



MINUTES OF THE SECOND BUILDING SUB-COUNCIL MEETING OF 2019

DATE: March 21, 2019

TIME: 8:30 a.m. to 2:10 p.m.

LOCATION: Safety Codes Council Office, Edmonton

PRESENT: **Sub-Council Members**
Don Dessario, Chair
Greg Beck
Russell Croome, Vice Chair North
David Flanagan
Rick Gratton
Corey Klimchuk
Robert Kralka
Matthew Kramer
Kenneth Roskell (arrived at 10:55 a.m.)
Bruce Schultz, Vice Chair South
Ulrik Seward
Andy Smith

Safety Codes Council
Allison Karch, Kathryn Derkach, Jane Sukharukava

Guests
Karen Muir (BFSC Liaison), Gerry Wiles (ESC Liaison), Chris Taylor (FSC), Keith Jansen (incoming member)

REGRETS: Colin Belliveau, Darin Sceviour
Stephen Hill
Lee Phillips

RECORDER: Sandi Orr

2019 MEETINGS: May 9, September 12, November 7
CONFERENCE: May 29 to 31, 2019

1. Meeting Opening

The Chair called the meeting to order at 8:30 a.m. Housekeeping and evacuation procedures were explained. A round table introduction was held. An overview was provided related to the Caretakers Act during the election period, explaining that government representatives would not be present at public meetings until after the election period.

1.1. Agenda Adoption

The following item was added to the agenda:

- 2.5. - Nomination from BILD Alberta

Rick Gratton / Russell Croome moved that the agenda be adopted as amended, with a flexible order of business; CARRIED

1.2. Adoption of November 8, 2018 Minutes

Ulrik Seward / Andy Smith moved to adopt the minutes of the January 17, 2019 meeting, as circulated; CARRIED

2. Matters for Decision

2.1. Election of Chair

The process for the election of Chair was explained.

The floor was opened for nominations for Chair. Andy Smith and Bruce Schultz were nominated. After three calls and no further nominations, nominations ceased and a ballot vote was conducted. ***Andy Smith was elected as the Chair of the Building Sub-Council.***

Bruce Schultz and Russell Croome agreed to remain as Vice Chairs.

Don Dessario continued to Chair the remainder of this meeting.

2.2. 'Micro' Breweries and 'Micro' Distilleries Joint Working Group

2.2.1. Terms of Reference

The 'Micro' Breweries and 'Micro' Distilleries joint working group Terms of Reference was included in the portal and reviewed. It was clarified that this is a new Terms of Reference and will be going to the FSC next week.

It was noted that ABSA did not have to be part of the working group but asked to be kept informed.

An overview was provided from the FSC liaison regarding discussions held at the last meeting.

It was recommended that the working group look into when distilling or brewing equipment should be considered an appliance.

A discussion was held regarding working group procedures. The Chair of the working group must be a member of one of the sub-councils and selected by the working group. Although a consensus approach is preferred, an overview was provided regarding voting. It was suggested that consideration be given to adding “consensus approach” into the Terms of Reference. It was also recognized that the working group has no authority to make decisions and any recommendations must come back to the Fire Sub-Council and Building Sub-Council. No change was made to the Terms of Reference regarding consensus.

It was recognized that there is a sense of urgency regarding the subject matter and the timeline was updated to include a final report back to the sub-councils at their November 2019 meetings.

It was recommended that representation from the Alberta Craft Distillers Association (ACDA) would be appropriate as a part of the working group.

The following members volunteered on behalf of the Building Sub-Council:

- Ulrik Seward
- Andy Smith
- Corey Klimchuk

Andy Smith / Greg Beck moved to approve the ‘Micro’ Breweries and ‘Micro’ Distilleries Joint Working Group Terms of Reference, with recommended membership revisions and updated timeline; CARRIED

2.2.2. Definition of ‘Micro’

It was recognized that the codes do not define the term “micro” and a discussion was held on whether the BSC should provide input on a definition to assist the Working Group. The codes currently only reference brewery or distillery.

