



Safety Codes Council

MINUTES OF THE FIRST BUILDING SUB-COUNCIL MEETING OF 2021

DATE: January 14, 2021

TIME: 8:30 a.m. to 12:30 p.m.

LOCATION: Videoconference

PRESENT: *Sub-Council Members*

Andy Smith, Chair
Colin Belliveau
Russell Croome, Vice Chair North
David Flanagan
Rick Gratton
Stephen Hill
Keith Jansen
Corey Klimchuk
Matthew Kramer
Grace O'Brien
Brendan Ottosen
Lee Phillips
Justin Pockar
Bruce Schultz, Vice Chair South
Terry O'Flaherty

Safety Codes Council

Kathryn Derkach, Jennifer Johnson
Peter Thomas, Charles Hallett (Item 4.2)

Alberta Municipal Affairs

Paul Chang

REGRETS: Robert Kralka
Darin Sceviour
Darrin Harsch

GUESTS: Karen Muir (BFSC Liaison), Gerry Wiles (ESC Liaison), Chris Taylor (FSC Liaison), Lester Shantz (RAHA), Bryan Rooney (RAHA), Garth Howey (RAHA)

RECORDER: Jennifer Johnson

2021 MEETINGS: March 11, May 13, September 23, November 18

1. Meeting Opening

The Chair called the meeting to order at 8:30 a.m. A round table introduction was held and a teleconference tips were reviewed.

1.1 Agenda Adoption

The following items were added to the agenda:

- Energy Efficiency Seat (Item 2.1.2)

Stephen Hill/Lee Phillips moved that the agenda be adopted, as amended; CARRIED

1.2 Adoption of the November 5th Minutes

The minutes were reviewed and the following corrections were made:

- Grace O'Brien provided the following edits: Item 2.3. the second bullet should read 3 current engineers; 4th bullet should say a link is provided that lists the engineers and their scope of practice; on page 4 Item 2.5 should be 2.6

Stephen Hill/Lee Phillips moved to adopt the minutes of the November 5, 2020 meeting, as amended; CARRIED

2. Matters for Decision

2.1. Closed Session

Terry O'Flaherty/Bruce Schultz moved to go into closed session; CARRIED.

Keith Jansen/Terry O'Flaherty moved to come out of closed session; CARRIED.

2.1.1. Reappointment of Darin Sceviour to represent Urban Municipalities

Lee Phillips/Russell Croome moved to recommend to the Board reappointment of Darin Sceviour to the Building Sub-Council to represent Urban Municipalities for a term ending January 31, 2024, effective February 1, 2021; CARRIED.

2.1.2. Energy Seat

Item was discussed in Closed Session

2.2. Chair Election

This item was chaired by Vice Chair Bruce Schultz

The floor was opened for nominations and Corey Klimchuk nominated Andrew Smith as Chair of the Building Sub-Council; Andrew Smith accepted the nomination. The Vice Chair called for any other nominations; none were received. **Andrew Smith was appointed Chair of the Building Sub-Council by acclamation.**

2.3. Vice Chair Election

It was explained the Bruce Schultz and Russell Croome have both reached the end of their terms, therefore it is necessary to elect two new Vice Chairs.

The floor was opened for nominations for Vice Chair - North and Bruce Schultz nominated Corey Klimchuk as Vice Chair- North of the Building Sub-Council; Corey Klimchuk accepted the nomination. The Chair called for any other nominations; none were received. **Corey Klimchuk was appointed Vice Chair - North of the Building Sub-Council by acclamation.**

The floor was opened for nominations for Vice Chair - South and Lee Phillips nominated Rick Gratton as Vice Chair- South of the Building Sub-Council; Rick Gratton accepted the nomination. The Chair called for any other nominations; none were received. **Rick Gratton was appointed Vice Chair - South of the Building Sub-Council by acclamation.**

3. Review Matters Arising/Action List

	Item	Description	Action	Responsible	Date Initiated	Priority	Status/Update
1.	Off Site Review Clarification re: Pre-manufactured Structures	Development of an Information Bulletin on pre-manufactured structures.	Info Bulletin	Chang	Sep 3/15	High	This item is still being worked on. There is another STANDATA coming that may incorporate this issue.
2.	Professional Schedules	Proposed revision to schedules have been prepared.	With AMA	Orr		High	AAA and APEGA meeting to go over draft of the user guide, it will come back for review in the Spring. AMA has worked on the final draft schedule.
3.	Structural Design of Residential Buildings re. STANDATA 14-BCV-016	Consider the proposed revisions to STANDATA 14-BCV-016 Manufactured Structural Components in the Construction of One- and Two-Family Dwellings.	STANDATA	Chang	Nov 8/18	High	Item 4.3 on agenda.
4.	Farm Buildings in NBC(AE) Code	Permitting Concerns		Chang/Orr	Mar 19/20		Item 4.5 on agenda
		Harmonization with 2020 Code		Council Staff/Orr	Mar 19/20		Decision pending with Government

