

May 20th, 1971.

Mr. M. J. Shelley,  
Municipal Manager.

Dear Sir,

Report on 16th Annual Conference of the Building  
Inspectors' Association of British Columbia,  
Kamloops, May 5th, 6th and 7th, 1971.

The 16th Annual Conference was opened in Kamloops on Wednesday, May 5th, at 10:00 a.m. with a welcome address by Mayor Peter Wing.

The general attendance at the Conference was high, with 92 delegates registered at commencement.

FIRST DAY:

1. The technical portion of the Conference began with an address by Mr. A.T. Hansen, Research Officer, N.R.C., Ottawa, speaking on a comparison of Part 9 of the 1970 National Building Code with the same Part of the 1965 Code.

The significant change in the 1970 Part 9 is in its expansion to regulate all types of buildings, except Assembly and Institutional, not exceeding three storeys or 6000 square feet in area, whereas the 1965 Part 9 had been limited to houses and multiple family dwellings of similar maximum height and area. A very thorough review was made by Mr. Hansen, touching on a great many points in Part 9 and showing how Part 9 is in itself a complete Code for small buildings and houses.

2. The guest speaker at luncheon the first day was the Honourable Dan Campbell, Minister of Municipal Affairs, who described part of Bill 100, the legislation amending the Municipal Act, passed in the legislature this spring, to provide for the adoption and use of the National Building Code in the province.
3. The afternoon session was commenced with a short report by Mr. J.M. Robertson, Secretary, Associate Committee on the National Building Code, N.R.C., Ottawa, on the progress being made across the country toward adoption of the National Building Code in each province. To date, seven out of the ten provinces are underway toward adoption of the National Code as their respective Provincial Building Code.
4. The multiplicity of certain building regulations arising from the overlap by the National Building Code with existing Provincial Regulations in various fields was highlighted in a panel discussion. The various speakers illustrated clearly the conflict of jurisdiction which results from the overlap of Regulations, and pointed out the need for correlation at the Provincial level of all regulations bearing on building construction. Guests at the Conference, Mr. H. Jannus, Provincial Fire Marshal, Mr. J.A. Forrest, Chief Inspector of Factories, and Mr. J. Williams, Chairman of the B.C. Housing Commission, spoke briefly on consideration being given in their own areas on this matter. It was apparent following general discussion that much study has yet to be given to Provincial Regulations and the requirements of the National Building Code to bring about alignment and reduce multiplicity of confusion is to be avoided before proclamation of provincial building regulations.

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5. The remainder of the afternoon was devoted to an open workshop and general questions of building code application. The workshop took the form of a visual presentation with printed questions being projected onto a screen and a suggested answer also being projected on which discussion could then take place from the floor.

THURSDAY:

6. The Conference session opened at 9:00 a.m. with a paper given by Mr. Walter Ball, Officer in Charge, B.C. Regional Station, National Research Council, Vancouver, entitled "Fire in Tall Buildings". The paper given by Mr. Ball was similar to one given last year to the C.B.O.A. Conference in Ottawa, and explains the introduction of regulations into the 1970 National Building Code aimed at improving the safety of persons having to work in and occupy tall buildings.

Mr. J.M. Robertson added to this presentation, reporting that ~~a study is being given to the cost aspect of the new special~~ regulations for fire control in tall buildings. Experience yet is very limited on cost analysis but, from studies conducted by personnel in Ottawa, the new regulations might increase building costs for tall buildings in the order of 2 to 3%.

7. The second item on the morning session was a paper by Mr. J. Smith, Chief Inspector, B.C. Region, Central Mortgage and Housing Corporation, speaking on "Building Construction under the Strata Titles Act". This subject, presented for the first time to a Conference of this Association, proved to be of extreme interest.

Mr. Smith's technical experience with building construction and his intimate knowledge of the National Building Code allowed him to illustrate, in practical terms, how careful the inspection authorities must be to see that the privacy to which buyers under the Strata Titles Act are entitled is actually obtained in this form of construction. In his talk, Mr. Smith was also able to point out some of the difficulties being encountered in servicing of large acreage developments under the Strata Titles Act, particularly in the matter of jurisdiction of inspection over the private communal services installed.

8. The afternoon session was opened by a panel discussion with the same panel members as on the previous day presenting the administration portion of a model adopting building by-law. The model by-law being presented is the work of a special committee of the Building Inspectors' Association, which, over the past year from September 1970, has worked on the preparation of a model building by-law designed to permit adoption of the National Building Code in any community in the province. This same model by-law is being presented to the Board of the Greater Vancouver Regional District in answer to that Board's request last year for a uniform building Code within the Regional District.

The model by-law, as presented and explained by the panel members, was accepted by the Association. On the following day, Friday, at the Annual General Business Meeting of the Association, the by-law received unanimous endorsement.

9. A second open workshop on general questions closed the afternoon session.

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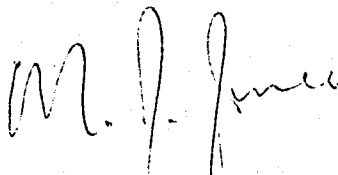
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FRIDAY:

10. The last day of the Conference is traditionally reserved for the Annual General Meeting of the Association, which took the entire forenoon.
11. The afternoon session was opened by a talk by an associate member of the Association, Mr. Peter McGuigan, of Sky Van Limited. Sky Van is a company with offices at 4608 Canada Way, Burnaby, and is the company responsible for developing a method of containerised, vertical transportation capable of being built into new or existing buildings. Mr. McGuigan illustrated his talk with a short film and answered a number of questions from his listeners.
12. The balance of the afternoon until 5:00 p.m. was given over to the third workshop session carried out in the manner of the previous two workshops.

The Conference provided a fine exchange of information, with a high level of enthusiasm and attention being maintained throughout all sessions and up until the closing. On behalf of Mr. Gertsman and myself, may I take this opportunity to thank you and members of the Council for the opportunity afforded us of attending the 16th Annual Conference of the Building Inspectors' Association.

Respectfully submitted,



M.J. Jones,  
CHIEF BUILDING INSPECTOR.

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