It was reported that AGLC has a maximum production limit for a small manufacturers license and this could be the starting point for the working group to try to determine the line between ‘micro’ and a full distillery.

2.3 Existing Fire Alarm Systems STANDATA

The final draft was included in the portal and reviewed. It was clarified that the intent is to issue this as a Fire, Electrical and Building Joint STANDATA.

Bruce Schultz / Russell Croome moved to support the issuance of the Existing Fire Alarm Systems STANDATA; CARRIED

2.4. Occupant Load Working Group Terms of Reference

The Occupant Load Working Group Terms of Reference was included in the portal and reviewed. A discussion was held regarding “events” included in the purpose. It was suggested that discussion be held by the working group.

Bruce Schultz / Russell Croome moved to approve the Occupant Load Working Group Terms of Reference, as drafted; CARRIED

2.5. Nomination from BILD

The nomination was included in the portal and discussion was held in camera.

David Flanagan / Bruce Schultz moved to recommend to the Board, the appointment of Keith Jansen to the Building Sub-Council representing the Builders and Developers industry segment, for a term ending January 31, 2022, effective immediately; CARRIED

3. Review Matters Arising/Action List

	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	Any action is pending the completion of the upcoming codes
		It was suggested numerous revisions to the STANDATA are needed; and 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.	STANDATA	Working Group	Mar 15/18		

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
2.	Off Site Review Clarification re: Pre-manufactured Structures	Development of an Information Bulletin on pre-manufactured structures.	Info Bulletin	Chang	Sep 3/15	High	Outstanding
3.	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. NOTE: Some minor revisions may be needed when the new code is adopted.	Info Bulletin	Chang	Feb 25/16	Low	With Director of Codes and Standards for review
4.	Professional & Constructor Responsibilities / Letters of Assurance?	This was held up because of Professional Legislation Amendments, Administrator will provide formal status update Update: AMA, APEGA, AAA and Council meet regularly; reviewing this item for relevancy; removal would be a code change but revisions of actual schedules is not; BSC asked for this to be resolved before the publication of the NBC 2020	Review w/ AMA, APEGA and AAA	Orr/Smith/Beck		High	Ongoing
5.	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	Sep 3/15	Mid	With Director of Codes and Standards for review
6.	Window Safety Code Change Proposal	Update on progress of proposal and suggestions to address issue in existing homes Update: Being considered for the 2020 code cycle. Public awareness and education of this issue still needs to be addressed.		Schultz	Sep 28/17	High	Not in the NBC 2019 Alberta Edition, with AMA

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
7.	Elevator Permits – FEO Upgrades	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 Update: Elevator permit is required, suggested that AHJ should be informed to determine whether a building permit is required.	STANDATA	Chang	Nov 16/17	Mid	Ongoing
8.	14 BCI Residential Children’s Homes	Draft supported by BSC April 2018	STANDATA	Chang			With Director of Codes and Standards for review
9.	14-BCV-007 Interior Stairways for Roof Access	STANDATA issued Update: BSC Roof Ladders STANDATA Discussion document was included in the portal. Conflicting information exists between the various standards and regulations. Access issues reported from AEDARSA and firefighters. It was suggested that this be revisited for potential changes and consistency amongst standards.		Roskell	Mar 15/18		Motion to request that AMA revisit the STANDATA – see below chart.
10.	Fire Protected Joists	The Director of Codes and Standards will ensure this item is also added to the next PTPACC meeting agenda. Update: Keep on action list and continue to monitor. It was noted that code calls for CCMC listing, if CCMC listing changes to include fire protection, does this now mandate requirements?		Orr	Sep 27/18	Mid	Ongoing; update from PTPACC mtg requested
11.	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	Ongoing
		Mag Board SIP issue propagated this issue. Applicable to other proprietary products as well			Jan 17/19		

