



MINUTES OF THE SECOND BUILDING SUB-COUNCIL MEETING OF 2018

DATE: March 15, 2018

TIME: 9:00 a.m. to 4:15 p.m.

LOCATION: Radisson Edmonton South, Edmonton

PRESENT: **Sub-Council Members**
Don Dessario, Chair
Gregory Beck
Roger Clemens
Russell Croome, Vice Chair North
David Flanagan
Corey Klimchuk
Robert Kralka
Lee Phillips
Bruce Schultz, Vice Chair South
Ulrik Seward
Andrew Smith

Safety Codes Council
Peter Thomas, Allison Karch

Alberta Municipal Affairs
Paul Chang, Laura Willcocks, Roopendra Singh, Stephanie Martin

Guests
Michael Bos (FSC Liaison), Gerry Wiles (ESC Liaison)

REGRETS: Colin Belliveau, Rick Gratton, Stephen Hill, Matthew Kramer, Kenneth Roskell

RECORDER: Sandi Orr

2018 MEETINGS: May 24, September 27, November 8, and tentatively a May 23 Special Meeting

1. Meeting Opening

The Chair called the meeting to order at 9:00 a.m. Meeting protocol and housekeeping were provided. A round table introduction was held.

1.1. Agenda Adoption

The following items were added to the agenda:

- 4.1.1. Use of Verification of Compliance During Plans Review
- 4.7. SLALA Pilot Project Update (everything renumbered accordingly)
- 4.8. Building Licensing Concerns
- 4.9.3 TCC Update

Andrew Smith / Bruce Schultz moved that the agenda be adopted as amended; CARRIED

1.2. Adoption of January 25, 2018 Minutes

The following corrections were made to the agenda:

- 4.3.1. Occupancy Load Priority – add to Action List [Council Administration]
- 4.7. SLALA Pilot Project Update – add to Action List [Council Administration]

Bruce Schultz / Russell Croome moved to adopt the minutes of the January 25, 2018 meeting, as amended; CARRIED

2. Matters for Decision

2.1. Results of Letter Ballot 01-18 BSC – Occupancy of Buildings under Construction STANDATA

The result of the Letter Ballot was included in the portal and reviewed.

Andrew Smith / Russell Croome moved to accept the results of Letter Ballot 01-18 BSC (Occupancy of Buildings under Construction STANDATA) as information; CARRIED

2.2. Re-nomination of Colin Belliveau

The letter of re-nomination was included in the portal and reviewed.

Lee Phillips / Greg Beck moved to recommend to the Board the reappointment of Colin Belliveau to the Building Sub-Council, representing the Labour industry segment for a term until January 31, 2021, effective immediately; CARRIED

2.3. Draft STANDATA

2.3.1. Draft 14 BCV Updated Standards

Drafts (Version 2 and Version 4) were included in the portal and reviewed. It was recognized that Version 4 supersedes Version 2. It was reported that this variance is being issued at the request of the sub-council to allow for the use of newer versions of standards that are referenced in codes. This variance will allow a registered architectural professional or a registered engineering professional to reference an updated standard which is referenced in the ABC 2014 where they have determined that the level of performance and life safety has not been reduced from the standard edition that is referenced in the ABC 2014.

An in-depth discussion was held and the following recommendations for change were suggested:

- Wording in the “purpose” be revised to state “newer version of the standard” and continue to use the term “updated standard” throughout the STANDATA
- Variance statement #1 and #2 be linked together for better clarity.

It was assumed that this would be more global from an alternate solution perspective but clarified that this is only when there is professional involvement.

It was questioned regarding the process when permits are taken out in other disciplines after the building permit is issued and which standards should be used. It is creating unforeseen . It was agreed consequences of cost / coordination of building elements when newer standards are required after design completion and BP issuance that this would be added as a future agenda item with input from the Electrical and Plumbing Sub-Councils.

[Dessario / Council Administration]

Andrew Smith / Ulrik Seward moved to support the issuance of draft Joint Variance STANDATA 14 BCV Updated Standards (V4), with the suggested revisions; CARRIED

2.3.2. Draft 14 BCB Radon ABC Part 6 Requirements

The draft was included in the portal and reviewed. This variance is being issued at the request of the sub-council to clarify requirements. It was questioned whether doing nothing was an acceptable approach if soil testing and conditions do not detect any radon present. It was clarified that this is an acceptable approach but if a test shows the presence of radon, mitigation is required.

