



BOABC VANCOUVER ISLAND SOUTH ZONE MEETING MINUTES

Time: 1:00 PM – 3:30 PM

Date: June 10, 2025

(1) CALL TO ORDER @ 1:01 PM

We 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)

- Calvin Gray, P. Eng, Manager & Chief Building Inspector, Capital Regional District
- Ryan Coleman, Founder / CEO, Ecolighten
- Dara Bowser, Owner & Principal Consultant, Bowser Technical Inc.
- Jeanine Jollineau, CEO & Senior HVAC Design Technician, Synergy HVAC Designs
- John Ortynsky, Senior Account Executive, Noratek

(3) AGENDA (requires motion to adopt)

Motion: adopt the agenda for June 10, 2025, as presented.

Mover: Gary Faykes

Seconder: Matt Wiesel

(4) PREVIOUS MINUTES (requires motion to adopt)

Motion: adopt the minutes and the action items from February 20, 2025, zone meeting as presented.

Mover: Robert Shuck

Seconder: Gary Faykes

(5) NEW BUSINESS (no motion required)

5.1 Smoke Dampers

- Calvin Gray presented how fire and smoke dampers work, why smoke dampers are now required, smoke control strategies, and smoke damper installation.



5.2 HVAC Designers of Canada

- Ryan Coleman, Dara Bowser & Jeanine Jollineau presented on CSA F-280-12 verified software and standard submittals, accredited designers, building official membership, and single zone cooling (BCBC overheating).

5.3 Building Better Processes: A Case for Permitting Portals in LG Operations

- John Ortynsky presented on current challenges, what portals are, security and privacy, case studies, implementation strategies, cost vs value, potential risks, mitigation, and provided a demonstration of the software.

(6) STANDING AGENDA ITEMS (no motion required)

6.1 BOABC Updates & [Calendar of Events](#)

- Tyler Wightman highlighted the AGM, the CHBA Education Summit, and reminded members to join the waitlist for the Trax AI Training. He also reminded members that the information for the AGM has been posted on the Association website and was emailed out to everyone on June 2, 2025.
- Jennifer Schwaertzel presented on the new member portal and advised members that we will no longer be mailing out certificates, they will receive an electronic certificate via email for building / plumbing qualification and certification.

(7) ROUND TABLE DISCUSSION

- Chris recommended reviewing Appeals 1950 & 1952.
- Issues with Bluetooth interconnected smoke alarms.
- Reduce the number of presentations for future meetings so they have more time for round table. Get local presenters.

(8) MEETING REVIEW

- Next meeting will be held in October, 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 3:31 PM



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