4. Matters for Discussion

4.1. RAHA Presentation

Lester Schantz, Garth Howey and Bryan Rooney attended from the Refrigeration, Air Conditioning, Heating Association to provide further information regarding the Association and the following was presented:

- Refrigeration is a designated trade, separate from HVAC
- Example of potential gaps that could be filled by RAHA: some of the recommendations that arose from the Fernie incident included ventilation and how it ties into the B52 code
- B52 is primarily an installation code and there are some areas missed, for example: inadequate ventilation, controls for ventilation, refrigeration rooms, etc.
- There have been many advances with little or no regulations, want to ensure that the effect of these systems have been taken into account in the design process and that there is awareness of how these complex refrigeration systems interact with other building systems
- Refrigeration systems fall under B52 and there are quite extensive requirements, however there are things not being addressed because there is no permit for it, no one checking it, and no awareness of what is connected (ie. alarm system, electrical, HVAC, safety controls)
- Would like to address permitting issues like when, how, and why they are applied; RAHA and AMA are working on these issues with ABSA

The following was discussed:

- Who has ultimate design authority and who can pull the permits; regulated pressure piping would require professional engineers to design, smaller equipment wouldn't have a design requirement but it must carry certification; permits can be pulled by refrigeration contractor
- Suggestion to approach APEGA if it is the engineer taking responsibility in large buildings
- Scope seems narrow, not sure of any major issues outside of Fernie in the past few years that involve refrigeration
- BSC is not made up of all building trades, there are many specific trades not represented in the matrix, RAHA may have more in common with ABSA
- It was suggested that involvement could be on an as needed basis, bringing issues forward to BSC, participating on working groups, and not as a full time seat
- RAHA would appreciate any opportunity to help ensure safety in the industry

4.2. Unpermitted Work

Charles Hallett and Peter Thomas from the Safety Codes Council explained that they have received requests from various agencies to investigate best practices regarding unpermitted work. Members were asked for input on how they handle the issuing of permits post construction. The following was discussed:

- Not common to see houses built without a permit
- The City of Edmonton looks at any issues in relation to the current code
- AHJ may try to assess the risk level (ie. deck is built without permit then house is sold)

- Suggestion to look at farm buildings that are converted to non-farm buildings, there was an appeal a year ago that may relate to this issue
- It is helpful to have some tools to deal with repeat offenders (ie. increased permit fees, orders, etc)
- Usually discovered through the sale process, often the seller is unaware the work was unpermitted
- Homeowner inspections are often required for financing, perhaps the finance industry could provide info on unsafe properties
- Real Property Reports identify obvious issues outside the dwelling but internal modifications wouldn't be identified
- Safety Codes Council provides a compliance search to see if an order has been issued on a property, reminder that registering orders with the Council is important

4.3. Structural Design of Residential Buildings re: STANDATA 14-BCV-016

Vice Chair Russell Croome Chaired this item

The Administrator requested feedback on the draft STANDATA and the following was discussed:

- Specific changes suggested:
 - Change from *engineering design software* to just *design software* so there is no implication that the software is doing the engineering work
 - Under Manufacturer's corporate letter, clarify which items on the list the engineer's seal is expected to cover
 - Incorporate the elements under *Supplier's letter* into the *Placement diagram*
 - Under *Placement diagram*, who is meant to do what with the information contained within point 5? What references do they have to use to do that work? Part 9 only works on a basis of spans, not on loads, so there is no way to feed this information back into Part 9 of the code directly.
- It was noted that with this STANDATA all wood roof truss designs will need to be stamped by an engineer
- Should include some wording to ensure that just because you have a sealed floor design, does not mean that the rest of the structure is necessarily capable of supporting those loads, and so the SCO should be aware of the requirements in Div C to get further professional involvement if it appears that the floor design exceeds the limits in Part 9 in some way.
- It should include some indications as to what the SCO is expected to check or verify with the information they are supplied in the permit submission.
- The process for SCOs applying for permits should not be affected, although some of the supporting documentation will change
- Administrator will incorporate comments and bring back for review

[Chang]

4.4. Ventilation Requirements

The Barrier Free Sub-Council Liaison raised concerns about ventilation in relation to COVID-19. Poor ventilation may create a barrier that prohibits some people from participating in the same way as others. While everyone is likely affected, people of a certain age or with certain health conditions would be affected more so. Since this likely won't be the last pandemic, is this something that should be addressed on a more permanent basis. Designing better and safer buildings could include dealing with airborne illnesses.