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
12.	Electromagnetic Lock Release in Care Facilities (STANDATA 14-BCV-011)	Russell Croome and Bruce Schultz agreed to work with the Fire and Building Administrators to bring forward recommended revisions to the STANDATA.		Croome / Schultz	Sep 27/18	Mid	Interpretation requested from NRC; Under review by AMA
13.	Depressurization STANDATA	Draft reviewed and input provided by BSC Update: Couldn't come up with cfm number but info bulletin still needed	Info Bulletin	Flanagan/ Chang	Sep 27/18		Pending issuance
14.	Joint B/FCV Sprinkler Systems with Antifreeze Solutions	Draft reviewed and input provided by BSC	Forwarded info to Fire Administrator /FSC Review		Sep 27/18		STANDATA published January 2019, completed, remove from action list
15.	Permit Requirements for Refrigeration Systems	Request that AMA consider drafting a STANDATA to clarify permitting requirements for refrigeration systems.	STANDATA	Chang	Nov 8/18	Low	Under review by AMA in consultation with HVAC-R industry group
16.	Structural Design of Residential Buildings re. STANDATA 14-BCV-016	Consider the proposed revisions to STANDATA 14-BCV-06 Manufactured Structural Components in the Construction of One- and Two-Family Dwellings.	STANDATA	Chang	Nov 8/18	High	STANDATA revisions in progress; under review by AMA
17.	'Micro' Breweries and 'Micro' Distilleries	Consideration of establishing a working group including Building, Fire, and industry.		BSC/FSC/ Council Admin	Nov 8/18	High	Working Group formed, will be reported under working group, remove from action list

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
18.	Insulation of Refrigeration Piping	Similar to hydronics, it was suggested that industry needs to demonstrate that this additional insulation is of no value. Matthew Kramer will go back to his association for additional information. Update: Info from standards & testing requirements shows additional insulation doesn't change efficiency; Looking for direction from AMA—it was suggested a letter from AMA include distance and heat loss.		Kramer, Chang, Flanagan	Nov 8/18	Mid	Ongoing; additional feedback is still being sought from the HVAC industry
		Ask NRC for the rationale for this requirement.		Chang	Nov 8/18		Ongoing; AMA working w/ NRC on this for future codes
19.	Venting for Fire Fighting	Request AMA study the issue of whether a door can be used for venting for firefighting. Update: Building and Fire Administrator will not be varying the code; the current code requirements apply. It was requested that an interpretation from NRC be sought by the Administrator.		Chang	Nov 8/18	Mid	Request Administrator look into issue w/ NRC
20.	Tiny Houses	The Administrator will research further on what direction NRC plans to take regarding tiny houses. Update: Nothing expected in the NBC 2020, Council will gather info from Tiny Home Alliance. BSC asked from more information to get ahead of this issue and any required code implications.		Chang	Nov 8/18	Mid	Ongoing; BSC notes this is a relevant industry issue that is moving forward as alternative housing and needs to be addressed.
		Members and AMA staff encouraged to bring forward any information available (NRC, NFPA, etc.)		All/Willcocks /Chang	Jan 17/19	Mid	Ongoing
21.	Draft FAQ on Flashing	BSC reviewed and suggested it be presented as and Information Bulletin rather than FAQ.	Info Bulletin	Chang	Nov 8/18	Low	Under review by AMA & volunteers

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
22.	Plenum Clarification	ESC requested review / clarification of definition of Plenum. Electrical / Plumbing codes do not provide a definition of Plenum.	Requested AMA review	Chang	Mar 21/19		

14-BCV-007 Interior Stairways for Roof Access

Ken Roskell / Matthew Kramer moved to request that AMA consider revisiting Roof Ladders access to take into consideration AEDARSA and OHS requirements; CARRIED

STANDATA 14-BCI-018 Elevator Operations and Accessibility

A question was raised about this STANDATA and the BSC’s suggestion that timelines for elevator repair be added. It was noted that AMA’s decision not to include timelines in the STANDATA was reported at the November 2018 BSC meeting and the item was subsequently removed from the action list.

