



## BOABC SOUTH CENTRAL INTERIOR ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: January 16, 2024

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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 @ 1:05pm**

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)
- Sukh Johal, Western Wood Truss Association
- David Hunt, Senior Vice President, Archistar

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

*Motion: adopt the agenda for January 16, 2024, as presented.*

Mover: Robert Renner  
Seconder: Lynsey Paley

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

*Motion: adopt the minutes and the action items from the September 14, 2023, zone meeting as presented.*

Mover: Marc Vere  
Seconder: Donald Gotobed

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

**5.1 MHABC and Western Wood Truss Association**

- 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.



- Sukh Johal presented on Truss Inspections, Navigating & Understanding the process and the impending changes/requirements to the truss manufacturing industry before the new code comes into effect.

## **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 / Alternate Nominations**

- Discussion held; Tania indicated that she planned on letting her name stand as zone director. Asked anyone who was 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**

- Ken attended a Small Housing Advisor Group. Thoughts on pre-approved plans - positives? negatives?
- Shanon asked if anyone is testing the radon system - please email [sbossy@lakecountry.bc.ca](mailto:sbossy@lakecountry.bc.ca)
  - Certain sections referred to in the Code when using the Guide:  
[https://publications.gc.ca/collections/collection\\_2019/ongc-cgsb/P29-149-011-2019-eng.pdf](https://publications.gc.ca/collections/collection_2019/ongc-cgsb/P29-149-011-2019-eng.pdf)
  - [3a Part9 Radon UPDATED.pdf \(boabc.org\)](#) Changes to Radon in BCBC 2024
- For Regional District's, any managers have a copy of Short-Term Rental Business License report to the Board for impacts to costs/staffing/bylaw amendment etc. they can share - please email [mherbert@csrd.bc.ca](mailto:mherbert@csrd.bc.ca)
- Post construction code appeal from the strata - Marc is wondering if anyone has experienced this.
- Are other municipalities asking submitted plans to meet or exceed the assemblies from the submitted pre-construction report from EA's:
  - Kamloops - Yes
  - Penticton - Yes
  - West Kelowna – Yes

#### (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 3:33pm

DRAFT