



## BOABC NORTH WEST ZONE ONLY

### SPECIAL MEETING MINUTES

Time: 3:00 PM – 4:30 PM

Date: March 4, 2025

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**(1) LOCATION**

- Regional District of Fraser-Fort George Office (Room 2)  
155 George Street  
Prince George, BC

**(2) CALL TO ORDER @ 3:15 PM**

**(3) GUESTS**

- Bobby Vannucci, RBO

**(4) AGENDA**

*Motion: adopt the agenda for March 4, 2025, as presented.*

Mover: Nathan Brooks

Seconder: Bobby Vannucci

**(5) NEW BUSINESS**

- Appeal BCAB #1945 (attached) & Appeal BCAB #1946 (attached)  
The use of open cell spray foam as an insulating material will require a Alternative solution, more discussion was had at what that alternative solution will require many where on the side of any alternative solution will have them requesting engineers as they are the ones with the necessary qualifications as they see it. The 1946 appeal did give more flexibility than that. Discussion was had regarding a past practice of a “stating alternative solution” that was accepted in the past as multiple same applications were coming in (3 years ago) this was generally not advised. The city of Terrace was trying to be more flexible, with some disagreements around our role around how much we should be assisting our contractors. The additional use of the ICFMA for ICF pony wall requiring a site-specific LOA was identified as applied differently in different areas of the zone.
- Bulletin 34 was bought up for further reading.
- Appeal BCAB #1947 (attached) (cancelled)
- Appeal BCAB #1950 (attached)



- Discussion was had regarding when an area like this a room requires stairs etc.
- March 10 change re: seismic requirements  
Discussion was had regarding the option to require an engineer for this, it was brought up that as this is part 9 of the code this could get challenged despite being in the bylaws (so we should not) The contractors need to show work/competency, requesting that we share our first homes that do this with the zone.
- Merging of the Central North Interior & North West Zones

*Motion: To support the combining of the zones and communicate this result to leadership.*

Mover: Nathan Brooks

Second: Jason Berlin

Discussion:

The vote resulted in all present except the zone Leader being opposed to the joining of the zones. Neal Peters has claimed that there would be a person to replace the zone leader as the new bylaws now will not permit many multiple terms and will serve as an alternate.

It was very clear that the people wanted to fight to maintain the network that we enjoy in our small group and did not want travel to become a barrier. There could be convincing, but no sticking reasons were presented to our membership beyond the good for the association. It was identified that generally now that we are a digital zone participation is down in other zones.

Some positive and clarifications:

- There was a commitment to come to Terrace in person if the content/education and - speakers were there.
- They still want to have joint meetings with possible breakout rooms once a year. They want a yearly meeting in Smithers.

## **(6) ADJOURNMENT**

- The meeting was adjourned at 4:30 PM

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