



**MINUTES OF THE
FOURTH BUILDING SUB-COUNCIL MEETING OF 2021**

DATE: September 23, 2021

TIME: 8:30 a.m. to 12:43 p.m.

LOCATION: videoconference

PRESENT: *Sub-Council Members*
Andy Smith, Chair
Colin Belliveau
Keven Lefebvre
David Flanagan
Rick Gratton, Vice-Chair, South
Keith Jansen
Corey Klimchuk, Vice-Chair, North
Zachary Walker
Matthew Kramer
Grace O'Brien
Laura Ritchie
Terry O'Flaherty
Darin Sceviour
Darrin Harsch

Safety Codes Council
Allison Karch, Kathryn Derkach

Alberta Municipal Affairs
Paul Chang, Shawn Ewasiuk, Asnake Tiruneh

REGRETS: Stephen Hill, Justin Pockar

GUESTS: Karen Muir (BFSC Liaison), Chris Taylor (FSC Liaison), Gerry Wiles (ESC Liaison)

RECORDER: Allison Karch

2021 MEETINGS: November 18

1. Meeting Opening

The Chair called the meeting to order at 8:30 a.m. Videoconference features were reviewed, round table introductions were held, and members were reminded that their primary duty is to act in the interest of safety in the build environment for the benefit of all Albertans.

1.1 Agenda Adoption

It was noted that item 4.1. is being deferred to the next meeting.

Grace O'Brien / Keith Jansen moved that the agenda be adopted, as amended; CARRIED

1.2 Agenda of the May 13, 2021 Minutes

Rick Gratton / Zachary Walker moved to adopt the minutes of the May 13, 2021 meeting, as circulated; CARRIED

2. Matters for Decision

2.1. Closed Session

Corey Klimchuk / Terry O'Flaherty moved to enter into closed session; CARRIED

Rick Gratton / Grace O'Brien moved to leave closed session; CARRIED

2.1.1. Matrix Review

Corey Klimchuk / Rick Gratton moved to remove the footnotes from the Building Sub-Council matrix and incorporate them into the skills matrix; CARRIED

2.1.2. Skills Matrix Review

The skills matrix was reviewed and will be updated with the matrix footnotes.

2.2. Overnight Childcare STANDATA

The Administrator reported that this STANDATA was developed in consultation with the Ministry of Children's Services, the City of Edmonton, and the City of Calgary. Due to recent changes to child care regulations allowing for overnight care, issuance of this STANDATA was a priority and, because of the timing of meetings, a draft was not able to be provided to BSC and FSC in advance of publication.

The current document was published in early September and has been supported by the FSC, but further comments or proposed revisions can be considered.

Corey Klimchuk / Darin Sceviour moved to support the current Overnight Childcare STANDATA; CARRIED.

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	Will provide a draft to BSC for the November meeting.
2.	Professional Schedules	Proposed revision to schedules have been prepared.	With AMA	Orr		High	Item 4.4 on agenda.
3.	Farm Buildings in NBC(AE) Code	Permitting Concerns		Chang/Orr	Mar 19/20		Farm Buildings STANDATA currently on hold pending government review and decision about harmonization. Objections were expressed about the delay as there are projects underway that would greatly benefit from this guidance.
		Harmonization with 2020 Code		Council Staff/Orr	Mar 19/20		Decision pending with Government, no timeline available.

4. Matters for Discussion

4.2. Code Variations of the NBC(AE) 2019

A spreadsheet was provided to members that contains all the variations between the NBC(AE) 2019 and NBC 2015. Municipal Affairs is looking for the sub-council's input regarding which Alberta-specific variations should be retained and a corresponding code change request be submitted to the NBC, and which variations can be removed from the Alberta edition to harmonize with the NBC.

Feedback from members on specific items in the spreadsheet was reviewed and discussed. This topic will be added to the next meeting agenda and the sub-council will review and make a recommendation on each item in the spreadsheet. [Council Administration]

Members were asked to review the existing comments and submit any further comments prior to the next meeting. [All]

It was clarified that, in cases where the existing provision in the NBC(AE) is felt to be better than what's in the NBC, ongoing harmonization would be supported through code change requests to the NBC.

4.3. Shipping Containers as Storage Buildings Appeal Hearing Summary

The redacted decision for this appeal has been published on the Council website. Publicly-sourced Google screenshots were shown of shipping containers in various locations and proximities to property lines. It was reported that the appeal tribunal felt there is an opportunity for discussion at the sub-council to define a middle ground between shipping containers being used as buildings and their original intended use. In this particular case, the shipping containers were unmodified and people were working inside.

