



BOABC KOOTENAY ZONE MEETING MINUTES

Time: 12:00pm – 3:00pm (PST)

Date: January 18, 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 @ 12:03pm (PST) / 1:00pm (MST)

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 18, 2024, as presented.

Mover: Kim Leibel

Seconder: Manda McIntyre

(4) PREVIOUS MINUTES (requires motion to adopt)

Motion: adopt the minutes and the action items from the September 19, 2023, zone meeting as presented.

Mover: Kim Leibel

Seconder: Manda McIntyre

(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, code update and the BOABC Conference in May.

5.4 Alternate Zone Director Nominations

- Asked anyone who is interested to put their name forward – Manda would like to let her name stand as alternate zone director. Informed everyone that the formal notice, nomination, and resolution forms were posted on the BOABC website and emailed out today.

(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**

- Detached buildings vs attached buildings.
- Venting and vapour barrier / air barrier characteristics of lightweight foam insulation – everyone agreed that an alternate solution would be needed.
- Passive ventilation.
 - Passive ventilation method is not permitted for new step code homes except for secondary suites. Refer to interpretation 18-0143.

(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 3:02pm (PST)