Concern was expressed that the STANDATA doesn't go far enough in terms of what is expected of designers and what is expected of SCOs. It is believed further clarification is needed as to whether mitigation is needed or not needed and why. It was suggested to potentially recognize that future mitigation may be required (e.g. mechanical system). It was suggested that professional involvement verification be documented at the moment in time of the current Building Permit phase.

It was further clarified that it is ultimately the owner's responsibility at any time to ensure the building is safe, whether it's relative to radon or any other potential danger.

From an industry perspective, it is believed that more discussion is needed on the topic of radon. It was agreed that future discussion is needed regarding radon mitigation as a separate agenda item. [Dessario / Council Administration]

It was agreed that the Part 9 reference would be removed to avoid confusion.

It was agreed that a statement be added that the absence or presence of a soil gas mitigation system is at the discretion of the registered professional.

Ulrik Seward / Andrew Smith moved to support the issuance of draft STANDATA Draft 14 BCB Radon ABC Part 6 Requirements, with the suggested revisions; CARRIED

2.3.3. Draft 14 BCI Residential Children's Custodial Homes (V6)

Drafts were included in the portal and reviewed. It was noted that Version 8 supersedes Version 6. The STANDATA clarifies that in accordance with Article 9.10.2.2. as referenced by Article 9.10.2.1. Occupancy Classification, where a dwelling unit used as a Children's Custodial Home for ambulatory occupants living as a single housekeeping unit with sleeping accommodation for not more than 10 persons are permitted to be classified as residential occupancies (Group C) under the conditions listed in the STANDATA.

It was recognized this STANDATA is not applicable where detention exists, and it is not relative to any PDD facility.

The floor was opened for questions and the following feedback was provided:

- More clarity should be provided regarding the specific type of door intended in the statement "the heating appliance is in a room with a door"...e.g. a swinging door with a latch (not a by-fold, not a pocket door)
- It was suggested that the Part 3 reference state that "if it is applicable for Part 3 facilities"
- It was suggested that further clarification be added that a Building permit is always required even though there is no change of occupancy and no construction...but there is a change of use and therefore requires a permit
- It was clarified that caregivers work 24/7 and therefore, the less than 10 does not include the caregivers because they do not have sleeping accommodations. This will be added to the STANDATA for further clarity.
- Conversion is challenging relative to gypsum in the mechanical room. It was suggested that the wording from the AFC for Secondary Suites regarding a single sprinkler as an alternate solution be added
- Clarity needs to be added regarding smoke alarms and carbon monoxide alarms

- Last bullet needs to be corrected to read “will be licensed by”
- The STANDATA will be available for those licensing these facilities as well as linked to the Fire discipline STANDATAs

As many suggested revisions were provided by the sub-council, the Building Administrator will redraft the STANDATA (with tracked changes) to be recirculated for support via Letter Ballot.

[Chang / Council Administration]

2.3.4. Revision 14 BCI-002 Visual Signals (V13)

The draft was included in the portal and reviewed. The Building Administrator reported that he worked with an Electrical Sub-Council member and a Professional Engineer that works a lot with fire alarms. It was noted that wording from the NBC 2020 has been added into the Interpretation. It was clarified that a certain level of brightness is required for the strobe light.

Bruce Schultz / Greg Beck moved to support the issuance of draft STANDATA Revision 14 BCI-002 Visual Signals (V13), as circulated; CARRIED

The Building Administrator was commended and thanked for all his hard work in expediting the drafting of these STANDATAs.

3. Review Matters Arising/Action List

The action items were reviewed, the following status updates were noted and prioritized:

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
1.	Stacked Townhome Working Group	Working group to consider developing a code change proposal re: 9.10.14 and 9.10.15, AMA does not support the existing wording for a STANDATA		Working Group	Jan 25/18	High	
		Administrator will provide formal written response back to the BSC.		Chang	Jan 25/18		