Further discussion included the following:

- When used as buildings or permanent storage, application of rules for buildings or enclosures should be considered.
- It's common for shipping containers to be used as temporary storage, especially during construction activities, and these instances may not need to be considered.
- If being used to store fuel or machines with fuel in them, they should be vented as per the fire code, even if being used temporarily.
- There's the possibility for this discussion to extend to RVs that are used as permanent dwellings.
- Thousands of these containers are being used in industrial settings and it's unclear what the expectations are.

Corey Klimchuk / Darin Sceviour move to create a working group to develop recommendations regarding a draft bulletin STANDATA to address the use of shipping containers as buildings and when they would be subject to building and fire codes; CARRIED

Grace O'Brien/Keith Jansen moved that the membership consist of: Keven Lefebvre, Corey Klimchuk (working group chair), Laura Ritchie, Keith Jansen, Darin Sceviour, and Zachary Walker; CARRIED

The FSC Liaison will ask whether the FSC is interested in joining this group.

[Taylor]

Corey Klimchuk / Zachary Walker moved that the working group will bring a final report to BSC in March 2022; CARRIED

4.4. Professional Schedules

Vice Chair Rick Gratton chaired this item. Background was given of the work done over years on the schedules themselves and it was noted that feedback is being sought on the process and whether it makes sense for various users.

A number of questions were asked and clarification was provided when available. A number of suggestions will be taken back to the task group for consideration. Comments included the following:

- The user guide is much appreciated and is an important tool to address inconsistency in application of the schedules that has occurred.
- A task force consisting of members of APEGA, AAA, AMA, and the Council has developed the revised schedules.
- The user guide was developed by APEGA and AAA and will be published by either the Council or AMA.

- Specific suggestions about clarifications to the user guide have been provided by members and these have been very helpful.
- The approaches that other provinces take were considered, but these schedules don't support harmonization because professionals are managed differently by each province according to their legislation.
- Mostly practicing engineers and architects were consulted, and the BSC is the primary forum for consulting SCOs and industry stakeholders.
- The schedules can be issued through a STANDATA once they are finalized but there is currently no timeline.
- Updating schedules is a separate activity from code review of Division C Section 2.4 but it is recognized that the user guide may need to be updated if changes to Division C Section 2.4 are made.
- Terms like construction contractor and building envelope specialist need clarity with regards to defining practice rights; this is a valid concern but APEGA and AAA feel the place to address this is in their respective legislation. It was noted that by stamping documents, professionals are affirming that they are qualified to do that work.
- A question will be taken back about the C3 and the process for how and by whom it is submitted, specifically regarding concerns about potentially taking responsibility for other professionals' technical items (radon mitigation systems were given as an example). It was noted that the C3 would clarify which professionals are included on the document.
- A question about owner signature requirements and how they could impact the authentication process was raised and it was clarified that the intent is the owner only signs the A Schedule.
- A concern was raised about adjustment to changes regarding SCOs not being required to interpret professional Acts. It was noted that the coordinating professional is solely responsible to determine the other professionals of record needed, who then determine their own scope.
- It was clarified that the registered professional of record (RPR) needs to ensure all the work is done but doesn't need to do or stamp all the work and that's why there is one RPR per discipline.
- The design process is not completed until the building is completed since design changes may occur through construction—this is the purpose of having professionals involved through construction as well.
- Once the project goes beyond a professional's scope, they may no longer be the RPR.
- Alternative solutions should be considered for inclusion.
- There are some items (for example, sprinkler design drawings) that an SCO may want to see for permit purposes and it's up to each AHJ to specify what they want to see at each point in the process. An AHJ could issue a permit with the condition that sprinkler drawings are submitted before they're installed.

The next steps are holding education sessions and releasing the new schedules. It was noted that the schedules themselves would not be brought back to BSC again but any further comments can be sent to the APEGA representative. The related STANDATA would be brought to the BSC for review once the schedules are finalized.

The building officials representative suggested that education sessions take place before the documents are issued so that SCOs have the opportunity to prepare.

4.5. Occupant Load Draft STANDATA

The draft STANDATA was included in the portal and reviewed. It was explained that this STANDATA is intended to be an all-inclusive document that speaks to both building and fire code requirements, and the Administrator is looking for feedback and support.

It was suggested that it should be made clearer in the document that the lower of the two occupant loads (design load as per the building code or maximum permissible load as per the fire code) is the one that building owners will be held to, and any change to the floorplan or furniture after occupancy is granted could change the occupant load from what was identified in the building permit.

