



# Safety Codes Council

## MINUTES OF THE FOURTH BUILDING SUB-COUNCIL MEETING OF 2020

**DATE:** March 19, 2020

**TIME:** 8:30 a.m. to 3:50 p.m.

**LOCATION:** Teleconference

**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  
Lee Phillips  
Laura Ritchie  
Bruce Schultz, Vice Chair South  
Ulrik Seward  
Terrance O'Flaherty

*Safety Codes Council*

Susan Rossmann, Kathryn Derkach, Jennifer Johnson

*Alberta Municipal Affairs*

Paul Chang, James Orr (Items 2.1.3 & 2.4), Mike Hill, Joe Healy

**REGRETS:** Robert Kralka; Darin Sceviour

**GUESTS:** Karen Muir, BFSC Liaison; Chris Taylor, FSC Liaison; Gerry Wiles, ESC Liaison; Paul Duffy & Stephen Wieroniey, Spray Foam Coalition; Stephanie Martin, Rockyview County; Brendan Ottosen, AACA

**RECORDER:** Jennifer Johnson

**2020 MEETINGS:** May 14, September 17, November 5

## 1. Meeting Opening

The Chair called the meeting to order at 8:35 a.m. A round table introduction was held and teleconference etiquette was reviewed.

### 1.1 Agenda Adoption

The following items were added to the agenda:

- 2.4. Farm Buildings
- 4.12. Implications of Covid-19 on AHJs
- 4.13. Implications of Red Tape Reduction on permit approvals

**Russell Croome /Bruce Schultz moved that the agenda be adopted, as amended; CARRIED.**

### 1.2 Adoption of the January 15 Minutes

**Keith Jansen / Terrance O’Flaherty moved to adopt the minutes of the January 15, 2020 meeting, as circulated; CARRIED.**

### 1.3 Adoption of January 16 Minutes

The minutes were reviewed and the following corrections were made:

- Under the summary of motions on page 9, 4.1. Sprinklers in Residential Occupancies Presentation, spelling error of ‘Park’ should be ‘Part’.

**Keith Jansen / Bruce Schultz moved to adopt the minutes of the January 16, 2020 meeting, as amended; CARRIED.**

### 1.4. Adoption of February 19 Minutes

**Terrance O’Flaherty / Rick Gratton moved to adopt the minutes of the February 19, 2020 meeting, as circulated; CARRIED.**

### 1.5 Adoption of February 28 Minutes

**Grace O’Brien / Terrance O’Flaherty moved to adopt the minutes of the February 28, 2020 meeting, as circulated; CARRIED.**

## 2. Matters for Decision

### 2.1. STANDATA Review

#### 2.1.1. Separation of Suites in Strip Malls

Alberta Municipal Affairs requested input on whether this STANDATA is still required, after discussion it was agreed it could be archived.

**Bruce Schultz / Stephen Hill moved to recommend the withdrawal of the Separation of Suites in Strip Malls STANDATA due to lack of use; CARRIED.**

#### 2.1.2 Manufactured Engineered Components up to 4 Dwellings

*Vice Chair South chaired the discussion*

There is support from the industry to keep this STANDATA in place. Sub-council members had feedback they would like to see incorporated. The Administrator will bring a revised version back to the next sub-council meeting. [Chang]

### **2.1.3 Twelve Storey Encapsulated Mass Timber Construction**

The Twelve Storey Encapsulated Mass Timber Construction STANDATA was issued. It was noted that NRC may have illustrations which Municipal Affairs will request to put create an update STANDATA.