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
		It was suggested numerous revisions to the STANDATA are needed, Working Group has requested meeting with Administrator UPDATE: This meeting has not yet occurred. It is believed that the issues aren't truly understood. The Administrator reported that it was proposed as an Interpretation and he believes some of it is really a Variance It was recommended that the WG consider separating the issues in the original proposal to simplify standata review understanding of issues applicable to each issue.		Working Group / Chang			Meeting to be requested by WG Chair with AMA to review issues specific to Alberta Alternative solution
2.	Off Site Review Clarification re: Pre-manufactured Structures	Development of an Information Bulletin on pre-manufactured structures.	Info Bulletin	Chang	Sept. 3/15	Low	Outstanding
3.	ABC 3.2.4.6. Application (Commissioning)	Draft Information Bulletin supported by BSC Jan 2018.	Info Bulletin	Chang	Dec. 10/15	Mid	STANDATA published, to be removed from action list
4.	Building Permit Application Requirements (Permit Application for a Building with MultiUnits)	Consider issuing an Information Bulletin re: requirements per building vs per unit. Include different practices by various AB municipalities. Draft reviewed by BSC.	Info Bulletin	Chang	Feb 25/16	Mid	Pending issuance
5.	Professional & Constructor Responsibilities WG	This was held up because of Professional Legislation Amendments, Administrator will provide formal status update Suggested there may be a need for APEGA to issue further guidelines on schedules as some think schedules are no longer needed. Update: APEGA document was published March 12, 2018 and included in portal (http://memberportal.safetycodes.ab.ca/Building/Agenda/2018%20Meetings/2%20-%20March%2015,%202018/Completing%20Alberta%20Building%20Code%20Schedules%20%20APEGA.pdf) An in-depth discussion was held regarding the inclusion of the schedules in the upcoming ABC. It was suggested that the Working Group's recommendations need to be reviewed to determine relevance and requested that this be reviewed. [Council Administration]	STANDATA	Chang		High	Remains outstanding
				Smith			New action item determined

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
6.	Non-waterborne Toilets (Non-Liquid Treatment Systems)	Bring revised draft to the sub-council; draft reviewed by BSC	STANDATA	Chang	May 18/17		STANDATA published, to be removed from action list
7.	Engineering Judgements for Fire Stop System	Consideration of the publication of a STANDATA based on the report provided to AMA; draft reviewed by BSC	STANDATA	Chang	Sept 3/15	Mid	Pending issuance
8.	AAA Practice Bulletins	AAA is accepting AMA input for redraft Update: The redrafted Practice Bulletins are close to completion	Discuss concerns provincial ministry responsible for profession	Orr	Mar 23/17		With no further action by the BSC, this item was removed from the action list
		Recommendation that AMA issue communication to SCOs addressing the confusion between the Practice Bulletins and the Safety Codes Act	STANDATA Info Bulletin	Chang	Mar 23/17		Closed
9.	PSC – unintended effects of NECB on hydronics industry	The Building Administrator and PSC Chair will continue to work on this. Report will be included in portal. Update: Performance path modeling is considered an alternative solution		Chang/Hughes/Rossmann			Reports in BSC Shared Docs.issue to be monitored only.
10.	Window Safety Code Change Proposal	Update on correspondence to Minister Update: Letter from Minister in March 2018 meeting folder Brief update was provided on what is going to be worked on. Bruce Schultz will provide BSC with 2020 proposed code change when available. Work on suggestions on how to address this issue in existing homes for presentation to BSC (public education)		Schultz	Sept. 28/17		In progress

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
11.	Review Proposed NBC Changes	<p>Update on working group activities/progress on feedback that was provided through AMA to NRC</p> <p>Update: A lot of working is happening on this project and proposed changes will be forward to the working group</p> <p>It was requested that a schedule for the project as well as a list of all changes be provided to ensure there are no unintended consequences.</p> <p>An overview was shown on screen of the 5-column document. It was asked that the actual code clauses be added in a new column of how it will appear in the next ABC and clarified title headings.</p> <p>It was asked that notification be sent when docs uploaded to portal for review.</p> <p>BSC was recognized as the public consultation process and documents are not to be shared.</p> <p>It was suggested that this be a separate agenda item for future meetings.</p>		Schultz	Sept. 28/17		In progress, New action items assigned
12.	Mobile Cooking Operations	<p>Working with NFPA</p> <p>Update: Will be published within the next couple of weeks</p>	STANDATA	Chang	Sept. 28/17		Pending issuance
13.	AGLC changes for Microbreweries/ Fire Separation	<p>Further discussion will be held between Building Administrator and Fire Administrator on whether a STANDATA might be necessary</p> <p>Update: Distillers are the primary issue and discussions are still being held with the City of Calgary. Calgary is working on expectations of what they'll be looking for.</p> <p>It was suggested Alberta could create sub-categories based on the main classifications in NBC/NFC.</p>		Chang/Parker	Sept. 28/17		In progress
14.	Buildings Used for the Parking, Repair or Servicing of Tank Vehicles	Provide a redlined document showing revisions and feedback from the Fire Sub-Council. Draft supported by BSC Jan 2018.	STANDATA	Chang	Nov. 16/17		STANDATA published, removed from action list
15.	BCV CSA-S16 Design of Steel Structures	The BSC recommends to AMA that consideration be given for a wider avenue for professionals to use the most current codes & standards.		Chang/Orr	Nov 16/17		Revised to Updated Standards STANDATA Pending issue
16.	Revision – BCI Visual Signals	Draft reviewed and supported by BSC	STANDATA	Chang	Nov 16/17		Pending issuance

