



BOABC VANCOUVER ISLAND SOUTH ZONE MEETING MINUTES

Time: 1:00pm – 3:30pm

Date: April 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 @ 1:04pm

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)

- Doug Davis, Hi Point Hay Ltd.
- Glenn Russell, Consultation and Education Services, WorkSafeBC

(3) AGENDA (requires motion to adopt)

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

Mover: Wayne Robinson

Seconder: Daniel Jones

(4) PREVIOUS MINUTES (requires motion to adopt)

Motion: adopt the minutes and the action items from the January 25, 2024, zone meeting as presented.

Mover: Wayne Robinson

Seconder: Chris Watson

(5) NEW BUSINESS (no motion required)

5.1 Benefits of Glass Fiber Rebar

- Doug Davis presented on the comparison between steel and MST-BAR, recent changes, benefits, project highlights, approvals, thermal break and ultra-anchor, and green products. He also provided examples of corrosion and showed a study on the cost of corrosion in Canada/USA.



5.2 Asbestos

- Glenn Russell presented what you need to know about asbestos abatement certification and licensing, the overview of new protections (Bill 5) and provided some online resources.

5.3 BOABC Update

- Jennifer Schwaertzel provided an update on the May conference, code update training, the online AGM, membership invoices that went out and CPD.

(6) STANDING AGENDA ITEMS (no motion required)

6.1 [BOABC Calendar of Events](#)

6.2 [BC Appeal Board Rulings](#)

- [Appeal 1897](#) Egress from residential suite to exterior passageway, October 20, 2022
- [Appeal 1898](#) Application of Intent Statements to Exit Requirements, October 20, 2022
- [Appeal 1899](#) Application of Building Requirements for Persons with Disabilities to an Existing Building, December 15, 2022
- [Appeal 1900](#) Dismissed
- [Appeal 1901](#) Vertical HVAC Shaft, January 19, 2023
- [Appeal 1902](#) Corridor within an Interconnected Floor Space, January 19, 2023
- [Appeal 1903](#) Access Stair Requirements for an Elevated Floor Storage Area, February 16, 2023
- [Appeal 1904](#) Cancelled
- [Appeal 1905](#) Basement Interior Protection of Insulated Concrete Forms, February 16, 2023
- [Appeal 1906](#) Required Kitchen Ventilation Utilizing a Heat Recovery Unit, March 14, 2023
- [Appeal 1907](#) Not Available
- [Appeal 1908](#) Requirement for Firefighting Water Supply at a Pumphouse and a Substation Structure at LNG Canada's River Water Intake Facility, May 23, 2023
- [Appeal 1909](#) Buildings Designated Post-Disaster, May 23, 2023
- [Appeal 1910](#) Application of Requirements for Accessibility in Existing Buildings, May 23, 2023
- [Appeal 1911](#) Alternative Solution to Address Spatial Separation Requirements, July 20, 2023
- [Appeal 1912](#) Egress from Mezzanine, August 24, 2023
- [Appeal 1913](#) Building Height – Change of Occupancy, September 28, 2023
- [Appeal 1914](#) Spatial Separations for a Park Model Trailer, September 28, 2023
- [Appeal 1915](#) Smoke Control at Vestibules in a High Building, October 5, 2023
- [Appeal 1916](#) Glazed Openings in Exposing Building Face of a Single-Family Dwelling, October 5, 2023
- [Appeal 1917](#) Cancelled



- [Appeal 1918](#) Identification of Potential Intruders – Entrance to Dwelling, October 5, 2023
- [Appeal 1919](#) Cancelled
- [Appeal 1920](#) Kitchen Ventilation in a Home with High Energy Efficiency, October 19, 2023
- [Appeal 1921](#) Storeys in Building Height – Rooftop Structures, September 28, 2023
- [Appeal 1922](#) Not Available
- [Appeal 1923](#) Withdrawn
- [Appeal 1924](#) Localized Depression and Storeys in Building Height, Single-Family Dwelling, December 21, 2023

6.3 [BCBC Errata or Revisions](#)

- None to report

6.4 [BSSB Technical Bulletins](#)

- [B24-01](#) Adaptable Dwellings Transition
- [B24-02](#) Seismic Design Delay Period
- [B24-03](#) Radon
- [B24-04](#) Windows, Doors, and Skylights

6.5 [BC Building Code Interpretations](#)

- [18-0275](#) Spatial Separation in Rural Areas
- [18-0285](#) Masonry and Concrete Chimneys and Flues Clearances
- [18-0286](#) Lateral Bracing of Mezzanine Floors
- [18-0288](#) Special Outlet Boxes for Future Strobe Lights
- [18-0290](#) Location of Drainage Pipe for an Exterior Foundation Wall
- [18-0291](#) Door Frame Installation to Wall, for Doors in Fire Separations
- [18-0292](#) Sprinklers in Refuse Storage Rooms in a Part 9 Building
- [18-0293](#) Foundation Walls above Finished Ground Level
- [18-0295](#) Roof-top Service Room for Townhouse Unit
- [18-0296](#) Window Between the Attached Garage and Dwelling Unit
- [18-0298](#) Barrier to Vapour Diffusion
- [18-0299](#) Bidets – Public Use
- [18-0300](#) Radon Rough-in Requirement for Habitual Space Over Garage
- [18-0302](#) Separation Distance Between Exits in an Open Floor Area
- [18-0304](#) Seismic Force Resisting Systems (SFRS)
- [18-0306](#) Door Widths and Heights Within Part 9 Spaces that are not Dwelling Units
- [18-0307](#) Requirements for Material Covering Foundation Drainage Pipe



(7) ROUND TABLE DISCUSSION

- Mass timber buildings can now be 18 storeys tall, and allow up to 9 storeys without drywall [Mass timber buildings can now be 18 storeys tall - Island Social Trends](#).
- CBHCC is seeking volunteers to serve on code development committees for the 2030 code cycle.
- Grease interceptors.
- Backflow protection.
- Non- code compliant sealed drawings coming from Architects, this is grounds for a complaint. Notify AIBC.
- Problems with Architects and Engineers from outside of province.
- 1985 Code (single pane windows).
- Discussed having an in-person meeting in September, looking at options for hosting the meeting.

(8) MEETING REVIEW

- Next meeting will be in September, date TBD.
- 2.5 CPD points were automatically uploaded to your member profile when you registered.

(9) ADJOURNMENT (no motion required)

- The meeting was adjourned at 3:21pm