



BOABC KOOTENAY ZONE MEETING MINUTES

Time: 12:00pm – 2:30pm (PST)

Date: April 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) / 1:03pm (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)

- Brandon Bolen, P.Eng, Bolen Engineering

(3) AGENDA (requires motion to adopt)

Motion: adopt the agenda for April 18, 2024, as presented.

Mover: Wayne Gamborski
Second: Manda McIntyre

(4) PREVIOUS MINUTES (requires motion to adopt)

Motion: adopt the minutes and the action items from the January 18, 2024, zone meeting as presented.

Mover: Erik Stout
Second: Bruce McNeil

(5) NEW BUSINESS (no motion required)

5.1 Engineering Challenges of Wood Framed Tall Walls & Design Constraints

- Presented on the structural review of wood framed tall wall implications within part 9 structures. Tall wall classification according to BCBC 2024, forces walls must resist, how walls resist forces, shear wall components, tall walls with openings, and good construction practices.



5.2 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
- **B24-05** 2024 Edition of the BC Codes
- **B24-06** Self-Service Storage Buildings
- **B24-07** Relocated Buildings

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**

- Removal of statement 9.15.4.2(3) 'Foundation wall made of ICF shall be laterally supported at the top and at the bottom'.
- Fire Separations with secondary suites (BCAB #1724) – separation requirements when the garage suite is above garage, and the garage is attached to the SFD.



- Field reviews are required under schedule B. EGBC states that we can impose any administrative requirements, submission is administrative, and we require it. Field review reports should be made available for examination by the authority having jurisdiction upon request, as required by Sentence 2.2.7.3.(2) in Part 2 of Division C"

(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 2:18pm (PST) / 3:18pm (MST)