



BOABC NORTH WEST ZONE MEETING MINUTES

Time: 1:00 PM – 3:30 PM

Date: June 24, 2025

(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, and March 4, 2025, special 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 CHBA Education Summit and reminded members to join the waitlist for the Trax AI Training.

5.5 AGM Nominations / Zone Director / Alternate Zone Director

- Tony Bartko presented the nomination schedule; Nathan Brooks name was put forward to run again by Neal Peters and seconded by Robert Vannucci. No motion was put forward; they would like to send an email to the zone to collect any other nominations.

(6) STANDING AGENDA ITEMS (no motion required)

- Moved under item 5.4

(7) ROUND TABLE DISCUSSION

- F280 – there is general dissatisfaction on how to address cooling.
- Open Cell Spray foam – Bobby Vannucci to send follow up legal and alternative solution.
- Discussed the following Appeal Decisions:
 - 1956 re: cooling, two options.
 - 1961 re: reiterate its prescriptive code.
 - 1944 and 1953 and 1954, solving issues by appealing for existing construction.

(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 3:47 PM

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