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
17.	Elevator Permits – FEO Upgrades	Discuss the potential for a joint Building-Elevator-Fire STANDATA with other administrators and report back Update: Building, Fire, Elevator and Electrical Administrators are discussing of joint STANDATA to require a Building permit or at least a flag to the Building discipline		Chang	Nov 16/17		Being worked on
		Bring this topic forward at the TCC		Dessario	Nov 16/17		Completed
18.	Heat Recovery Ventilators Clarification	BILD AB and SMCAA will work together to summarize the issues and recommend a path forward. Update: Brought document to City of Calgary, this will be added to the next agenda with a presentation from the City of Calgary		Dessario / Kramer	Nov 16/17		New action item assigned
19.	Sidewall Vent Terminations / Building Openings	BSC provided proposed changes to Gas Administrator in March 2016 w/ suggestion for joint Gas-Building STANDATA. From GSC Jan 2018: members compiling issues in writing to forward to Gas Administrator, who will discuss revisiting the document w/ the Building Administrator for possible joint STANDATA. Update: Reference included in Building STANDATAs	STANDATA	Manning / Chang	Jan 25/18		

4. Matters for Discussion

4.1. Understanding Government Policy presentation

A presentation was provided on Understanding Government Policy. Highlights of the presentation included:

- What Policy is
- Government is best defined as the Executive Branch (Cabinet)
- Government Policy Authority comes from the Constitution and Acts
- Acts allow the government to take action through many tools including Regulations
- An overview was provided on:
 - How Government Policy is developed
 - How policy makers determine which policy to use
 - How laws are created
 - How Government decisions are made, including the Flow Chart used for making decisions
 - How laws are drafted
 - What the Department does
 - How the Council fits in for Safety Codes Policy
 - How the Council and the Government can work together
- It was emphasized that the Minister is ultimately accountable for making the decision

Any questions relative to policy can be addressed to the Public Safety Division policy staff member assigned to the BSC (laura.willcocks@gov.ab.ca).

The floor was opened for questions and the following was noted.

- Clarification was provided regarding when recommendations are not moved forward, and this could be because it is not a government priority at that particular time
- It was clarified that the Policy Department would prepare briefing notes and documentation with the assistance of a subject-matter expert (e.g. Building Administrator) and it moves through several approval stages. The Policy Coordination Office manages the cabinet agenda.
- It was clarified that although frustration is often experienced regarding how long things take to move through the system, it is still the sub-council's responsibility to bring forward any / all issues for the safety of Albertans.
- It was questioned regarding whether regulation expiry dates are being removed or added. Previous government did add expiry dates into regulations, but this government has had the tendency to remove expiry dates.

4.1.1. Use of Verification of Compliance During Plans Review

During revisions to a QMP, it has been questioned if a Verification of Compliance could be implemented as part of the Plans Review to make the process more efficient for the SCOs to expedite permits. The following feedback was provided:

