



MINUTES OF THE SECOND BUILDING SUB-COUNCIL MEETING OF 2017

DATE: March 23, 2017

TIME: 9:00 a.m. to 4:35 p.m.

LOCATION: Radisson Edmonton South, Edmonton

PRESENT: **Sub-Council Members**
Don Dessario, Chair
Mark Brodgesell
Russell Croome, Vice Chair North
Rick Gratton
Stephen Hill
Lee Phillips
Kenneth Roskell
Ulrik Seward
Bruce Schultz, Vice Chair South
Andrew Smith
Robert Zifkin

Safety Codes Council
Peter Thomas, Danielle Paradis

Alberta Municipal Affairs
James Orr, Paul Chang, Richard Frederick, Thomas Djurfors, Monte Krueger

Guests
Michael Bos (FSC Liaison), Yvette Werenka (BFSC Liaison), Bob Blakely (Council Chair), Cal Ploof (TCC Chair)

REGRETS: Greg Beck
Colin Belliveau
Roger Clemens
Terene Tharagan

RECORDER: Sandi Orr

2017 MEETINGS: March 23; May 18; September 28; November 16

1. Meeting Opening

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

1.1. Agenda Adoption

The agenda was reviewed and it was noted that items involving guests will be moved forward in the agenda.

Mark Brodgesell / Lee Phillips moved that the agenda be adopted, with a flexible order of business; CARRIED

1.2. Previous Minutes

1.2.1. Adoption of January 26, 2017

The minutes were reviewed and the following correction was made:

- Michael Bos was not in attendance

Mark Brodgesell / Ulrik Seward moved to adopt the minutes of the January 26, 2017 meeting, as corrected; CARRIED

2. Matters for Decision

2.1. Appointments

2.1.1. Reappointment of Greg Beck

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

Russell Croome / Bruce Schultz moved to recommend the reappointment of Gregory Beck to the Building Sub-Council for a term until January 31, 2020, effective immediately; CARRIED

2.1.2. Reappointment of Ken Roskell

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

Stephen Hill / Mark Brodgesell moved to recommend the reappointment of Kenneth Roskell to the Building Sub-Council for a term until January 31, 2020, effective immediately; CARRIED

2.1.3. Chair Nominations

The floor was opened for nominations for Chair. Don Dessario was nominated. After three calls and no further nominations, ***Don Dessario was appointed as the Chair of the Building Sub-Council for a two-year term, by acclamation.***

2.1.4. Barrier Free Liaison

Mark Brodgesell was appointed as the new Barrier Free Liaison by acclamation.

3. Review Matters Arising/Action List

The action items were reviewed and the following status update noted:

Priority	Item	Description	Action	Responsible	Date Initiated	Status / Update
1.	Walkways and Guardrails Joint Building and Gas STANDATA	Request for Chief Gas Inspector to reissue the STANDATA as Joint Gas and Building STANDATA.	STANDATA	Orr	Sept. 11/14	Reported on below
2.	Stacked Townhome Working Group.	Produce revised documents for further consideration, and recommended:		Working Group	Nov. 13/14	Complete
		Code changes considered for spatial separation, fire resistance rating; and firewall construction.		Working Group		Complete
		City of Edmonton to provide additional feedback to WG Chair and Chief Building Administrator		Brodgesell	Dec. 8/16	Complete
		Consider referencing Interpretation Guide by a STANDATA	STANDATA	Chang		In progress Reported on below
3.	Off Site Review Clarification re: Pre-manufactured Structures	Development of an Information Bulletin on pre-manufactured structures.	Info Bulletin	Chang	Sept. 3/15	
		Ask the Uniform QMP to be reviewed relative to pre-manufactured structures.		Thomas	Oct. 20/16	
4.	ABC 3.2.4.6. Application (Commissioning)	Draft of an Information Bulletin	Info Bulletin	Chang	Dec. 10/15	
5.	Building Permit Application Requirements	Consider issuing an Information Bulletin re: requirements per building vs per unit. Include different practices by various AB municipalities	Info Bulletin	Orr	Feb. 25/16	
6.	Air Leakage (Radon)	Follow up with the Chief Gas Administrator to determine if Edmonton/Calgary input received.		Orr	Mar. 31/16	Reported on below