**David Flanagan / Bruce Schultz moved to support the issuance of the Twelve Storey Encapsulated Mass Timber Construction STANDATA; CARRIED.**

### **2.1.4. Building Permit Required Bulletin**

This bulletin directs industry to confirm with AHJs in instances where it may be unclear if a building permit is necessary. It was noted that further detail would be useful, a revised version will be brought back to the next meeting. [Chang]

### **2.1.5 Reissued Joint STANDATA (4)**

The following STANDATAS were reissued:

- 19-BCI-014 Fire Alarm and Fire Suppression System Verification and Testing Certificates
- 19-BCB-004 Occupancy of Buildings Under Construction
- 19-BCV-015 Construction Site Fire Safety Plans
- 19-BCV-016 Sprinkler Systems with Antifreeze Solutions

**Stephen Hill / Terrance O’Flaherty moved to support the reissuance of the following STANDATAS: 19-BCI-014 Fire Alarm and Fire Suppression System Verification and Testing Certificates, 19-BCB-004 Occupancy of Buildings Under Construction, 19-BCV-015 Construction Site Fire Safety Plans, 19-BCV-016 Sprinkler Systems with Antifreeze Solutions; CARRIED.**

## **2.2. Formation of the Trade Off for Sprinklers in Part 9 Buildings Working Group**

Since the last meeting, a new working group process has been introduced. The new process was explained to the sub-council and used to finalize the working group.

**Stephen Hill / Keith Jansen moved for the working group to provide a formal recommendation to the Building Sub-Council meeting on November 5<sup>th</sup>; CARRIED.**

**Rick Gratton / Stephen Hill moved that the working group will include the following members: Rick Gratton (Chair), Bruce Schultz, Terrance O’Flaherty, Cammie Laird (FSC), and industry representatives as needed; CARRIED.**

## **2.3. Closed Session**

**Bruce Schultz / Terrance O’Flaherty moved to enter closed session; CARRIED.**

Discussion of item 2.3.1 was held in closed session.

**Corey Klimchuk / Russell Croome moved to come out closed session; CARRIED.**

### **2.3.1 Nomination of Brendan Ottosen to represent Large Industrial Developments**

**Corey Klimchuk / Terrance O’Flaherty moved to recommend to the Board appointment of Brendan Ottosen to the Building Sub-Council to represent Large Industrial Developments for a term ending June 1, 2021 effective April 1, 2020; CARRIED.**

## **2.4. Farm Buildings**

*Vice Chair South chaired the discussion*

It was discussed that by adopting the large farm building code provisions in the National Building Code - Alberta Edition, we would be on track with the move towards harmonization. It was clarified that this would only apply to farm buildings over 600 sq.m. and would not impact the average family farm.

**Andy Smith / Stephen Hill moved that further to the presentation and discussion at the January 2020 BSC meeting highlighting a number potential building safety concerns for buildings identified as “farm buildings” under the existing NBC (AE) Div A, Clause 1.1.1.1. (5), it is recommended to the Board and Municipal Affairs that this clause be modified and the new Part 2 provisions for Large Farm Buildings in the forthcoming National Building Code 2020 be adopted into the next edition of the National Building Code - Alberta Edition, and that building permits be required for buildings in this category; CARRIED.**

## **3. Review Matters Arising/Action List**

	<b>Item</b>	<b>Description</b>	<b>Action</b>	<b>Responsible</b>	<b>Date Initiated</b>	<b>Priority</b>	<b>Status/Update</b>
1.	Stacked Townhomes	Consideration of a code change proposal re: 9.10.14 and 9.10.15, AMA does not support the existing wording for a STANDATA		Chang	Jan 25/18	High	The Building Administrator will continue to work on this. Future agenda item.
2.	Off Site Review Clarification re: Pre-manufactured Structures	Development of an Information Bulletin on pre-manufactured structures.	<b>Info Bulletin</b>	Chang	Sep 3/15	High	With AMA
3.	Professional & Constructor Responsibilities / Letters of Assurance?	AMA, APEGA, AAA and Council meet regularly on this topic and will provide updates to BSC; will be meeting every 2 weeks	<b>Review w/ AMA, APEGA and AAA</b>	Smith/Beck		High	Item 4.5 on the agenda
4.	Technical Judgements for Fire Stop System	Consideration of the publication of a STANDATA based on the report	<b>STANDATA</b>	Chang	Sep 3/15	Mid	With AMA

