



MINUTES OF THE THIRD BUILDING SUB-COUNCIL MEETING OF 2019

DATE: May 9, 2019

TIME: 8:30 a.m. to 3:06 p.m.

LOCATION: Safety Codes Council Office, Edmonton

PRESENT: **Sub-Council Members**

Andy Smith, Chair
Greg Beck
Colin Belliveau
Russell Croome, Vice Chair North
David Flanagan
Rick Gratton
Stephen Hill
Keith Jansen
Corey Klimchuk
Matthew Kramer
Lee Phillips
Ken Roskell
Bruce Schultz, Vice Chair South
Ulrik Seward

Safety Codes Council

Allison Karch, Kathryn Derkach, Peter Thomas

Alberta Municipal Affairs

Paul Chang, James Orr, Charlene Campo

Guests

Tang Lee (BFSC Liaison), Gerry Wiles (ESC Liaison), Jennifer McCarthy (Tiny Home Alliance), John Corriveau and Dianne Johnstone (APEGA)

REGRETS: Robert Kralka, Darin Sceviour

RECORDER: Sandi Orr

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

1. Meeting Opening

The Chair called the meeting to order at 8:32 a.m. A round table introduction was held. Housekeeping and evacuation procedures were explained.

1.1. Agenda Adoption

Stephen Hill / Rick Gratton moved that the agenda be adopted as circulated, with a flexible order of business; CARRIED

1.2. Adoption of March 21, 2019 Minutes

Collin Beliveau / Keith Jansen moved to adopt the minutes of the March 21, 2019 meeting, as circulated; CARRIED

2. Matters for Decision

2.1. Using Escalators as Stairs

It was explained that BOMA requested that the Elevators Sub-Council consider a variance to allow non-operating escalators to not be barricaded so they can be used as stairs when necessary.

BOMA believes serious problems could be created by barricading non-operational escalators. The BOMA representative asked that the Elevators and Building Sub-Councils consider forming a working group. The working group would review whether stopped escalators could be used as stairs under certain circumstances, with added safety controls.

It was noted that NFPA 130 Fixed Guideway Transit and Passenger Rail Systems allows for escalators to be included as part of egress requirements.

Corey Klimchuk / Lee Phillips moved to propose to the Elevators Sub-Council that a joint working group be formed with the Building Sub-Council to review and make recommendations regarding using stopped escalators as stairs; CARRIED

Corey Klimchuk and Rick Gratton volunteered to serve on the joint working group.

2.2. Matrix Review (time permitting)

It was clarified that if there was no time at the end of today's meeting, this will be the first agenda item at the next meeting. It was reported that the Council is also planning to develop a skills matrix for each sub-council. It was questioned whether the matrix review would impact the development of the Sub-Council Terms of Reference and clarified that there are not any anticipated impacts.

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	With AMA
		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	Working Group	Mar 15/18		
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	With AMA
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. UPDATE: Original issue resolved. With potential review of the Permit Regulation, it was suggested this be deferred to that work.	Info Bulletin	Chang	Feb 25/16	Low	Closed, Remove from action list
4.	Professional & Constructor Responsibilities / Letters of Assurance?	AMA, APEGA, AAA and Council meet regularly on this topic and will provide updates to BSC	Review w/ AMA, APEGA and AAA	Orr/Smith/Beck		High	Feedback will be provided at the next meeting
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 AMA

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
6.	Window Safety Code Change Proposal	Update on progress of proposal and suggestions to address issue in existing homes		Schultz	Sep 28/17	High	Proposal will be reviewed by NRC standing committee shortly
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	STANDATA	Chang	Nov 16/17	Mid	With AMA
8.	14 BCI Residential Children’s Homes	Draft supported by BSC April 2018	STANDATA	Chang			With AMA
9.	14-BCV-007 Interior Stairways for Roof Access	BSC requests that AMA consider revisiting this STANDATA to take into consideration AEDARSA and OHS requirements.	Revisit published STANDATA	Chang	Mar 21/19		With AMA
10.	Fire Protected Joists	The Director of Codes and Standards will ensure this item is also added to the next PTPACC meeting agenda. UPDATE: Reduction of trade barriers has been the focus; doesn’t seem to be an issue in other provinces. Being reviewed by NRC and CCCME.		Orr	Sep 27/18	Mid	Ongoing; updates from NRC/CCCME
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. UPDATE: Believe complaints have been made to APEGA regarding failures; the Provincial Building Administrator will bring forward any further information		Chang	Jan 17/19		AMA will continue provide updates to BSC