Priority	Item	Description	Action	Responsible	Date Initiated	Status / Update
		HVAC and Consumer Protection industry reps to follow up with nominating organizations to gather further information.		Tharagan / Gratton		
7.	Matrix Review	Current (revised) matrix to be posted to the portal		Thomas	Oct. 20/16	Complete
		Explore AAMD&C's interest in continuing to provide representation on the BSC		Thomas		underway
		Note the BSC's requirement that future nominees from AUMA not be from City of Edmonton or City of Calgary when requesting new nominees from AUMA		Karch		Complete
8.	Professional & Constructor Responsibilities WG	Draft revisions to the professional schedules.		WG		Complete
		AMA reviewing draft revisions	STANDATA	Chang		In progress, affected by Energy Codes
9.	NECB Compliance / Implementation	Request for consideration of highlighting the user guide and checklists on the AMA website Mtg with ABOA, Buildings, Calgary, Edmonton, Energy Department, NRC Difference of opinion, being asked for too much, too onerous, nothing to bring to BSC yet Determines on one's experience Still defining the problems		Orr	Sept. 3/15	Still work in progress
10.	Structural Insulated Panels	Consideration of the publication of a STANDATA based on the report provided to AMA		Chang	Nov. 14/13	
11.	Use of Explosives in Excavation /Building Construction	Need to address gap relative to explosives used for excavations and building construction. Authority to deal with for site safety and adjoining property Fire and building have authority		BSC	Jan. 29/15	closed
12.	Engineering Judgements for Fire Stop System	Consideration of the publication of a STANDATRA based on the report provided to AMA		Chang	Sept. 3/15	Bruce to send report
13.	Overlapping Permit Reg between the Gas Authority and AB Sheet Metal Trade Authority	Consideration of highlighting the Permit Reg changes relative to the work Sheet Metal Workers can do but highlighted in a STANDATA or Safety Notice		Orr	Sept. 3/15	AIT changes anticipate in Fall 2017 Reported on below

Priority	Item	Description	Action	Responsible	Date Initiated	Status / Update
14.	Non-waterbourne Toilets	The Director of Codes & Standards will follow up with the Chief Plumbing Administrator regarding the status of creating and publishing this STANDATA		Orr	?	Complete
		BSC recognized non-waterbourne toilets as an appliance /equipment and request a STANDATA be issued reflecting this	STANDATA	Chang		In progress
15.	Interior Stairways for Roof Access Variance STANDATA	The CBA agreed to take the feedback into consideration and will try to bring a redraft to the next meeting for further review.	STANDATA	Chang	Jan 26/17	In progress
16.	Roof Anchors Interpretation STANDATA	It was suggested that the variances issued by Calgary on what they are allowing as acceptable alternate solutions be reviewed for consideration as a Province-wide Variance.		Chang	Jan 26/17	Done
		The CBA agreed to take the feedback into consideration and to conduct further research including paramountcy relative to OHS.		Chang	Jan 26/17	In progress
17.	Rooms Containing Gaseous Chlorine Interpretation STANDATA	The CBA will investigate whether the intent of is to mandate that no openings are allowed into the interior of the building		Chang	Jan 26/17	Exterior door only STANDATA not yet published
	Separation of Suites in Strip Malls Variance STANDATA	The CBA will redraft the Variance for further review.	STANDATA	Chang	Jan 26/17	Redraft in progress
18.	Visual Signals Interpretation STANDATA	The CBA agreed to take the feedback into consideration and will try to bring a redraft to the next meeting for further review.	STANDATA	Chang	Jan 26/17	Published
* 19.	Residential Building SCO Certification – Inspect Residential Fire Suppression	Council staff investigate the feasibility of creating or including the 13D module from Part 3 SCO training / certification to Residential SCO training / certification or as a stand-alone module.		Paradis	Jan 26/17	Reported on below
20.	ABC 9.36 Calculation Error	It was reported that there is an error relative to Table 9.36.4.2. regarding gas- and oil-fired water heaters. The CBA is working on this directly with NRC.		Chang	Jan 26/17	In pile

Relative to the Walkways and Guardrails Joint Building and Gas STANDATA, the Chief Administrator reported that the Gas Sub Council has been in support of a multidiscipline STANDATA for walkways and guard rails on roof tops. Direction to support a multiple discipline

scope for the existing STANDATA was received from the Building Sub Council and the Administrator for the building discipline to be developed and published.