Responses from BSC members included the reminder that there are things people can do themselves to address the issue (ie. masks, hand sanitizer, etc.) There is also the danger of scope creep, as the code is the minimum standard of practice. There would need to be testing and data to show how viruses are transmitted through HVAC. It was also noted that maintenance of these systems is critical to their efficiency and code can't address that. Municipal Affairs agreed and reminded members that there are products available for those to who want to go above the minimum standards such as UV lighting, HEPA filters, etc. Relevant information for building management, in addition to the provided ASHRAE sheet, <https://www.ashrae.org/about/news/2020/ashrae-offers-covid-19-building-readiness-reopening-guidance>

4.5. Farm Buildings in NBC(AE) Code

Vice Chair Russell Croome chaired

A draft bulletin to clarify what is a farm building was reviewed and the following was discussed:

- Has AMA considered the implications of the removal of an exclusion for farm buildings from the permit regulation?
- Need to deal with supplementary occupancies – the overall building may fall below the “low human occupancy” certification, but an office or lunchroom as part of that building may be over it.
- Recommend that a comment is added from one of the old Director’s Rulings that encourages the involvement of structural engineers whether or not the NBC(AE) applies or a permit is required
- It was questioned if a cannabis building qualify as a farm building A Cannabis building under the Assessment process is not addressed as a farm building, and likewise under the building code is not addressed as a farm building.
- Administrator will incorporate comments and bring back for review

[Chang]

4.6. Liaison Reports

4.6.1. Fire Sub-Council

The following was discussed:

- Presented for the Trade-Off for Sprinklers in Part 9 Buildings working group
- Very interested in the farm buildings discussion and will be following it closely

4.6.2. Barrier Free Sub-Council

The following was discussed:

- No meeting since our last meeting

4.7. Working Group Reports

4.7.1. Stacked Townhomes

A written report was included in the portal and the following was discussed:

- There are still some issues with different interpretations in different jurisdictions
- Request someone from AMA to attend and assist with discussion regarding soffits and property lines
- Administrator will assign someone to attend

[Chang]

4.7.2. Interior Stairways for Roof Access

A written report was included in the portal and the following was discussed:

- Representative from FSC attended and did not see an issue with firefighter access
- Look at defining what size the landing needs to be
- Aiming to have final report and recommendation at next meeting

4.7.3. Trade Off for Sprinklers in Part 9 Buildings

A written report was included in the portal and the following was discussed:

- Presented to FSC, they are supportive
- Group met again and reviewed comments from BSC
- Working group to finalize recommendations to Municipal Affairs for next meeting
- Administrator will assign someone to attend

4.8. Administrator/AMA Report

The Administrator reported:

- Presented by webinar to ABOA November 19th 2020 12 Storey EMTC STANDATA and Users Guide 65 attendees. Facilitated by the Council thank you to Katie Pfalzgraff
 - PDF and recording of Presentation available on the Council website
- STANDATAS issued
 - 19-BCV-018 - Adhered masonry veneer-generic engineered details for Part 9 residential buildings
 - 19-BCB-006 - Architects or engineers providing the professional design services of the other
 - 19-BCI-002R1 - Barrier-free design requirements: relaxations (Removed the reference to requiring Pre-Assessment Form)
- STANDATA Revision-19-BCI-017 - Fixed fire suppression and exhaust systems - cooking, cleaning, and maintenance; to include certified non-vented cooking appliances.
- Updated Barrier Free Application Form pdf and Website form
 - (Removed the reference to requiring Pre-Assessment Form)
- Two Building Technical Advisors have been selected to NRC Standing Committees
 - Seismic- Part 4
 - Environmental Separation-Part 5

4.9. Council Updates

A written report was included in the portal and updates were provided on:

- Council remains closed to the public, with all staff working from home
- Online meetings for the foreseeable future, please reach out if you have any issues with Telus Business Connect and we can assist
- Please forward any info you would like shared on our social media
- Appeal decision from November 2020 is posted online

5. Meeting Finalization

5.1. Round Table

- Bruce Schultz was thanked for his 9 years of service; Bruce also thanked his fellow members and Council staff

5.2. Next Meeting

The next meeting was reconfirmed for March 11, 2021 via videoconference at 8:30 a.m.

5.3. Meeting Adjournment

Vice Chair Bruce Shultz chaired this item

Russell Croome/Rick Gratton moved to adjourn the meeting at 12: 30 p.m.

– NEW ACTION ITEMS –

4.3. Structural Design of Residential Buildings re: STANDATA 14-BCV-016

Vice Chair Russell Croome Chaired this item

The following was discussed:

- Administrator will incorporate comments and bring back for review

[Chang]

4.5. Farm Buildings in NBC(AE) Code

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[Chang]

– MOTIONS –

1. Meeting Opening

1.1 Agenda Adoption

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1.2 Adoption of the November 5th Minutes

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2. Matters for Decision

2.1. Closed Session

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5.3. Meeting Adjournment

Russell Croome/Rick Gratton moved to adjourn the meeting at 12: 30 p.m.

– WORKING GROUP MEMBER LISTS –

WORKING GROUP	WORKING GROUP MEMBERS (<u>Chair</u>)
Stacked Townhomes	<u>Keith Jansen</u> Rick Gratton, David Flanagan, Justin Pockar
Interior Stairways for Roof Access	<u>Terry O’Flaherty</u> Grace O’Brien, Corey Klimchuk, Hunter Langpap (FSC)
Trade-Offs for Sprinklers in Part 9 Buildings	<u>Rick Gratton</u> Keith Jansen, Bruce Schultz, Terry O’Flaherty, Cammie Laird (FSC)