	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. UPDATE: Interpretation was received from NRC: can be done either way, cannot mandate one way or another, design still has to be code compliance. STANDATA will not be renewed as it is now in the code. But if issues, could clarify this in a new STANDATA. A copy of the response will be added to the portal.		Croome / Schultz	Sep 27/18	Mid	Add as an agenda item for the next meeting
13.	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
14.	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	Updating STANDATA reflect new code; in progress
15.	Insulation of Refrigeration Piping	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. Letter provided to City of Edmonton and initial inquiry has been resolved.		Kramer, Chang, Flanagan	Nov 8/18	Mid	Closed; remove from the action list
		Ask NRC for the rationale for this requirement.		Chang	Nov 8/18		

	Item	Description	Action	Responsible	Date Initiated	Priority	Status / Update
16.	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	Add as an agenda item for the next meeting
17.	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
18.	Plenum Clarification	ESC requested review / clarification of definition of Plenum. Electrical / Plumbing codes do not provide a definition of Plenum. UPDATE: Clarification provided; plenum is a defined term in the building code	AMA review	Chang	Mar 21/19		Closed; remove from agenda

4. Matters for Discussion

4.1. Digital Plans Review

4.1.1. APEGA Electronic Stamps/Seals presentation approx. 9:00 a.m.

John Corriveau and Dianne Johnstone from APEGA were welcomed to the meeting and provided a presentation on Electronic Stamps and Seals. Highlights of the presentation included:

- The EGP Act, APEGA and APEGA's Objectives
- Definition of practice of engineering
- Exclusive scope of the practice of engineering
- Contracts must remain within the parameters of the EGP Act
- Exemptions and limitations within the Act were explained
- Practice of Engineer & Geoscience and Technology Work Relationship flowchart was explained
- Examples were shown of Engineering Titles and Designations
- An overview was provided of APEGA'S Code of Ethics
- An overview was provided of APEGA's Professional Discipline System and processes used when a complaint is received against a member
- An overview was provided of Practice Reviews
- APEGA Permit to Practice
- Professional Practice Management Plan (PPMP)
- Practice Standards and Guidelines

- Defining Professional Work Products can be physical, electronic or digital
- The Three-Part Authentication Test was explained
- Examples were shown of the Authentication and Stamps; these are owned by APEGA and cannot be changed
- Validation through Permit to Practice stamp was shown and this will be rolled out in June 2019
- Processes were explained for physical authentication and validation
- Digital authentication and validation
- Different processes are provided and it is up to the professional to work with the client to use the process that suits everyone's needs
- Examples were provided of when no authentication is needed
- Examples were provided when multiple authentications would be required
- Other authenticating situations that are required by other legislation

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

- There is an initial and ongoing cost for a professional to have a digital stamp
- APEGA investigates only when a written complaint is received
- If a complaint is received, APEGA must investigate
- If a new code becomes in force and changes to stamped documents are needed, the municipality can require updated documents with a new stamp
- APEGA is looking into including more information about its members on the website
- An investigation typically takes an average of 400 days, then 4 to 5 months for the disciplinary process; however, timeframes vary greatly depending on the situation being investigated
- APEGA's decisions regarding investigations may be appealed
- Each case has a lead staff investigator
- Relative to onsite visits, the professional must be able to defend what and how they are doing it
- AEPGA is looking at BC's processes regarding mandatory onsite visits
- Although multiple copies might exist, an SCO should always go back to the originally stamped document (whether physical or digital) to ensure no changes have been made to the document since the copy was made

4.2. Tiny Homes

4.2.1. Tiny Home Alliance presentation approx. 1:00 p.m.

Jennifer McCarthy joined the meeting via Video Conference.

A NBC Code Change Request was included in the portal which was submitted to the 2015 NBC in 2017. The Code Change Request was not accepted by NRC for the 2020 code cycle and this is not currently considered a priority at the national level. Because there are no tiny home standards, many manufacturers think they can build tiny homes without any standards being used. The US added an Appendix regarding tiny homes to their model code in 2018.

In the absence of standards specific to tiny homes, some builders use:

- A277 – CSA A277 – Procedure for Certification of Prefabricated Buildings, Modules and Panels
- Z240 – Z240 MH is the CSA National Standard for "Manufactured/Mobile" Home Construction

It was recognized that the Council sought out the presentation so the sub-council could gather more information on issues regarding tiny homes. The floor was opened for questions and the following was noted:

- In some cases, stairs are classified as ladders
- With no guidelines, many tiny homes may be unsafe
- Some builders overbuild from the RV Code
- Heating systems are often forced air RV furnaces ducted below floor, in-floor heating is sometimes used
- Although the concept promotes a nomadic lifestyle, the majority are used as full-time homes
- No information was available on failures of tiny homes to justify more regulatory framework
- It was questioned regarding mandatory warranty coverage, particularly if for permanent use
- A tiny home is typically 500 square feet or less but there is no real definition
- The greatest challenges are stairs, ceiling height and door widths
- It is up to the homeowner to work with the authority having jurisdiction for permitting and approvals and there is inconsistency across AHJs in this regard
- Many tiny homes are not certified to any standard
- The Tiny Home Alliance Canada is a national community that provides resources, networking opportunities and industry advocacy for those interested in the tiny home movement
- Constant air circulation is available
- Examples were provided of energy efficient products used
- It was suggested that municipalities consider some sort of temporary permit for a minimum of 5 years or a permanent permit for a tiny home on a pad for a minimum of 10 years
- It was recognized that this is a growing industry and an alternate form of living and perhaps new rules could be established similar to what occurred for secondary suites

The Administrator clarified that if permanent, a building permit is needed, the structure needs to meet the Building Code, and Builder Licensing and New Home Warranty are required.