It was suggested the term “minimum design occupant load” in the Discussion section is confusing as occupant loads are about the maximum permissible number of occupants. The reference to design occupant loads being determined by the registered architectural professional may also need to be revised as there may be cases when an architectural professional is not involved. These comments will be considered by the Administrator.

Corey Klimchuk / Darrin Harsch moved to support the draft Occupant Load STANDATA with comments; CARRIED

4.6. New edition of NFPA 13D

This item was brought up in relation to ongoing discussions about stacked townhomes. The previous edition of NFPA 13D didn't contemplate stacked or back-to-back townhomes, and a submission about this was made to NFPA and accepted. The 2022 edition of this standard, which includes stacked and back-to-back townhomes, has been published. It was reported that a draft STANDATA is being developed that will recognize either the new standard or the variances that major municipalities in Alberta currently have in place.

4.7. Liaison Reports

4.7.1. Fire Sub-Council

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

- There is no update on farm buildings.
- FSC saw presentations about Wildland Urban Interface fire risk. It was suggested that the presentation given by Alberta Agriculture & Forestry and Alberta Municipal Affairs be added to the November BSC agenda. [Council Administration]
- FSC is looking at over 100 items in the 2019 NFC(AE) for potential harmonization and are finding that many of the items in the Alberta edition may be more appropriate than what's in the NFC.

4.7.2. Barrier Free Sub-Council

It was noted that the BFSC has three active working groups:

- Awareness—working on raising awareness about items such as the Barrier Free Design Guide and various types of less-visible disabilities.
- Technical—working on developing a preferred approach to specific technical items.

- Assisted Living—working on identifying specific accessibility-related code requirements that may not be in the best interest of seniors and potential ways to adjust these requirements to better accommodate seniors’ needs. It is possible that a new segment in Section 3.8 may come out of this work.

4.8. Working Group Reports

4.8.1. Resilient Roofing

No update was available as the working group chair was not in attendance.

4.8.2. Stacked Townhomes

This group has not met since the last BSC meeting. Inquiries about how other provinces handle stacked townhomes have been made. The group plans to meet and develop a final report for review at the next BSC meeting.

4.8.3. Interior Stairways for Roof Access

There was nothing new to report. The Gas Sub-Council will be considering the draft STANDATA at their October meeting. It was noted that from a design perspective, this topic is causing issues.

4.8.4. Refrigeration

The group has not met as they have not received industry participants from the Refrigeration, Air Conditioning and Heating Association (RAHA). This group will remain active for one more BSC meeting and then disband if contact is not made with industry participants. Council staff will reach out to RAHA again. [Council Administration]

4.9. Administrator/AMA Report

A written report was included in the portal. The report included:

- STANDATA issued:
 - [19-BCV-019 - Interior stairways for roof access to HVAC equipment](#)
 - [19-BCV-020 - Structural insulated panels](#)
 - [19-BCI-024/19-FCI-019 Overnight Childcare](#)
 - [19-BCE-002 - Errata 2](#)
- All previous Building Standatas should now be marked as “ARCHIVED”
 - Example: [\[ARCHIVED\] - 14-BCV-007 - Interior stairways for roof access](#)
- MA and the Council teamed up with Underwriters Laboratories to distribute the registration information for the FREE- ULC S1001 training for AHJ’s. Information distributed via the Council to all Alberta Building & Fire SCOs.
- MA and the Council teamed up with Hilti for the FREE- Firestopping webinar for AHJ’s held on September 3rd. Additionally, the Free Hilti Firestop University training for SCOs to be held in Edmonton, Calgary and Red Deer. Information distributed via the Council to Building, Fire, Electrical and Plumbing SCOs.
- Introduced the Western Wood and Truss Association (WWTA) to the Council where a subsequent webinar was facilitated for Building SCOs.
- Regulators Stakeholders Group for Mass Timber Demonstration Fire Test Project with NRCan.

- MA is gearing up for the Code Development process with NRC we await the NBC 2020 from NRC.
- Mike Hill, Technical Advisor, assigned to the Working Group on resilient roofing and siding.
- Town Hall meeting in October with members of the Modular Building Institute (MBI) dealing with Factory Built Construction and Part 10 Buildings (members from Canada & USA)
- Member of the CSA Modular Construction Oversight Committee, CSA A170. Review of next steps with Standards related to Modular Construction and propose to the NRC for inclusion into the NBCC
 - CSA-A277-Procedure for certification of prefabricated buildings modules and panels
 - CSA Z250-The Process for the delivery of volumetric modular construction is now officially published! (High-Rise Construction Modular Process) MA TA is a member on CSA Z250
- Upcoming webinar Energy Code for AHJ's, MA and COE: Will present on energy codes in Alberta. The session will cover NBC (AE) 9.36 and the NECB as it applies to buildings, energy code trends, and best practices for application reviews, lessons learned from application reviews, thermal bridging, and energy code exceptions. This session is targeted toward Authorities Having Jurisdiction (AHJs) to improve their energy code knowledge and their application review process.
- The Administrator is working with the Siding Contractors Association and a document has been issued by the association.

