

MINUTES



VANCOUVER ISLAND SOUTH ZONE MEETING

Date:		Wednesday, October 21, 2025	
Time:		Call to order at 1:01 PM	
Location:		The Vancouver Island South Zone Meeting is taking place online via Microsoft Teams and in person at ‘The Learning Centre’ located at 780 Vernon Avenue, Victoria, BC.	
Recording:		This meeting will not be recorded.	
1	Indigenous Welcome 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	Conflict of Interest Disclosure		
CONSENT AGENDA Any BOABC member attending the meeting may request that a consent agenda item be moved to the regular agenda by notifying the President and/or the Executive Director, prior to the meeting.			
3	Adoption of October 21, 2025, meeting agenda		
4	Adoption of the Draft June 10, 2025, meeting minutes		
	<i>Motion: adopt the consent agenda for the October 21, 2025, zone meeting as presented.</i> Mover: Mike Matlo Seconder: Patrick Koby Outcome: Carried		
NEW BUSINESS			
5	Jahangir presented Fire Mitigation Technology - accessible, effective, and intelligent wildfire protection solutions through advanced vents, real-time monitoring, and community-centered implementation. Early detection, safeguarding homes, and cost effective retrofits. 90% of homes lost in wildfires ignite	Jahangir Hossain	

MINUTES



	from wind-driven embers inside the house.	
STANDING AGENDA ITEMS		
7	Consultation Feedback on Association Bylaws Jennifer provided an update to members. Only 87 respondents participated in the survey, while fewer than a third actually completed the survey. Over 60% of respondents were from this zone. Questions about designations, imposing fines related to complaints and discipline. Hoping to present the bylaws to members at a SGM end of February / beginning of March 2026.	Schwaertzel
8	Self-reporting CPD points (January 2026) Jennifer informed members that starting in January 2026, the Association will no longer be automatically uploading CPD points for professional development activities, members are now responsible for self-reporting all CPD points.	Schwaertzel
9	BOABC Update Jennifer reminded members of the CPD and Annual Report deadline of December 31, 2025. Reviewed current CPD opportunities on the BOABC website. Notified members of the dates and location for the 2026 BOABC Annual Conference.	Schwaertzel
10	Calendar of Events Discussed under item 9.	Schwaertzel
11	Code Interpretations Discussed: 24-0019 24-0042 24-0091 24-0096	Zone Director
12	Appeal Board Decisions Discussed: Appeal 1965 Appeal 1968 Appeal 1974	Zone Director
ROUND TABLE DISCUSSION		
13	A-277 Homes – whether HPO & Energy Advisor is required depending on extent of on-site construction. Radon – location of the layers granular/road base	All

MINUTES



	Accessory building seismic requirements – garden shed. 3 storey building egress guards/balcony/Juliet balconies/sill heights. Fire separations in existing buildings. Penetrations – ducts/fire stopping/fire blocking. Fire blocking in 2 storey single family dwellings. Penetrations through plates/under tubs etc. Suggested bringing in a Fire Code Consultant and Jun'ichi or Andy from the Policy Branch to the next zone meeting.	
MEETING REVIEW		
14	Next Zone Meeting – February 2026 (date TBD)	Schwaertzel
15	2.5 CPD points were automatically uploaded to your member profile when you registered.	
ADJOURNMENT		
16	Motion to adjourn the meeting	
	Mike Matlo moved adjournment of the meeting at 3:19 PM	