Relative to Air Leakage (Radon), the Chief Administrator reported that there is no conflict with the plumbing or gas disciplines, but a concern has been identified that plumbing contractors are often doing this work and plumbing pipe may be used with the resulting need to very clearly identify radon piping so that it is not accidentally used for plumbing systems due to renovations or as builds. It is believed there is a need to issue a joint STANDATA and highlight the need for labelling for Part 9.

Relative to Overlapping Permit Reg between the Gas Authority and AB Sheet Metal Trade Authority, the Chief Administrator reported that the provincial apprenticeship committee for sheet metal workers is modifying training and regulations to expand sheet-metal workers to include Class B gas fitter certification similar to plumbing. This is anticipated in the fall 2017 and a response to this completed project will be to remove the option for gas permits that may be issued to sheet metal workers replacing furnaces in residential applications from the permit regulation.

Relative to the Stacked Townhome Working Group, there is a need to address surface water from one property to another with clarity to be included that would heighten awareness of potential drainage issues and municipal bylaws.

Relative to Residential Building SCO Certification – Inspect Residential Fire Suppression, it was reported that the Council staff investigated the feasibility of creating or including the 13D module from Part 3 SCO training / certification to Residential SCO training / certification or as a stand-alone module. NFPA training is available but the Council would have to review whether this aligns with the Council training. Several municipalities have been consulted and no concerns were expressed regarding this by anyone other than Calgary where a large sub-division project is underway. It was reaffirmed that if an SCO is inspecting a residence that has a 13D system, then it would require a Part 3 SCO. There are some rural residences that are sprinklered. 13D does not require professional involvement. Most train to a high level in rural areas so they can inspect anything.

It was clarified that it is up to the sub-council to recommend a change in scope of practice. Consensus was reached that there was no perceived need at this time, and no further action needed. This item will be removed from the agenda. [Karch]

4. Matters for Discussion

4.1. Builder Licensing Discussion

The Building Licensing Discussion Guide was included in the portal. AMA provided a presentation regarding the Building Licensing Consultation. Background was provided for the reasons for developing a Business Licensing Program that stems from concerns relative to Fort McMurray

and the need to put control mechanisms in place to prevent builders taking advantage during post fire construction.

The engagement objectives for today include gathering input to determine the scope of the program.

Objectives of the program include to:

- Protect consumers by helping them make more informed decisions
- Give Albertans peace of mind that their home is being built to a safe standard
- Increase accountability for builders
- Improve the business practices of builders
- Improve builder competencies
- Increase the quality of residential construction
- Increase consumer protection in the homebuilding market
- Align Alberta with several other provinces across Canada

An overview was provided of the current gaps in the residential housing builder industry and what has been heard regarding the general lack of overall satisfaction with the current state of residential construction.

An overview was provided of what the program might look like:

- Builder must have a license to qualify for the Home Warranty Program
- Builder must have a warranty to get a permit
- Record of home building, financial standing, upfront disclosure and outstanding orders would be taken into consideration

The floor was opened for discussion and the following was noted:

Are there problems with the residential construction (home building) market in Alberta? If not, what is working well?

- Possibly could be a piece of legislation within Home Warranty
- Looking at how the AHJ could feed into the process for vetting builders
- So much work not completed, empathy for those buying into the project
- Overall accountability not there
- Are there unintended consequences?
- If poor builders are removed, this would certainly make an SCOs job easier
- Yes, there is an issue, predominantly with the building envelope
- Education of trades is critical
- Critical the program is linked to permits
- The only thing that gets attention is a financial penalty (e.g. cost for re-inspection)
- Concern with how onerous it will be for small builders or smaller communities, it was noted that further analysis is being conducted in that regard

- Believe that a central registry is essential
- Out of province builders and influx of contractors that don't finish the job and leave; in Fort McMurray's situation, those out of province builders that were not already in the new home warranty database were asked a lot more questions
- What about builders that do both residential and commercial – no discussion regarding moving in the direction of commercial construction
- What about renovators? Under NHW, certain renovations do require warranty and possibly the same type of process (e.g. if you need a permit)
- Yes, there will be another chance to provide input when more details are determined
- Registry could be specific on what each builder has the license to build
- Majority of issues are with multi-family
- Should one qualification be that ability to work with professionals if building requires professional involvement
- Need to ensure housing costs aren't drastically increased because of the program
- Only as good as the people working for them
- Professionals aren't there to oversee construction but need to ensure that those doing the job are qualified, certified, and licensed
- Should be more than single family homes – should be any residential

4.2. BSC Matrix – CASA Request (E.10.01.16)

This item was discussed in camera and no action items or motions were brought forward as a result of the discussion.