The Administrator will looking into what type of certification is available or being considered.

[Chang]

During the conference, the subject will be brought forward to see if SCOs are encountering many tiny homes. [Chang]

This item will be added to action list for continued follow up. [Council Administration]

4.3. Pressure Equipment Sub-Council Draft Recommendation on Refrigeration Systems

A Fernie investigation report was included in the portal, along with excerpts from the Pressure Equipment Sub-Council (PESC) minutes and recommendations. The Sub-Council was asked to review the recommendations from the PESC to provide feedback and any concerns.

The Building Sub-Council noted the ventilation requirements in CSA-B52. It was reported that OHS has proactively been inspecting these facilities and have been working with ABSA, AMA and Alberta Health. Directives are being written where necessary.

The BSC had no issues with the recommendations brought forward by PESC.

4.4. Acrylic Stucco ABC Non-Compliance

It was reported that from a warranty perspective, there are no statistics available on coating failures as they do not track specific coatings.

Code changes have been submitted to NRC. This item was considered closed.

4.5. Depressurization STANDATA – path forward without cfm number

The intent of the STANDATA was good but it's not clear what cubic feet per minute (cfm) number to use, which would be an integral part of the STANDATA along with the rationale for that number. It was suggested that more information may be available in the updated version of ASHRAE Standard 62.2 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. It was suggested that a cfm number be determined and an evaluation should be recommended for situations with a higher cfm.

This led to discussion regarding kilopascals and to the difficulty in comparing it with cfm. As this has not been an issue identified by a large number of AHJs, caution was expressed regarding whether a STANDATA is necessary or whether it can be addressed within the municipality. There is a challenge drafting a STANDATA without an agreed upon issue, solution, and jurisdiction. It is believed that an industry group would need to be created to do the necessary work.

Keith Jansen will bring this issue back to BILD to determine whether an industry group would be willing to take on this work. [Jansen]

4.6. Liaison Reports

4.6.1. Fire Sub-Council (written)

The written report was included in the portal and overview was provided on the following:

- Joint Micro-distillery working group formed with representatives from industry
- Refrigeration discussion similar to what is being discussed by the BSC
- Concern that the Code was in force April 1 but not available, so SCOs couldn't comply

It was clarified that 2019 Alberta Fire Code will refer to the 2019 Alberta Building Code. A 3-column document is being developed on major changes to provide guidance.

4.6.2. Barrier Free Sub-Council

There was nothing new to report at this time since there was no BFSC meeting since the last BSC meeting.

4.6.3. Electrical Sub-Council

There was nothing new to report at this time since there was no ESC meeting since the last BSC meeting.

4.7. Occupant Load Working Group Report

There has been no meeting since the last BSC meeting. The next meeting will be scheduled in June 2019.

4.8. 'Micro' Breweries and 'Micro' Distilleries Joint Working Group Report

The first meeting was held on April 16, 2019. The Terms of Reference was reviewed and 2 co-chairs were appointed – Hunter Langpap and Ulrik Seward. Industry provided feedback; primarily, they are looking for more consistency across the province and feel High Hazard Industrial Occupancy isn't appropriate for a microdistillery. It is too restrictive and the tasting room is an important part of their business.

It is hoped that a STANDATA or other endorsed document can be issued for consistency. A code change would be ideal but it is recognized that it's a lengthy process and a shorter-term solution is desired.

It is believed that the AHJ could consider variances for occupancy classification where approximately equal or greater safety can be shown. More information is being gathered about the processes and issues that would need to be addressed in an alternate solution. There is a need for both the Fire and Building disciplines to have consensus. It was also recognized that this is a province-wide issue.

Information has been requested from NRC, but it is unlikely the working group will be given any delineation between “micro” and “macro” distilleries. It was clarified that is the topic of microdistilleries is not on the PTPACC priority list. Working Group documents are in the portal for further information.