		provided to AMA; draft reviewed by BSC					
5.	Elevator Permits – FEO Upgrades	Building, Fire, Elevator and Electrical Administrators are discussing a joint STANDATA to require a Building permit or at least a flag to the Building discipline	<b>STANDATA</b>	Chang	Nov 16/17	Mid	Item 2.1.4 on the agenda
6.	14 BCI Residential Children’s Homes	Draft supported by BSC April 2018	<b>STANDATA</b>	Chang			With AMA
7.	14-BCV-007 Interior Stairways for Roof Access	BSC requests that AMA consider revisiting this STANDATA to take into consideration AEDARSA and OHS requirements.	<b>Revisit published STANDATA</b>	Chang	Mar 21/19		Item 4.4 on agenda
8.	Fire Protected Joists	The Director of Codes and Standards will ensure this item is also added to the next PTPACC meeting agenda. This is not anticipated to be in the 2020 Codes.		Orr	Sep 27/18	Mid	On hold
9.	Requirements of Engineering Letter for Accepting Material or System Not in Code	Greg Beck will bring this issue back to AAA.		Beck	Sep 27/18	High	Greg Beck will pass this item onto his successor.
		Mag Board SIP issue propagated this issue. Applicable to other proprietary products as well. APEGA has a Standard of Practice for Product Authentication. Product could be accepted as alternate solution if signed off by a		Chang	Jan 17/19		Review is being done by APEGA of the recent Gas Variance to see if it could be used to address the issue.

		professional. Recent Gas Variance about engineering authentication may be pertinent.					
10.	Permit Requirements for Refrigeration Systems	Request that AMA consider drafting a STANDATA to clarify permitting requirements for refrigeration systems.	<b>STANDATA</b>	Chang	Nov 8/18	Low	<b>19-BCB-000 Draft Permits Building Discipline (V3)</b>  Item 2.1.4 on the agenda
11.	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.	<b>STANDATA</b>	Chang	Nov 8/18	High	Item 2.1.2 on the agenda
12.	Depressurization STANDATA – path forward without cfm number	Bring this issue back to BILD to determine whether an industry group would be willing to take this on this work.		Jansen/Flanagan	May 9/19		Keith Jansen will talk to David Flanagan to investigate development of an information bulletin.  No movement on this. Remove from agenda.
13.	Building Anchorage – box ladder (9.23.6.1.2.c) /sill plate (9.23.6.1.3)	It was suggested that clarification be requested on the reason for the changes between the 2010 and the 2015 code requirements. The Administrator will review this relative to harmonizing with the NBC and will report back to the BSC.		Chang	Sept 12/19		There is no new information from AMA. It is an uncommon issue but may become more common with the energy code. This item can be closed.
		Gather information from BILD and bring an update to the March meeting.		Gratton			Can be removed

14.	Pre-Engineered Solutions for Thin Masonry Veneers	Administrator to work with the Alberta Masonry Council (AMC) on proposed STANDATA		Chang	Jan 16/20		The Administrator is continuing work with AMC reviewing engineering reports and compiling concerns before anything comes back to the BSC for review.
15.	Farm Buildings in NBC(AE) Code	Permitting Concerns and Harmonization with 2020 Code		Smith	Mar 19/20		Item 2.4 on the agenda
16.	Exiting to a Public Thoroughfare	It was requested that Municipal Affairs provide clarity around what "access to thoroughfare" means.		Chang	Jan 16/20		The term "access to thoroughfare" is being removed from the code and replaced with "exiting to public way". The NBC-AE does not address maintaining a clear path ie due to landscaping, maintenance etc. While concerns are supported by Municipal Affairs, there is no further clarity that can be provided. Item can be closed.
		Request statistics/data on the scope of this issue.		FSC	Jan 16/20		The FSC liaison will take this to the next FSC meeting and report back at the following BSC meeting.

17.	BCV-010 Oil and Gas Processing Facilities	Clarification on the intent of this STANDATA and the value it provides. The Administrator to work with Laura Ritchie and bring revisions back.		Chang/Ritchie	Jan 15/20		In progress
18.	BCV-001 Steel Building Systems	Clarification needed around the term “steel building systems” and when CSA A660 would apply. The Administrator to work with Laura Ritchie and bring revisions back.		Chang/Ritchie	Jan 15/20		In progress

#### 4. Matters for Discussion

##### 4.1. Prescriptive Requirements for Unvented Attics Presentation

Stephen Wieroniey and Paul Duffy from the Spray Foam Coalition presented their STANDATA proposal for unvented attics. Supporting documents and presentation were included in the Member Portal.