- There tends to be a lot of negotiation back and forth for large projects
- It was believed that it would still be up to the SCO to determine which items could be accepted if a Verification of Compliance was implemented
- It is believed that each municipality needs to create a list of things that cannot be accepted if a Verification of Compliance during plan review was implemented
- It would assist the municipalities to expedite the building permit process
- It puts more onus on the owner/contractor to ensure deficiencies in the plan are corrected
- Municipalities don't want another full new set of drawings for minor issues It is believed that some municipalities already do something similar Current standard of conditions of BP issued by municipalities works and thought to be an appropriate standard It is believed there needs to be more collaboration and not another layer of documentation that serves no purpose
- It is believed that the current A/ B schedule process with BP submission provides the confirmation of compliance
- It was believed that if accepting Verification of Compliance, it was suggested the SCO cannot question the interpretation of the professional
- It was suggested the process needs improvement rather than a letter
- It is believed that if this is added into the QMP it simply formalizes the processes that are already being used, not adding another layer
- Caution was expressed regarding the use of the term Verification of Compliance, in relation to its definition in the code
- Perhaps further clarity is needed regarding the SCOs' responsibilities during the plans review

This led to a discussion regarding partial permits, any conditions of the permit and that not all issues can be addressed through permit conditions.

It was noted that the approval of QMPs is the responsibility of the Administrator of Accreditation and he thanked everyone for their feedback. There was no further action required.

4.2. 14-BCI-018 Elevator Operations and Accessibility

It was reported that discussion regarding the issuance of the recent STANDATA is being brought forward because it is believed that these issues will become more prevalent. It can take a long time to receive some elevator parts which can cause major delays in repair times.

In Ontario, legislation has been put in place fining elevator companies if not up and running within 14 days (http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&BillID=4638). It was asked if something similar could be done in Alberta. It was suggested that perhaps a timeline could be added relative to the amount of time an owner has to put a plan in place to get a device fixed but with some leeway for the AHJ to negotiate.

Bruce Schultz / Corey Klimchuk moved to recommend to Alberta Municipal Affairs to further review the STANDATA for consideration of the addition of timelines being incorporated; CARRIED [Chang]

4.3. Carbon Monoxide Detectors in Existing Homes

The Alberta Building Code requires carbon monoxide detectors in new residential construction, but it does not address carbon monoxide detectors in existing homes. This topic was brought forward due to a child death recently in Airdrie. It was suggested that consideration could be given for including this in the Alberta Fire Code which is how smoke detectors were addressed.

It was reported that the Minister has been made aware of the fatality and discussions are being held within the Department. But this does not preclude the Building and Fire Sub-Councils from bringing forward any suggestions or recommendations.

It was questioned about what other provinces have done anything in this regard, and clarified that codes typically deal with new construction and not retroactivity. It was noted that the City of Airdrie is addressing this through a bylaw relative to the maintenance of appliances.

It was requested this be placed in the action items list for reports back to the sub-council from AMA and/or any potential support of a proposed code change. [Council Administration]

It was requested that AMA consider gathering rationale from NRC regarding the requirement for installation of carbon monoxide detectors in new homes. [Chang]

It was also suggested that this be brought forward to the Fire Sub-Council. [Bos / Gratton]

4.4. 14-BCV-007 Interior Stairways for Roof Access

The existing STANDATA was included in the portal and reviewed. The Building Administrator reported that no changes have been made to the STANDATA as he was awaiting discussion and more feedback.

A discussion was held regarding discrepancies with OH&S requirements. It was further noted that Kenneth Roskell has requested the removal of the use of a ship's ladder. This item was deferred until the next meeting so that Kenneth Roskell can be included in the discussion.

4.5. Radon – Suggested Information Bulletin

It was noted that the addition of this agenda item was relative to Action Item #18 from the January minutes. Those concerns have been addressed through the supported STANDATA that is being published. It was suggested that further discussion be held regarding Radon and the

Building Administrator reported that he will research to determine if there were any substantive changes for 2020. [Chang]

4.6. 14-BCV-016 Manufactured Structural Components in the Construction of One- and Two-Family Dwellings

The republished STANDATA was included in the portal. It was noted that software has significantly changed over the years and the STANDATA has not progressed accordingly.

It was recognized that this STANDATA is only relative to one- and two-family dwellings which typically would not require professional involvement. It was questioned regarding the magnitude of the use of the professional involvement and it was reported that typically if the material meets the prescriptive requirements of the code, an SCO would not make professional involvement a requirement.

It was reported that the item was brought up to gather input as single-family homes are outside of APEGA justification unless the SCO requires it. Examples were provided of the processes used in various municipalities. It was noted that there are some triggers in the code that would warrant professional involvement.

It was suggested that APEGA may be the most suitable to provide trigger points of when they believe professional involvement should be required as well as potential edits to the STANDATA. It was suggested that manufacturers also be consulted to gain feedback.