4.3. Combination Heating STANDATA

The STANDATA was included in the portal and reviewed. After a thorough discussion, it was agreed that a STANDATA was necessary but it was not believed that the Building Discipline needed to be directly involved with the issuing of the STANDATA. This led to a discussion regarding the Energy Code and what impacts need to be considered.

Mark Brodgesell / Kenneth Roskell moved that the Combination Heating STANDATA was reviewed by the Building Sub-Council and they do not believe there is a need to co-author it; the Building Sub-Council suggests that a cross reference be included relative to the Alberta Building Code and Energy Codes and the Building Sub-Council wished to be included in the final review of the draft STANDATA; CARRIED

4.4. AAA Practice Bulletins

The recently released AAA Practice Bulletins were included in the portal and it was reported that these documents were sent out to Authorities Having Jurisdiction before ever being seen by AMA or association representatives on this sub-council.

The following concerns were noted:

- There are errors in the document
- Terms are listed as defined terms that aren't defined terms
- It is a far-reaching document, implying authority that doesn't exist
- The document makes it sound like their regulation supersedes the Alberta Building Code
- Both Acts are under review
- With representatives on this sub-council, they should have been brought into the loop
- The Safety Codes Act says when professional is required
- The Act sets out their scope of practice for a professional
- It is believed that AAA has overreached their jurisdiction

After an in-depth discussion, the following decision was made:

Bruce Schultz / Robert Zifkin moved that the Building Sub-Council has concerns with the accuracy, validity and authority of PB-26 recently published by the Alberta Association of Architects and requests the AAA representative bring forward these concerns; and to recommend that AMA discuss this further with the ministry responsible for Professional Legislation and request that PB-26 be withdrawn; CARRIED

Bruce Schultz / Mark Brodgesell moved to recommend that AMA issue communication to all SCOs addressing the confusion with PB-26 and the Safety Codes Act; CARRIED

Relative to PB-15, there is good information showing the areas of responsibility and the process of digital signatures. After thorough discussion was held regarding the document, PB-15 was accepted as information and the matter considered closed.

4.5. Municipal Affairs Report

4.5.1. STANDATA Review

A brief update was provided on the process protocol for STANDATAs. Work continues on updating all current STANDATAs.

4.5.2. Building Code Interpretations

It was reported that one written interpretation will be coming forward.

Relative to combustible construction and the appendix note that specifically states 4 storeys, it was suggested that a request for interpretation be forwarded to NRC. No specific action item was assigned.

4.5.3. Building Code Conflicts

There was nothing specific to bring forward at this time.

4.5.4. Care Facilities Working Group

It was reported that this working group went dormant when PDD issues became a priority and the Ministerial Exemption Order was issued. Discussions have been held at AMA and it was agreed that the working group would be held in abeyance until resources can be allocated appropriately.

This item will be removed from the agenda.

[Karch]

4.6. 2015 NBC Code Cycle

Concern was expressed regarding a motion that was made at the Technical Coordinating Committee meeting that was passed and the Building Sub-Council Chair voted in favour. It is believed that this motion regarding the upcoming Building Code Cycle was premature and it should have waited until after the Fire and Building Sub-Councils had completed their discussions and brought forward their recommendations. It was further reported that it was believed to be inappropriate for Chairs of other sub-councils to be bringing forward this motion rather than the Chairs of the Building and Fire sub-councils.

It was further reported that the Fire Sub-Council asked Bruce Schultz to bring the following forward at today's meeting of a motion passed by the Fire Sub-Council:

moved to inform the Building Sub-Council, through the liaisons, that the Fire Sub-Council's preference would be to not publish a 2018 Alberta Fire Code based on the 2015 National Fire Code and focus toward harmonization based on the 2020 national model codes.