4. Matters for Discussion

4.1. Digital Plans Review

The following information was included in the portal from the City of Calgary and an overview was provided on:

- Electronic Plans Examination notes
- video of Calgary’s electronic permit process, including development permits
- the benefits of electronic permitting
- the opportunities for improvements that are being considered

An overview was provided by the City of Edmonton on what electronic submissions they are accepting, what is stored within POSSE and what is included to the owner in the Permit package.

It is hoped that the professional associations can provide clarity for the authorities having jurisdiction to ensure consistency. It was reported that a representative from APEGA will be available for the next sub-council meeting to provide a presentation on the processes relative to the Engineering Stamps on electronic documents. Because SCOs are the end users of the documents, they need to understand the processes for authenticating electronic stamps, however SCO representatives noted they should not be the Police of Authentication, which rests with the Coordinating Professionals. It was recognized that APEGA and AAA need to do a better job educating users to ensure they are confident that submitted documents are legitimate and how to verify them.

An overview was provided from Calgary and Edmonton on how they manage financial transactions for electronic permitting.

Further discussion was deferred to the next meeting.

4.2. Acrylic Stucco ABC Non-Compliance

Don Dessario relinquished the Chair to Vice Chair Bruce Schultz for this agenda item.

Notes from the Standing Committee on Housing and Small Buildings regarding the subject of Acrylic Stucco Finish Coat was included in the portal as information. BILD Alberta brought forward the issue relative to non-compliance to the Alberta Building Code on the use of acrylic stucco non permeable finish coats, without the use of professionals. An overview was provided of the types of failures and issue relative to the integrity of the building envelope.

It was noted that the system is established by the manufacturer, which identifies the base coat and the final coat of stucco.

It was suggested that an Information Bulletin be considered to highlight the issues and educate industry. It is unlikely that any proposed changes will move forward in the upcoming code cycle.

It was suggested that more information be gathered before recommending to AMA that a STANDATA be considered. The STANDATA would clarify that a non-permeable acrylic top coat stucco would not be code compliant and would require professional involvement for an alternative solution.

Rick Gratton volunteered to conduct further research and will bring information back to the sub-council for further discussion. [Gratton]

4.3. Correspondence re. Unprotected I-Joists – related to item 10 on Action List, no current action required

Correspondence was included in the portal and accepted as information. The last paragraph of the correspondence suggests there is a still a lack of understanding regarding the mandate of the Council. It was noted that the Council clarified this verbally with the proponent and Council staff will follow up again.

It was recognized that CCMC does not write code. It was noted that the controversy appears to be that the code calls for CCMC listing, if CCMC listing changes to include fire protection, does this now mandate requirement? The Director of Codes and Standards was bringing this matter forward to PTPACC for further discussion at that level but no update has been provided.

This item remains on the action list and will continue to be monitored.

4.4. Administrator/AMA Report

As representatives were not present at the meeting, no report was provided.

Concern was expressed that the code will be in force very shortly and it has not yet been published.

4.4.1. SLALA and PDD Update

As representatives were not present at the meeting, no report was provided.

4.5. TCC Report

The Chair reported the following from the last TCC meeting:

- Cal Ploof was reappointed as the TCC Chair
- New RMA representative
- Lengthy discussion regarding refrigeration plants, no certification required for operators in Alberta and most failures occur during maintenance and operations, not installation
- Almost all 175 ice rinks were visited by ABSA in 2018 as an ongoing effort to review safety standards
- It was recognized that all disciplines should be enforcing the building envelope requirements, when affected by any disciplines work
- An overview was provided of the 2016 requirement that escalators that are not in operation must be barricaded and the challenges it presents
- CEO updates were provided
- New Council Chair
- Highlights were provided from the sub-councils
- New Code of Conduct