4.9. Administrator/AMA Report

The Director of Codes and Standards—Building, Fire, Energy and Accessibility was welcomed to the meeting and reported on the following:

- Notices and STANDATA on topics such as the transition period and availability of the codes are being prepared for publication
- The new government has a different mandate and likely different priorities
- Focus will be on jobs, strengthening the economy, getting Albertans back to work, removing barriers, standing up for Albertans, and removing duplication
- There is a goal of a one-third reduction in regulations to reduce the regulatory burden
- Some regulations are being considered for consolidation and all departments are expected to do this
- When new recommendations for regulation are brought forward, questions such as how will this impact industry or create more work for municipalities will be asked
- A Minister of Red Tape Reduction has been appointed
- There is still a need to be proactive to mitigate risk, but strong, detailed rationale for changes is required
- Timely code adoption and harmonization are still a focus
- the department is fully staffed at the present

The floor was opened for questions and several examples were provided about looking for different ways barriers could be reduced.

It was reported that approval for AMA staff to attend the Council conference has been granted. AMA will lead technical sessions for building, fire, plumbing/gas/private sewage, and electrical.

All regulations, with the exception of elevating devices, have the necessary wording for timely code adoption. For Building and Fire, this will begin with the NBC and NFC 2020. A project plan is being developed to manage this process. It was recognized that there is still the opportunity for the sub-councils to make recommendations if there are substantive issues, but it is also expected that the sub-councils will work through AMA with the national model codes throughout the cycle to influence change.

It was clarified that the transition periods have not always been the same. Because of the compression of this code cycle, the current transition period extends to December 1, 2019. AMA will be looking for feedback on whether the transition period is working when considering this for timely code adoption.

It was noted that sub-council and/or code review working group meetings may need to be rescheduled to align with the national code development cycle. The Federal government has been working with provinces and territories so that every province adopts the national codes within 18 months.

The sections of the code relative to administration and accessibility will not be part of harmonization.

NRC is planning to offer three trainings sessions in Alberta but dates have not yet been confirmed.

The Administrator reported the following:

- AMA has completed the new Code NBC-2019 Alberta Edition and this is available free online downloadable; binders are available at a reduced price of \$100.00
- Notice on the code transition and availability of the codes will be issued soon
- Regional Meetings - looking to start planning for fall sessions in June
- Two priorities:
 - The overall comparison between the ABC 2014 and the NBC-2019 Alberta Edition has just been completed. The City of Edmonton and City of Calgary had indicated their support in reviewing the information as documents are developed. The intent is to be able to provide the information to all stakeholders.
 - The task of reviewing and updating current STANDATAs is underway
- AMA is participating in a cross-ministry working group along with OHS, ABSA, and Alberta Health to address existing ice rinks and refrigeration plants
- Information has just been obtained from Environment Canada for the 15C heating degree days for the Alberta municipalities listed in the Code. Once the document has been reviewed, it will be made freely available to all stakeholders.
- Old codes have been added to the portal
- NRC has also added previous codes on their website

Questions about past discussions about Energy Codes were raised, and it was clarified there is currently not enough need to justify a separate sub-council. It was suggested this could be discussed further during the matrix review.

4.9.1. SLALA and PDD Update

There was nothing new to report.

4.10. Council Updates

The following was reported:

- Starting in the Fall, the agenda will be posted 2 weeks in advance of the meeting; all requests for additions need to be submitted to the Chair at least 3 weeks in advance
- New Minister of Municipal Affairs, Kaycee Madu, was announced

5. Other Business and Meeting Finalization

5.1. Meeting and Agenda Feedback

It was reported that the in-camera matrix review will be the first item on the agenda at the next meeting, with an expected end time of approximately 10:00 a.m.

5.2. Next Meeting

The next meeting will be held on September 12, 2019 at 8:30 a.m.

5.2.1. 2019 Conference and AGM

Members were reminded of the Conference in Banff from May 29 to 31, 2019.

5.3. Meeting Adjournment

Lee Phillips / Rick Gratton moved that the meeting be adjourned; CARRIED

The meeting was adjourned at 3:06 p.m.

– NEW ACTION ITEMS FROM TODAY’S MEETING –

4.2.1. Tiny Home Alliance presentation approx. 1:00 p.m.

The Administrator will looking into what type of certification is available or being considered.

[Chang]

During the conference, the subject will be brought forward to see if SCOs are encountering many tiny homes.

[Chang]

This item will be added to action list for continued follow up.

[Council Administration]

4.5. Depressurization STANDATA – path forward without cfm number

Keith Jansen will bring this issue back to BILD to determine whether an industry group would be willing to take this on this work.

[Jansen]

– MOTIONS –

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1.2. Adoption of March 21, 2019 Minutes

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2.1. Using Escalators as Stairs

Corey Klimchuk / Lee Phillips moved to propose to the Elevators Sub-Council that a joint working group be formed with the Building Sub-Council to review and make recommendations regarding using stopped escalators as stairs; CARRIED

5.3. Meeting Adjournment

Lee Phillips / Rick Gratton moved that the meeting be adjourned; CARRIED