As the decision has already been made by the Technical Coordinating Committee, it was believed that any further discussion by either sub-council was now a moot point.

It was noted that regulation will still need to be adopted to support timely code adoption and there will be a big push for the 2015 Energy Code due to climate change.

4.7. Fire Protected Joists

This item was deferred.

4.8. BSC/FSC Liaison Report

It was reported that a special meeting was held the afternoon before the last Fire Sub-Council Meeting to begin reviewing recommendations relative to harmonization. After going through Part 2, Part 3 and Part 4, some items remain unresolved. It is likely a working group for occupant loads will be needed involving members from both disciplines.

Other items still under discussion include:

- Sea containers
- Elevator evacuation
- Food trucks
- 2015 code cycle

4.9. BFSC Liaison Report

It was reported that Barry McCallum is the new Barrier Free Sub-Council Chair. The Barrier Free Design Guide is in the formatting stage.

4.10. TCC Report

A brief update was provided from the last TCC meeting:

- Builder Licensing consultation
- ACT – integrated online system for Accreditation, Certification and Training
- Building SCO transition to the new system ends on October 3, 2017
- New Fire SCO structure soon to be rolled out
- Updates from all sub-councils on items they are discussing

4.11. Council Report

Nothing further was brought forward.

5. Other Business and Meeting Finalization

5.1. Other Business

There was no other business brought forward.

5.2. 2017 Meeting Dates

The following 2017 schedule was reconfirmed:

- Thursday, May 18 – 9:00 a.m. in Edmonton
- Thursday, September 28 – 9:00 a.m. in Edmonton
- Thursday, November 16 – 9:00 a.m. in Edmonton

5.3. Meeting Adjournment

The meeting was adjourned at 4:35 p.m.

– ACTION ITEMS FROM TODAY’S MEETING –

3. Review Matters Arising/Action List

Relative to Residential Building SCO Certification, consensus was reached that there was no perceived need at this time, and no further action needed. This item will be removed from the agenda. [Karch]

4.5.4. Care Facilities Working Group

It was reported that this working group went dormant when PDD issues became a priority and the Ministerial Exemption Order was issued. Discussions have been held at AMA and it was agreed that the working group would be held in abeyance until resources can be allocated appropriately. This item will be removed from the agenda. [Karch]

– MOTIONS –

1.1. Agenda Adoption

Mark Brodgesell / Lee Phillips moved that the agenda be adopted, with a flexible order of business; CARRIED

1.2.1. Adoption of January 24, 2017

Mark Brodgesell / Ulrik Seward moved to adopt the minutes of the January 24, 2017 meeting, as corrected; CARRIED

2.1.1. Reappointment of Greg Beck

Russell Croome / Bruce Schultz moved to recommend the reappointment of Gregory Beck to the Building Sub-Council for a term until January 31, 2020, effective immediately; CARRIED

2.1.2. Reappointment of Ken Roskell

Stephen Hill / Mark Brodgesell moved to recommend the reappointment of Kenneth Roskell to the Building Sub-Council for a term until January 31, 2020, effective immediately; CARRIED

2.1.3. Chair Nominations

Don Dessario was appointed as the Chair of the Building Sub-Council for a two-year term, by acclamation.

4.3. Combination Heating STANDATA

Mark Brodgesell / Kenneth Roskell moved that the Combination Heating STANDATA was reviewed by the Building Sub-Council and they do not believe there is a need to co-author it; the Building Sub-Council suggests that a cross reference be included relative to the Alberta Building Code and Energy Codes and the Building Sub-Council wished to be included in the final review of the draft STANDATA; CARRIED

4.4. AAA Practice Bulletins

Bruce Schultz / Robert Zifkin moved that the Building Sub-Council has concerns with the accuracy, validity and authority of PB-26 recently published by the Alberta Association of Architects and requests the AAA representative bring forward these concerns; and to recommend that AMA discuss this further with the ministry responsible for Professional Legislation and request that PB-26 be withdrawn; CARRIED

Bruce Schultz / Mark Brodgesell moved to recommend that AMA issue communication to all SCOs addressing the confusion with PB-26 and the Safety Codes Act; CARRIED