4.6. Liaison Reports

4.6.1. Fire Sub-Council

The following was reported on work being done by the Fire Sub-Council:

- New Chair and subsequently a new Fire Sub-Council liaison
- Existing Fire Alarm STANDATA reviewed
- 'Micro' Distilleries under discussion
- Potential issues relative to escape rooms; rooms can change every 3 months or so and could be a considered a change of use relative to emergency evacuations because of layout changes
- Occupant Load Working Group under discussion

4.6.1.1. Volunteers

The following members volunteered to rotate attending the Fire Sub-Council meetings:

- Rick Gratton
- Corey Klimchuk

Keith Jansen also volunteered as liaison pending his appointment to BSC.

It was clarified that Chris Taylor will be attending the majority of the BSC meetings, but another volunteer is being sought for when Chris Taylor is unavailable.

4.6.2. Barrier Free Sub-Council

It was reported that Karen Muir was appointed as the new Chair. No new Barrier Free Design Guide will be published for the 2019 code as there are only numbering changes.

A discussion was held regarding the use of CSA standards for barrier free provisions in Federal Jurisdictions in Alberta, not Alberta standards and clarified that the national standards are generally below what is already in Alberta codes. It was asked if BFC was considering harmonizing standards.

4.6.3. Electrical Sub-Council

It was reported that Gerry Wiles has been appointed as the ESC Chair for another 2 years. A report was provided regarding the following items under discussion:

- ESC supported the Existing Fire Alarm STANDATA
- It has been suggested that an Interpretation from the building discipline be issued regarding Plenums
- An industry group has been formed with the Solar industry to ensure consistent application of the codes

Further discussion was held regarding the plenum clarification and the types of cables allowed to be used. The ESC would like to have a definition so that everyone is on the same page, as there is no definition for plenum in the Electrical Code. It is believed this affects gas and plumbing too. It was recognized that there is a need for clarity to ensure consistency and perhaps an Information Bulletin could be considered including the building, electrical, gas and plumbing disciplines.

Definition of “plenum” will be added to the action list.

[Council Administration]

It was suggested a presentation could be made at the conference for BSCOs and further discussion will be held offline with ABOA.

A brief update was provided regarding some of the challenges relative to solar installation inspections, when permits are needed and when professional involvement is required. A building permit can be required if deemed to be a safety issue. An electrical permit is always required.

4.7. Occupant Load Working Group Report

There has not been a meeting since the last meeting. There was nothing new to report.

4.8. Using Escalators as Stairs

It was reported that BOMA made a presentation to the Elevators Sub-Council regarding the challenges that building owners are experiencing because of the new code requirement and would like to see the term “should” be barricaded instead of “shall” be. Some of the challenges were explained:

- people are using the other escalator to go in the opposite direction it is moving
- people jump the barricades
- people stop an functioning escalator so it can be used as stairs if the other escalator is barricaded

BOMA requested the opportunity to revisit the requirement and consider alternative safety solutions. The Elevators Sub-Council is bringing the matter forward to ask whether the Building Sub-Council has any feedback and if it would support any type of variance.

A round table discussion was held and there were mixed opinions. Some BSC members believe escalators should not be used as stairs. Others would support a variance with specific requirements or criteria that must be followed for temporary use and some members would support the change without provisions.

Rationale for not using escalators as stairs included:

- the downward force of people walking on the escalators can cause the brake to fail, though the brake can be locked on some escalators to prevent this
- an escalator does not meet the definition of treads and risers for stairs
- if an escalator is overpopulated, especially in an emergency situation, there’s a higher potential for injuries
- escalators are never calculated into the occupancy load egress, as they are a convenience

Rationale for allowing escalators to be used as stairs, if the brake is locked, included:

- a barricaded escalator can cause more issues than it prevents
- people don’t always know where the stairs are, leading to frustration and confusion especially in an emergency situation
- there may be some subway stations in Calgary that have permission to use escalators as a form of egress, similar to the ones in Toronto
- if the reason for the barricade isn’t apparent, the public is likely to use the escalator anyway
- the proposed use in a fixed position is only a temporary condition

- the public is already aware of the difference between walking up a fixed escalator verses stairs and are attentive to the difference in rise

The building code has temporary use clauses, and there was discussion around whether escalators under maintenance could fit into this. It was also questioned if a variance could be issued for temporary use in an emergency situation. This led to a discussion regarding the need for equal or greater safety if a variance is allowed. It was noted that there are two different types of issues, one being to shut down the escalator because of maintenance and the other being so building owners can save on power. It was suggested that if a variance is issued it should not apply to escalators shut down as a power saving measure.

Although it was recognized that an alternate solution would have to be decided by the Elevator discipline, some suggested provisions included that the alternate solution be only in emergency conditions, contrasting nosing be required on escalator stairs, and a safety lock bar is in place.

4.9. Council Updates

The following report was provided:

- The conference is coming up from May 29-31, invitations have been sent, please register as quickly as possible
- Solar PV course for SCOs during the conference
- Sub-council members were encouraged to take the appeals training
- Starting in September 2019, agendas will be posted 2 weeks in advance of the meeting
- Members to submit agenda items 3 weeks in advance of the meeting

5. Other Business and Meeting Finalization

5.1. Meeting and Agenda Feedback

Don Dessario thanked everyone for their support. Don Dessario was thanked for all of his hard work and dedication on the Building Sub-Council for the last 9 years.

5.2. Next Meeting

The next meeting will be held on May 9, 2019 at 8:30 a.m.

5.3. Meeting Adjournment

Don Dessario relinquished the Chair to Incoming Chair Andy Smith

Don Dessario / Greg Beck moved that the meeting be adjourned; CARRIED

The meeting was adjourned at 2:10 p.m.

– NEW ACTION ITEMS FROM TODAY’S MEETING –

4.2. Acrylic Stucco ABC Non-Compliance

Rick Gratton volunteered to conduct further research and will bring information back to the sub-council for further discussion. [Gratton]

4.6.3. Electrical Sub-Council

Definition of “plenum” will be added to the action list. [Council Administration]

– MOTIONS –

1.1. Agenda Adoption

Rick Gratton / Russell Croome moved that the agenda be adopted as amended, with a flexible order of business; CARRIED

1.2. Adoption of November 8, 2018 Minutes

Ulrik Seward / Andy Smith moved to adopt the minutes of the January 17, 2019 meeting, as circulated; CARRIED

2.1. Election of Chair

Andy Smith was elected as the Chair of the Building Sub-Council.

2.2.1. Terms of Reference

Andy Smith / Greg Beck moved to approve the ‘Micro’ Breweries and ‘Micro’ Distilleries Joint Working Group Terms of Reference, with recommended membership revisions and updated timeline; CARRIED

2.3 Existing Fire Alarm Systems STANDATA

Bruce Schultz / Russell Croome moved to support the issuance of the Existing Fire Alarm Systems STANDATA; CARRIED

2.4. Occupant Load Working Group Terms of Reference

Bruce Schultz / Russell Croome moved to approve the Occupant Load Working Group Terms of Reference, as drafted; CARRIED

2.5. Nomination from BILD

David Flanagan / Bruce Schultz moved to recommend to the Board, the appointment of Keith Jansen to the Building Sub-Council representing the Builders and Developers industry segment, for a term until January 31, 2022, effective immediately; CARRIED

3. Review Matters Arising/Action List

14-BCV-007 Interior Stairways for Roof Access

Ken Roskell / Matthew Kramer moved to request that AMA consider revisiting Roof Ladders access to take into consideration AEDARSA and OHS requirements; CARRIED

5.3. Meeting Adjournment

Don Dessario / Greg Beck moved that the meeting be adjourned; CARRIED