



## BOABC LOWER MAINLAND ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: January 11, 2024

---

*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 @ 1:05pm**

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)**

- Gord Rattray, Manufactured Housing Association of BC (MHABC)
- David Hunt, Senior Vice President, Archistar

**(3) AGENDA (requires motion to adopt)**

*Motion: adopt the agenda for January 11, 2024, as presented.*

Mover: Dave Butler

Seconder: Wayne Berg

**(4) PREVIOUS MINUTES (requires motion to adopt)**

*Motion: adopt the minutes and the action items from the September 5, 2023, zone meeting as presented.*

Mover: Ryan McGuire

Seconder: Ferdinand Csaky

**(5) NEW BUSINESS (no motion required)**

**5.1 Manufactured Housing Association of BC (MHABC)**

- Gord Rattray presented on manufactured & modular housing standards, energy efficiency & step code, current housing challenges facing BC and the modular solution, removing barriers by-laws, developing a modular permitting check list and an inspection check list, and the MHABC 2024 modular housing summit.



## 5.2 Practical uses of AI in the Building Permit Assessment Process

- Archistar operates globally with clients across Australia, USA, Canada, and Saudi Arabia, and is also expanding to New Zealand and the United Kingdom. Clients include Cities (Vancouver, Burnaby, Surrey, Burlington, Austin), State Government (NSW & VIC Department of Planning, Australia), and the extended Property Industry (Property Developers, Builders, Real Estate Agents, Architects, Engineers, and Universities). Archistar is property and architectural AI technology which has developed world-first technology that increases and fast tracks housing supply, and specializes in:
  - Digitizing Planning and Building Codes;
  - Automatic Compliance Code Checking from 3D BIM designs for planning and building permits;
  - 3D Generative AI Building Design;
  - Data/Digital Rule visualization, GIS and property/spatial insights;

## 5.3 BOABC Update

- Jennifer Schwaertzel provided an update on CPD opportunities, the Annual Report Requirement, Student Awards and the BOABC Conference in May.

## 5.4 Zone Director (one vacancy) / Alternate Nominations

- Ferdinand wants to let his name stand. Asked anyone else who is interested to put their name forward. Informed everyone that the formal notice, nomination, and resolution forms will be distributed next week.

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

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

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

- None to report

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

- None to report

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

- None to report

### 6.5 [BC Building Code Interpretations](#)

- 18-0253 [Fire Separation of a Service Room in a House with a Secondary Suite](#)
- 18-0271 [Floor Drain Requirements for a Basement](#)
- 18-0272 [Fire Department Access to Cut-off Portions of a Building](#)
- 18-0273 [Wind Loads on Roofing Membranes](#)



- 18-0274 [Fire Separation between a Garbage or Recycling Room and a Storage Garage](#)
- 18-0276 [Sign affixed to a Building](#)
- 18-0279 [Use of 90-degree Elbow to join two Soil-or-Waste Pipes](#)
- 18-0280 [Insulation of Domestic Hot Water Recirculation Piping](#)
- 18-0281 [Testing of Drainage Pipes in a Storm Drainage System](#)
- 18-0282 [Seismic Restraint for Pendant Lights](#)
- 18-0284 [Townhouse Exterior Exit on Vehicle Access Route](#)
- 18-0287 [Fire Rating for Wood Frame Assemblies](#)
- 18-0289 [Normal & Emergency Lighting for Exterior Exits](#)

## (7) ROUND TABLE DISCUSSION

- Jennifer to send email to members when new interpretations are posted.
- Port Coquitlam has been receiving a lot of questions from people regarding multiple secondary suite regulations.
  - There are no new secondary suite regulations coming into effect. That's a misunderstanding of what's happening. The Provincial Government is forcing legislation that municipalities must allow more dwellings per property. The Building Code still regulates secondary suites, and as per the building code, you are only permitted to allow one secondary suite per dwelling. If you have two added suites per principal dwelling, the building will need to be designed more like a condo / apartment style building.
- Office conversions to residential to address housing affordability.
- Sprint Review/Demo meeting to collaborate between iterative / incremental delivery teams and the users / stakeholders of the product. This is an **open invitation** from the Housing Innovations team to our Sprint Review. Please feel welcome to attend any time you wish, and to extend the invitation to anyone you think might be interested. Contact [sena.ozbek@gov.bc.ca](mailto:sena.ozbek@gov.bc.ca).
- Discussed locations for future conferences, suggestions: Kelowna, Nelson, Kamloops, Tofino, Whistler, Vernon, Penticton, Harrison Hot Springs, Prince George, Sun Peaks, Williams Lake, Cranbrook, Cruise ship.
- Thoughts around the table on the BCBC STC requirement: Secondary suite in an existing building (SFD) is metal resilient channel an excessive compliance requirement for an existing secondary suite?
  - Good question, our policy is that if a new secondary suite is being built in an existing building all requirements for STC as well as fire separations must be met. This goes the same for regularizing a previously non-conforming suite.
  - Port Coquitlam is the same - we do have a maximum 40% of total FAR or 968 sqft allowed for suites.



**(8) MEETING REVIEW**

- Next meeting will be in April, date TBD.
- Three (3) CPD points were automatically uploaded to your member profile when you registered.

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

- The meeting was adjourned at 4:02pm