Highlights of the presentation included:

- Unvented Attics (UVAs) improve air tightness and allow for simplified construction and improved energy efficiency.
- UVAs are resistant to extreme weather
- Despite the fact builders are designing homes with UVAs, there is no prescriptive description of how to construct the in the NBCC or NBC(AE)

Discussion after the presentation included:

- There have been issues in Alberta with contractors combining different materials, which doesn’t work, so it would be good to see that addressed.
- Concern was expressed over the accuracy of the fire testing included in the reports.
- Since this is a site manufactured product, it’s only as good as the installer which could lead to issues.

After discussion, it was decided that this proposed solution should be looked at the national level with a code change request that would include committee and public reviews.

**Bruce Schultz / Keith Jansen moved to not support the proposed STANDATA at this time; CARRIED.**

##### 4.2. Future NBC Code Transition Provisions

Large sites (ie. townhouses) may have a Development Permit that covers several buildings which may be built in phases spanning 2 code cycles. The Building Code Regulation used to include a provision that allowed the AHJ to allow use of the older code after the end of the code transition period, this has been replaced by an AMA Notice. It was noted that the previous provision was more detailed



and further clarification would be useful. The Administrator agreed to bring the Notice back for comment before the next code change.

[Chang]

#### **4.3. Alternate Solutions for Vented Soffits**

Information was included in the portal on a product which can be put behind vented soffits and may increase fire protection. The Administrator reported that he will have further documentation regarding testing for review at the May meeting.

[Chang]

#### **4.4. 14 –BCV-007 Interior Stairways for Roof Access**

There are 2 clauses in the Building code that require roof access and there are concerns about this STANDATA allowing the use of ship's ladders in place of interior stairways in certain situations. As well, this allows the PIP standard to be applied as the only access to the roof, it was noted while that may provide an acceptable secondary option it should not be the primary option. There were also questions about how these requirements would work with the roof hatch design. It was decided that more clarification is needed.

##### **3.2.5.3 Roof Access**

1) On a building more than 3 storeys in building height where the slope of the roof is less than 1 in 4, all main roof areas shall be provided with direct access from the floor areas immediately below, either by a) a stairway, or b) hatch not less than 550 mm by 900 mm with a fixed ladder.

##### **3.6.4.7 Roof Access**

1) A building shall be provided with direct access to the roof by an interior stairway if a) heating, ventilating or air-conditioning equipment is installed on the roof, and b) the roof elevation is more than 4 m above grade

2) Access shall be provided to roof areas in which tie back and anchor systems are provided for window cleaning suspended power platforms and if access is through a) the roof, it shall be by means of an interior staircase, or b) a wall, the panels should be openable from the outside without the use of keys or any specialized device or knowledge

3) Fixed access shall be provided to rooftop heating, ventilating or air-conditioning equipment that is installed on a sloped roof.

**Terrance O'Flaherty / Laura Ritchie moved to recommend to Municipal Affairs that the current STANDATA be split and the two separate clauses be dealt with individually; CARRIED.**

#### **4.5. Building Code Schedules Task Force**

*Vice Chair North chaired this item*

The task force presentation was included in the portal and was presented as information for the sub-council. Highlights of the presentation included:

- ABC schedules require some improvement to better protect public interest
- NBC(AE) schedules should remain with AMA as part of the Building Code
- It was recommended that Municipal Affairs develop a user guide for AHJs and other stakeholders to better explain when schedules are required and how they should be completed

#### **4.6. Governance Update Presentation**

Susan Rossmann, Manager of Stakeholder Relations, gave a presentation on the sub-council governance review findings. Highlights of the presentation included:

- Overall, the feedback was positive with some suggestions for improving processes, some of which have already been implemented.
- Two major issues were identified:
  - It was found that the TCC was meeting too infrequently and the technical expertise at the table wasn't always sufficient to effectively address issues.
  - There are two working groups that are functioning as sub-councils but don't have the governance structure or oversight that sub-councils do: the PSDS working group (Plumbing Sub-Council) and AEUC working group (Electrical Sub-Council).
- The Board has made the recommendation to dissolve the TCC and create two new sub-councils. These recommendations would be implemented through a bylaw change, which is being presented at the AGM in May. To ensure communication among sub-councils is maintained, the Council will continue work on improved reporting systems and processes between sub-councils:
  - Liaisons
  - Joint working groups
  - Working group report templates
  - Quarterly reports
  - Two-week agenda package posting

The ESC Liaison is also the Chair of the ESC, share his support of the dissolving of the TCC.