The discussion led to a much bigger topic than simply the STANDATA. It was requested that the STANDATA also be reviewed for updating of procedures that are included as well as noting 4 or fewer dwelling units instead of only up to 2.

Andrew Smith will conduct further research and will bring this back for discussion at a future meeting. [Smith]

4.7. Supportive Living Accommodation Licensing Act (SLALA) Pilot Project Update

A pilot project is underway, and this item was added to gather further information on the project update. It was reported that 25 SLALA homes are overdue for licensing in Calgary. Preliminary findings are that 85% of SLALA would be Group B, possibly providing declaration that the home is a C occupancy.

This will be added to the action list for reporting of the pilot projects underway.

[Council Administration]

4.8. Building Licensing Concerns

It was noted that temporary licenses are being used and that these need to be fully in place by May 1, 2018. It was questioned if that timeline is feasible. It was questioned if others have been experiencing similar challenges. As a sub-council, it was questioned whether there is a need to enquire further with the Builder Licensing Department.

It was clarified that builders do not have to wait until May 1 to apply and builders were encouraged to do this as quickly as possible to avoid backlog. It was questioned whether those applying just before the deadline would be able to continue with the temporary license if they can prove they've applied for their new license.

Laura Willcocks will research this and will bring information back to the sub-council. [Willcocks]

4.9. Sub-Council Liaison Reports

4.9.1. Fire Sub-Council

There was nothing new to report. For future meetings, a small group of members will take turns in the liaison role to will ensure a representative from BSC is present at the Fire Sub-Council meetings.

4.9.2. Electrical Sub-Council

The Electrical Sub-Council liaison asked if the Building discipline was having any issues regarding pictograms being removed from STANDATAs for special inspections and approvals. No concerns were noted. It was reported that the Director of Code Development is looking into this for the electrical discipline.

4.9.2.1. List of Issues

It was reported that the Electrical Sub-Council liaison is still working on a list of issues to bring forward.

4.9.3. TCC Report

Vice Chair, Russell Croome, reported on the TCC meeting held on Tuesday. Highlights of the topics of discussion included:

- Elevator upgrades regarding Fire Emergency Operations STANDATA and Building Permits
- Radon discussion regarding the lack of concrete under furnaces but this issue seems to be resolving itself through the Temporary Heat STANDATA
- Governance presentation and discussion – this will also be provided to each sub-council
- Council Connect Presentation (formerly ACTS Project – Accreditation, Certification and Training System) – system will be launched in June 2018, Continuing Education requirement will be launched in January 2019

- Reminder of Dr. Sauer Award nominations
- Child Falls from Windows recommendation presented an excellent and compelling argument and strongly supported by the Minister

4.10. Council Updates

The following was reported:

- Members were reminded of the card for Bob Zifkin
- Building Sub-Council will receive the same governance presentation and will be consulted about both the BSC and the TCC; how to address energy codes will also be part of this discussion
- SCC Office is moving a block down and meetings will be moving to SCC offices in the fall

4.10.1. Barrier Free Sub-Council Liaison

It was reported that a new public member is being appointed to the Barrier Free Sub-Council and therefore, Yvette Werenka will no longer be the liaison.

The Council was asked to send the Building Sub-Council's thanks for Yvette Werenka's participation as the liaison on the last several years. [Council Administration]

4.11. Alberta Municipal Affairs Report

The Building Administrator reported the following:

- An overview was provided of staffing changes and new hires:
 - 2 new building technical advisors
 - A new Team Leader of Technical Advisors
 - 2 new fire technical advisor positions are being interviewed
 - A new Director of Standards Development for Mechanical
 - A new Policy Director
- Cannabis legislation is still being worked through
- Carbon monoxide detectors under review
- Due to a recent fatality, garage door sensors are being discussed as there is no requirement on commercial doors
- A brief update was provided on previous items addressed on the agenda such as STANDATAs, PDD, SLALA
- It was reported that the NBC references 2015 NEBC with 2017 amendments but it has been published as the 2017 NEBC

4.11.1. Communication to Industry re. Code Adoption Timing

It was reported that a general communication was sent out last week to provide notification of the upcoming new codes.

5. Other Business and Meeting Finalization

5.1. Meeting and Agenda Feedback

There was nothing further brought forward.

