



BOABC VANCOUVER SOUTH ISLAND ZONE MEETING MINUTES

Time: 1:00 PM – 3:30 PM

Date: September 26, 2024

(1) CALL TO ORDER @ 1:09pm

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)

- Anton Van Dyk, Fenestration Design Consultant, Layton Consulting Ltd.
- Tyler Wightman, Executive Director & Registrar, BOABC

(3) AGENDA (requires motion to adopt)

Motion: adopt the agenda for September 26, 2024, as presented.

Mover: Wayne Robinson

Seconder: Byron Grant

(4) PREVIOUS MINUTES (requires motion to adopt)

Motion: adopt the minutes and the action items from April 11, 2024, zone meeting as presented.

Mover: Wayne Robinson

Seconder: Matthew Wiesel

(5) NEW BUSINESS (no motion required)

5.1 Fenestration Design and Building Code Application

- Anton presented common terminology, how part 9 allows the use of part 5, breakdown of part 5 for NAFS (wind, air, and water), project specific testing options for compliance and deliverables.

5.2 BOABC Draft Bylaws

- Tyler Wightman presented why new bylaws are needed, how they are being developed, and what changes are being considered.
 - Key initiative in the 2024-27 business plan
 - Member engagement / review



- Membership, executive structure, nominations & elections, credentials & designations, code of ethics, complaints & discipline and BOABC administration.

(6) STANDING AGENDA ITEMS (no motion required)

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

- Jennifer Schwaertzel presented on exams & courses being updated to the 2024 code, code update training, plumbing level 2 course, CHBA Education Summit, and other courses being delivered later this year.

6.2 [Appeal Decisions](#)

- [Appeal 1926](#) Accessible Location for Shut-off Valves, Residential Suites
- [Appeal 1928](#) Applicability of the Building Code to an Accessory Building

6.3 [Code Interpretations](#)

- [18-0289](#) Normal & Emergency Lighting for Exterior Exits
- [24-0004](#) Spatial Separation Between Dwelling Units with Storage Garage
- [24-0007](#) Cooling System in a Dwelling Unit
- [24-0009](#) Landing at Top of Mezzanine Stair
- [24-0034](#) Balcony Access in Adaptable Suites

6.4 [Member Forum Questions](#)

- Glamping
- CSA Standards

(7) ROUND TABLE DISCUSSION

- Radon gas
- Who is asking for 0.15 mm polyethylene:
A-9.25.3.6.(2) and (3) Polyethylene Air Barriers under Floors-on-Ground.
Floors-on-ground separating conditioned space from the ground must be constructed to reduce the potential for the entry of air, radon or other soil gases. In most cases, this will be accomplished by placing 0.15 mm polyethylene under the floor.
- Changes to 9.8.8.1 - sentence 4 & 5 Looks like openable windows on the second floor that extend to less than 3 feet above the floor surface need to be protected or opening limited to 100mm:



4)

Except as provided in Sentence (5)

openable windows in *buildings of residential occupancy*

shall be protected by

a) a *guard*, or

b) a mechanism that can only be released with the use of tools or special knowledge to control the free swinging or sliding operation of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally.

(See Note A-9.8.8.1.(4))

5)

Windows need not be protected in accordance with Sentence (4)

where

the bottom edge of the openable portion of the window is located

a) more than 900 mm above the finished floor, or

b) less than 1 800 mm above the floor or ground on the other side of the window.

(See Note A-9.8.8.1.(4))

(8) MEETING REVIEW

- Next meeting will be held in January, 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 3:29pm



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