The BSC Vice Chairs North and South have both attended TCC meetings and support this proposal.

#### **4.7. Skills Matrix**

Deferred to next meeting.

#### **4.8. Liaison Reports**

##### **4.8.1. Fire Sub-Council**

Update deferred to next meeting.

##### **4.8.2. Barrier Free Sub-Council**

Update deferred to next meeting.

#### **4.9. Working Group Reports**

##### **4.9.1. Occupant Load**

Update deferred to next meeting.

##### **4.9.2. Using Stopped Escalators as Stairs**

Update deferred to next meeting.

#### **4.10. Administrator/AMA Report**

Update deferred to next meeting.

#### **4.11. Council Updates**

A written report was provided in the portal which sub-council members were encouraged to review.

#### **4.12. Implications of Covid-19 on AHJs**

The group discussed what impact the Covid-19 outbreak was having on permitting and construction. It was noted that the number of permit applications for this month in Calgary and Edmonton are very close to the same as last year. Permit applications are still being accepted in person at this time in Edmonton and online for both. Inspection volume is down slightly and screening procedures are in place for the health and safety of safety codes officers.

#### **4.13. Implications of Red Tape Reduction on Permit Approvals**

Deferred to next meeting due to time constraints.

### **5. Meeting Finalization**

#### **5.1. Round Table**

#### **5.2. Next Meeting**

The next meeting was reconfirmed for May 14th, 2020 at 8:30 a.m.

#### **5.3. Meeting Adjournment**

**Grace O'Brien / Lee Philips moved to adjourn; CARRIED.**

The meeting was adjourned at 3:50 p.m.

– NEW ACTION ITEMS –

**2.1.2 Manufactured Engineered Components up to 4 Dwellings**

Sub-council members had feedback they would like to see incorporated. The Administrator will bring a revised version back to the next sub-council meeting. [Chang]

**2.1.3 Twelve Storey Encapsulated Mass Timber Construction**

It was noted that NRC may have illustrations which Municipal Affairs will request to create an updated STANDATA. [Chang]

**2.1.4. Building Permit Required Bulletin**

This bulletin directs industry to confirm with AHJs in instances where it may be unclear if a building permit is necessary. It was noted that further detail would be useful, a revised version will be brought back to the next meeting. [Chang]

**4.13. Implications of Red Tape Reduction on Permit Approvals**

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[Council Administration]

**4.2. Future NBC Code Transition Provisions**

The Building Code Regulation used to include a provision that enabled the AHJ to allow use of the older code after the end of the code transition period, this has been replaced by an AMA Notice. It was noted that the previous provision was more detailed and further clarification would be useful. The Administrator agreed to bring the Notice back for comment before the next code change.

[Chang]

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Information was included in the portal on a product which can be put behind vented soffits and may increase fire protection. The Administrator reported that he will have further documentation regarding testing for review at the May meeting. [Chang]

**– MOTIONS –**

**1.1. Russell Croome / Bruce Schultz moved that the agenda be adopted, as amended; CARRIED.**

**1.2 Adoption of the January 15 Minutes**

**Keith Jansen / Terrance O’Flaherty moved to adopt the minutes of the January 15, 2020 meeting, as circulated; CARRIED.**

**1.3 Adoption of January 16 Minutes**

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**1.5 Adoption of February 28 Minutes**

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**2.1.1. Separation of Suites in Strip Malls**

**Bruce Schultz / Stephen Hill moved to recommend the withdrawal of the Separation of Suites in Strip Malls STANDATA due to lack of use; CARRIED.**