5.2. Next Meeting

The next meeting was confirmed for Thursday, May 24, 2018 at 9:00 a.m. in Edmonton. If an extraordinary meeting is required for code development, Wednesday, May 23, 2018 was also tentatively blocked off.

5.2.1. 2018 Conference & AGM

Members were reminded of the 2018 AGM and Conference being held from May 30 to June 1, 2018 at the Rimrock Hotel in Banff.

Members were reminded to provide recommendations for Hosting elements representing Building Sub council that could be incorporated.

5.3. Meeting Adjournment

The meeting was adjourned at 4:15 p.m.

– ACTION ITEMS FROM TODAY’S MEETING –

1.2. Adoption of January 25, 2018 Minutes

- 4.3.1. Occupancy Load Priority – add to Action List [Council Administration]
- 4.7. SLALA Pilot Project Update – add to Action List [Council Administration]

2.3.1. Draft 14 BCV Updated Standards

It was questioned regarding the process when permits are taken out in other disciplines post building permit and which standards should be used. It was agreed that this would be added as a future agenda item with input from the Electrical and Plumbing Sub-Councils.

[Dessario / Council Administration]

2.3.2. Draft 14 BCB Radon ABC Part 6 Requirements

From an industry perspective, it is believed that more discussion is needed on the topic of Radon. It was agreed that future discussion is needed regarding Radon Mitigation as a separate agenda item.

[Dessario / Council Administration]

2.3.3. Draft 14 BCI Residential Children’s Custodial Homes (V6)

As a lot of suggested revisions were provided by the sub-council, the Building Administrator will redraft the STANDATA (with tracked changes) to be recirculated for support via Letter Ballot.

[Chang / Council Administration]

4.2. 14-BCI-018 Elevator Operations and Accessibility

Recommend to Alberta Municipal Affairs to further review the STANDATA for consideration of the addition of timelines being incorporated.

[Chang]

4.3. Carbon Monoxide Detectors in Existing Homes

It was requested this be placed in the action items list for reports back to the sub-council from AMA and/or any potential support of a proposed code change.

[Council Administration]

It was requested that AMA consider gathering rationale from NRC regarding the requirement for installation of Carbon Monoxide Detectors in new homes.

[Chang]

It was also suggested that this be brought forward to the Fire Sub-Council.

[Bos / Gratton]

4.5. Radon – Suggested Information Bulletin

It was suggested that further discussion be held regarding Radon and the Building Administrator reported that he will research to determine if there were any substantive changes for 2020.

[Chang]

4.6. 14-BCV-016 Manufactured Structural Components in the Construction of One- and Two-Family Dwellings

Andrew Smith will conduct further research and will bring this back for discussion at a future meeting. [Smith]

4.7. SLALA Pilot Project Update (everything renumbered accordingly)

This will be added to the action list for reporting of the pilot projects underway.

[Council Administration]

4.8. Building Licensing Concerns

Laura Willcocks will research this and will bring information back to the sub-council. [Willcocks]

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The Council was asked to send the Building Sub-Council's thanks for Yvette Werenka's participation as the liaison on the last several years. [Council Administration]

– MOTIONS –

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Lee Phillips / Greg Beck moved to recommend to the Board the reappointment of Colin Belliveau to the Building Sub-Council, representing the Labour industry segment for a term until January 31, 2021, effective immediately; CARRIED

2.3.1. Draft 14 BCV Updated Standards

Andrew Smith / Ulrik Seward moved to support the issuance of draft Joint Variance STANDATA 14 BCV Updated Standards (V4), with the suggested revisions; CARRIED

2.3.2. Draft 14 BCB Radon ABC Part 6 Requirements

Ulrik Seward / Andrew Smith moved to support the issuance of draft STANDATA Draft 14 BCB Radon ABC Part 6 Requirements, with the suggested revisions; CARRIED

2.3.4. Revision 14 BCI-002 Visual Signals (V13)

Bruce Schultz / Greg Beck moved to support the issuance of draft STANDATA Revision 14 BCI-002 Visual Signals (V13), as circulated; CARRIED

4.2. 14-BCI-018 Elevator Operations and Accessibility

Bruce Schultz / Corey Klimchuk moved to recommend to Alberta Municipal Affairs to further review the STANDATA for consideration of the addition of timelines being incorporated; CARRIED