



## BOABC CENTRAL NORTH INTERIOR ZONE MEETING MINUTES

Time: 1:00 PM – 3:30 PM

Date: June 24, 2025

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**(1) CALL TO ORDER @ 1:02 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
- 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 revised agenda for June 24, 2025. Item 6.1 is now item 5.4, and the AGM Nominations are now item 5.5.*

Mover: Jason Berlin

Seconder: Stephen Davis

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

*Motion: adopt the minutes and the action items from January 16, 2025, zone meeting as presented.*

Mover: Jason Berlin

Seconder: Alison Morton

**(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

- 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 the 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.

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

- 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. Also highlighted the AGM, the CHBA Education Summit, and reminded members to join the waitlist for the Trax AI Training.

## 5.5 AGM Nominations

- Remind members that the information for the AGM has been posted on the Association website and was emailed out to everyone on June 2, 2025.

# (6) STANDING AGENDA ITEMS (no motion required)

## 6.1 Code Interpretations – Sections 9.15.4.2 and Table 9.15.4.2-A

*It was brought to my attention that in the BCBC 2024, when ICF was included in Table 9.15.4.2-A to determine the thickness of foundation walls, a new note (3) was added to say:*

*"A-Table 9.15.4.2.-A Flat Insulating Concrete Form Walls as Foundation Walls.*

*Article 9.15.4.2. allows insulating concrete forms (ICFs) to be used to form both laterally supported and laterally unsupported flat, plain (unreinforced) concrete foundation walls intended to support wood-frame walls, floors and roofs under the conditions stipulated in Table 9.15.4.2.-A. Where the limits stated in the Table are exceeded, or where the ICF foundation wall is intended to support one or two storeys of concrete walls formed with flat wall ICFs above ground, Article 9.15.4.5. applies."*

*Does the last sentence of this note mean that no horizontal or vertical reinforcement is required in accordance to 9.15.4.5 where the ICF foundation wall is constructed in accordance to the maximum heights (backfill and supported or unsupported heights) and minimum thickness stipulated in Table 9.15.4.2-A if the ICF foundation is not supporting one or two storeys of concrete walls formed with flat wall ICFs above ground?*



*Is 9.15.4.5. only used if the the limits stated in the Table 9.15.4.2-A are exceeded, or where the ICF foundation wall is intended to support one or two storeys of concrete walls formed with flat wall ICFs above ground?*

*This note (3) is the only reference I can find that has a stipulation before you use 9.15.4.5.*

- Blaine Harasimiuk presented the above interpretation to the zone. No one in our zone would interpret note 3 as the only time ICF requires rebar.

## **(7) ROUND TABLE DISCUSSION**

1. Membership Code of Ethics
  - Discussed the code of ethics for the BOABC and where to find it on the website, the importance of working withing your level of qualification and discussed the complaints committee.
2. Lateral Bracing
  - Discussed that it has been difficult to “train” designers on what a LG requires. Some LG staff are working on spread sheets with calculations and general rules which can be shared out.
  - Simpson Strong Tie does have bracket if there is a short section, but it would then fall into Part 4.
3. Zero Carbon Step Code
  - Discussed that all LG must require EL-1 reporting from the EA except where a building is being constructed to the prescriptive requirement in the LG Bylaw.
4. Discussed the following interpretations:
  - 24-0080 Protection of Insulation in Crawl Spaces
  - 24-0091 Radon Pipe Standards
  - 24-0056 Open Areas Beneath Mezzanine

## **(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 3:45 PM



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