW BUSINESS (no motion required)** (Zone Director)

### 5.1 Structural Stability - Stairs

- Presentation on how to prevent stair collapse, using the risk management basics approach.



### 5.2 BOABC Update

- Jennifer Schwaertzel, Member Services Coordinator, presented on the Association's education updates, year-end reporting, Code Update Training in-person in November and upcoming online courses, available CPD opportunities, course advising service.

### 5.3 Moisture Management in Tiled Showers

- This presentation compared traditional waterproofing systems with modern waterproofing technology to show how tiled showers have evolved. Presented on the fundamentals of both approaches, including proper design, execution, and function. Benefits of bonded waterproofing technology and how it has improved tiled showers.

### 5.4 Update on CSA Standards

- Introduction to Standards development, research, education, and advocacy: Implementing the 6 key areas of focus for CSA's Construction and Infrastructure team. Access for BC Building Officials: Custom collection of standards, subscription access, quick user guide and key takeaways.

## (6) STANDING AGENDA ITEMS (no motion required) (Zone Director)

### 6.1 [BOABC Calendar of Events](#)

### 6.2 [BC Appeal Board Rulings](#)

- Appeal 1878 [Exposure Protection for Required Egress Door Exterior Path of Travel, February 17, 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](#)

- 18-0131 [Principal Entrance and Access Route](#)
- 18-0228 [Parcel Lockers in Residential Lobbies](#)
- 18-0229 [Bottle Traps](#)
- 18-0230 [Sliding Doors](#)
- 18-0232 [Fire Separation Between a Horizontal Service Space & the Floor Area Below](#)
- 18-0233 [Clearance of Cladding above Finished Ground](#)
- 18-0236 [Janitors' Room Fire Separation](#)
- 18-0237 [Party Wall in a Detached Garage Serving Two Single Family Dwelling Units](#)
- 18-0239 [Flashing](#)
- 18-0240 [Connection of a Radon Vent to Plumbing System Vent](#)



- 18-0242 [Mechanical Pressurization of Carbon Monoxide Vestibule](#)
- 18-0243 [Stair Handrail Extension](#)
- 18-0245 [Braced Wall Panels for Covered Deck](#)
- 18-0247 [Continuity of Vertical Fire Separations in Row Housing](#)
- 18-0249 [Inverted Roof Slope](#)
- 18-0250 [Fill under Small Garage Concrete Slab](#)
- 18-0252 [Reduction in Foundation Wall Thickness](#)
- 18-0256 [Combustible Outlet Boxes in Fire-rated Wall](#)
- 18-0257 [Measurement of 1.8 m Vestibule](#)
- 18-0259 [Supervision of Valves Controlling Water Supply in a Standpipe System](#)
- 18-0263 [Panic Hardware](#)
- 18-0265 [Use of Containers as a Building for Storage](#)
- 18-0266 [Cantilevered Roof Trusses and their Impact on Supporting Structure](#)
- 18-0267 [Responsibility for Firestopping of Sprinkler Pipe Penetrations](#)
- 18-0268 [Rainscreen Capillary Break Venting](#)

#### 6.4 [BCBC Errata or Revisions](#)

- None to report

#### 6.5 [BSSB Technical Bulletins](#)

- B23-03 [Zero Carbon Step Code](#)
- B23-02 [9.36.1.3. Compliance Paths](#)
- B23-01 [Information for Planners about 20% Better Energy Efficiency and Zero Carbon Step Code](#)

### (7) **ROUND TABLE DISCUSSION**

(All)

- Issues with renovated buildings and applying the new energy requirements in part 3 buildings, old moved in houses and full basements.
- Only applying Step Code to NEW buildings. Additions and renovations are still prescriptive. Step code is not intended to apply to renovations and additions.
- Short version is that (c) only applies to buildings with a heat pump/hrv that meets modern/current efficiency. The City of Nanaimo only applies step code to new construction in our bylaw.
- There are new tables we can apply that have higher prescriptive values though, so a little better.
- 10.2.2.2 application to existing buildings.
- Part 9 needs to point to 10.2.2.2.
- Sentence (1) only applies if it was originally designed to ASHRAE 90.1
- If no energy code applied for the original building, Sentence (4) applies and any of the 10.2.2.1.(1) options (a, b, or c) would apply – it's up to the energy advisor.

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- (8) **MEETING REVIEW** (Zone Director)
- Next meeting is scheduled for January 25, 2024.
  - Three (3) CPD points will automatically be uploaded to your member profile when you register.
- (9) **ADJOURNMENT (no motion required)** (Zone Director)
- The meeting was adjourned at 3:39pm

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