



## BOABC VANCOUVER ISLAND ZONE MEETING MINUTES

Time: 1:00pm – 4:00pm

Date: January 25, 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 @ 1:06pm**

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 25, 2024, as presented.*

Mover: Andre James

Seconder: Rachel Hastings

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

*Motion: adopt the minutes and the action items from the September 27, 2023, zone meeting as presented.*

Mover: Rachel Hastings

Seconder: Ian MacDonald

**(5) Tim Warner introduced himself as the new Vancouver North Island Zone Director.**

**(6) 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, code update and the BOABC Conference in May.

## 5.4 Zone Director (South Island) / Alternate Nominations

- Asked anyone who was interested to put their name forward. Informed everyone that the formal notice, nomination, and resolution forms are posted on the website. Chris Leek said that he will not leave the position vacant if nobody puts their name forward.

## (7) 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](#)

## **(8) ROUND TABLE DISCUSSION**

- BC Housing requirements:
  - Central Saanich created a project charter that went to Council on Monday night for endorsement - so moving ahead.
  - Oak bay is looking for land with no houses on it.
  - Looking for consultants to update our OCP's with grant funding.
- Radon on the island:
  - Town of Sidney is waiting for the radon test challenge results.
  - Town of Ladysmith has 5 tests that will come back in early April.
- Discussed Interpretation 18-0268:
  - It is possible to have it open at the top and still not vent into the soffit space. Not a difficult detail. But there are building science reports that debate whether it is better to have it closed at the top to not introduce additional humidity into the rainscreen cavity.
  - Bug screen at the top and vents BELOW the soffit material.
  - Prof John Straube has some great material on the rainscreens.
  - Siding is hardly airtight.
  - Where a construction projects over the top of the drained and vented air space described in Clause (1)(a) or over the drainage material described in Clause (1)(b), the air space or drainage material shall not be contiguous with concealed spaces in the projecting construction.
  - The interpretation seems to contradict the verbiage within the code.
  - This interpretation is just for a capillary break.
  - "Raina" are trying to provide definition between vented and ventilated spaces <https://rainscreenassociation.org/>.
  - BC Housing Building Envelope Guide has a bit about this in Section 4.4.1 Roof Assemblies.
- Discussed adoption of ZCSC - gone to EL-2 or 3? Everyone jump to EL-4?



- Presenter ideas for future zone meetings:
  - ULC – certification and monitoring fire alarms
  - Warranty providers
  - Polyethylene raised temp.
  - PERT piping:  
<https://www.plasticpipe.org/BuildingConstruction/BuildingConstruction/PE-RT.aspx>
  - Firestop system demonstrations

**(9) MEETING REVIEW**

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

**(10) ADJOURNMENT (no motion required)**

- The meeting was adjourned at 3:52pm