A question was asked about the errata to the NBC and errors in the code regarding detailing of radon rough-ins was asked. An update will be brought to a future meeting. [Chang/Gratton]

4.10. Council Updates

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

- Meeting location/delivery
 - Council leadership has approved a hybrid approach in which approximately half of a sub-council's meetings will be held in person and the rest virtually.
 - It is anticipated that the first in-person meetings will be held in April/May 2022, but this is subject to change depending on the pandemic situation at that time.
- The Council AGM will be held virtually the afternoon of October 29, 2021
 - An online awards program and volunteer appreciation event will follow
 - A calendar invitation with meeting link and more details will be sent shortly
- Council staff anticipate returning to the office on December 6, 2022
- Professional Development for Members – please contact Gerry Letendre to register
 - New Member Orientation: Tuesday November 9, 9:00 am – 12:30 pm
 - Effective Meetings Workshop: Wednesday, October 20 and Thursday, October 22, 8:30 am – 12:30 pm (must attend both days)
 - Appeals Training Workshop: Wednesday, October 27 and Thursday, October 28, 8:30 am – 12:30 pm (must attend both days)

4.10.1. 2022/2023 Meeting Dates

A document showing the proposed meeting dates for 2022 and the first half of 2023 was included in the portal and reviewed. Members were asked to notify staff of any conflicts with industry events. [All]

A finalized schedule will be brought to the next meeting.

5. Meeting Finalization

5.1. Round Table

- A Technical Advisor with Municipal Affairs gave historical background that drywall in attached garages was introduced in the code as a fire protection method because at the time there were no heat detectors that would work in Alberta's climate.

5.2. Next Meeting

The next meeting was reconfirmed for November 18, 2021 via videoconference at 8:30 a.m.

5.3. Meeting Adjournment

Terry O'Flaherty / Darin Sceviour moved to adjourn: CARRIED

The meeting was adjourned at 12:43 p.m.

– NEW ACTION ITEMS –

4.2. Code Variations of the NBC(AE) 2019

Feedback from members on specific items in the spreadsheet was reviewed and discussed. This topic will be added to the next meeting agenda and the sub-council will review and make a recommendation on each item in the spreadsheet. [Council Administration]

Members were asked to review the existing comments and submit any further comments prior to the next meeting. [All]

4.3. Shipping Containers as Storage Buildings Appeal Hearing Summary

The FSC Liaison will ask whether the FSC is interested in joining this group. [Taylor]

4.7.1. Fire Sub-Council

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4.8.4. Refrigeration

Council staff will reach out to RAHA again. [Council Administration]

4.9. Administrator/AMA Report

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4.10.1. 2022/2023 Meeting Dates

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– MOTIONS –

1.1 Agenda Adoption

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2.1.1. Matrix Review

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2.2. Overnight Childcare STANDATA

Corey Klimchuk / Darin Sceviour moved to support the current Overnight Childcare STANDATA; CARRIED.

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4.5. Occupant Load Draft STANDATA

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5.3. Meeting Adjournment

Terry O'Flaherty / Darin Sceviour moved to adjourn: CARRIED

– WORKING GROUP MEMBER LISTS –

WORKING GROUP	WORKING GROUP MEMBERS (Chair)
Resilient Roofing	<u>Justin Pockar</u> Keith Jansen, Zachary Walker, Rick Gratton
Stacked Townhomes	<u>Keith Jansen</u> Rick Gratton, David Flanagan, Justin Pockar Municipal Affairs: Bruce Adair
Interior Stairways for Roof Access	<u>Terry O’Flaherty</u> Grace O’Brien, Corey Klimchuk, Hunter Langpap (FSC) Municipal Affairs: Joe Healy
Trade-Offs for Sprinklers in Part 9 Buildings	<u>Rick Gratton</u> Keith Jansen, Bruce Schultz, Terry O’Flaherty, Cammie Laird (FSC) Municipal Affairs: Roopendra Singh
Refrigeration	<u>Matthew Kramer</u> Terry O’Flaherty, Stephen Hill, Colin Belliveau RAHA representatives