**2.1.3 Twelve Storey Encapsulated Mass Timber Construction**

**David Flanagan / Bruce Schultz moved to support the issuance of the Twelve Storey Encapsulated Mass Timber Construction STANDATA; CARRIED.**

**2.1.5 Reissued Joint STANDATA (4)**

**Stephen Hill / Terrance O’Flaherty moved to support the reissuance of the following STANDATAS: 19-BCI-014 Fire Alarm and Fire Suppression System Verification and Testing Certificates, 19-BCB-004 Occupancy of Buildings Under Construction, 19-BCV-015 Construction Site Fire Safety Plans, 19-BCV-016 Sprinkler Systems with Antifreeze Solutions; CARRIED.**

**2.2. Formation of the Trade Off for Sprinklers in Part 9 Buildings Working Group**

**Stephen Hill / Keith Jansen moved for the working group to provide a formal recommendation by the Building Sub-Council meeting on November 5th.**

**Rick Gratton / Stephen Hill moved that the working group will include the following members: Rick Gratton (Chair), Bruce Schultz, Terrance O’Flaherty, Cammie Laird (FSC), and industry representatives as needed.**

### **2.3. Nomination of Brendan Ottosen to represent Large Industrial Developments**

**Bruce Schultz / Terrance O’Flaherty made the motion to move Closed Session; CARRIED.**

**Corey Klimchuk / Russell Croome made the motion to move out of Closed Session; CARRIED.**

**Corey Klimchuk / Terrance O’Flaherty moved to recommend to the Board appointment of Brendan Ottosen to the Building Sub-Council to represent Large Industrial Developments for a term ending June 1, 2021 effective April 1, 2020; CARRIED.**

### **2.4. Farm Buildings**

**Andy Smith / Stephen Hill moved that further to the presentation and discussion at the January 2020 BSC meeting highlighting a number potential building safety concerns for buildings identified as “farm buildings” under the existing NBC (AE) Div A, Clause 1.1.1.1. (5), it is recommended to the Board and Municipal Affairs that this clause be modified and the new Part 2 provisions for Large Farm Buildings in the forthcoming National Building Code 2020 be adopted into the next edition of the National Building Code - Alberta Edition, and that building permits be required for buildings in this category; CARRIED.**

### **4.1. Prescriptive Requirements for Unvented Attics Presentation**

**Bruce Schultz / Keith Jansen moved to not support the proposed STANDATA at this time; CARRIED.**

### **4.4. 14 –BCV-007 Interior Stairways for Roof Access**

**Terrance O’Flaherty / Laura Ritchie moved to recommend to Municipal Affairs that the current STANDATA be split and the two separate clauses be dealt with individually; CARRIED.**

### **5.3. Meeting Adjournment**

**Grace O’Brien / Lee Philips moved to adjourn; CARRIED.**

**– WORKING GROUP MEMBER LISTS –**

<b>WORKING GROUP</b>	<b>WORKING GROUP MEMBERS (Chair)</b>
Occupant Load Joint Working Group (FSC)	<b><u>Cameron Bardas, Bruce Schultz</u></b> Mike Bos, Gary Mayorchak, Stephen Suen, David Flanagan, Corey Klimchuk, Darin Sceviour Industry Representative: Heath Wright AMA Support: Mike Baker, Lance Leger
Using Stopped Escalators as Stairs Joint EVSC	<b><u>Corey Klimchuk, Dan Theriault</u></b> Rick Gratton, JC Bawa, Stephen Weston, Lonny Vanderheide, Don Ireland, Salim Merchant
Breweries and Distilleries Joint Working Group (FSC)	<b><u>Ulrik Seward, Hunter Langpap</u></b> Cameron Bardas, Corey Klimchuk, Andy Smith Industry Representatives: Brad Smilie, Alberta Craft Distillers Association; Ross Alger, Alberta Craft Distillers Association; Glenn Baxter, Calgary Fire Department; Mohammadreza (Reza) Joodaki, Calgary Fire Department
Trade-Offs for Sprinklers in Part 9 Buildings	<b><u>Rick Gratton</u></b> Keith Jansen, Bruce Schultz, Terance O’Flaherty, Cammie Laird (FSC)