

MEETING NOTES
Building Research Committee Meeting
 Wednesday, November 28, 2012, 8:30am to 12:00pm
 Italian Cultural Centre
 3075 Slocan Street, Vancouver

In Attendance:

Bill McEwen	Masonry Institute of BC (Chair)	Jieying Wang	FPIInnovations – Forintek Division
Mark Gauvin	Gauvin 2000 Construction Ltd.	Jason Teetaert	SMT Research Ltd.
Denisa Ionescu	HPO	Martin Austin	BC Housing
Doris Deiter	HPO (recording)	Samer Daibess	JSD Building Engineering
Liliana Dominguez	HPO	Fitsum Tariku	BCIT
Sophia Xian	HPO	Tony Gioventu	CHOA
Chris Mattock	Habitat Design and Consulting	Derek Yan	JSD Engineering
Brittany Hanam	RDH Building Engineering	Gordon Monk	BC Hydro Power Smart
Graham Finch	RDH Building Engineering	Emar Halbig	E3 Eco Group Inc.
Douglas Watts	Read Jones Christoffersen	David Girard	Peak Ventures General Contracting
Richard Kadulski	AIBC	Rick Alexander	WBI Home Warranty
Hamid Heidarali	Morrison Hershfield	Mat Turner	Lanefab Design/Build
Don Hazleton	Morrison Hershfield	Bryn Davidson	Lanefab Design/Build
David Bruce	Ministry of Energy	Patrick Shek	BOABC
Andrew Pape-Salmon	Ministry of Energy		

1. Approval of the Agenda/Additional Items

The meeting was called to order at 8:45 a.m. B. McEwen welcomed everyone to the meeting on behalf of BRC. The November 28, 2012 BRC meeting agenda was approved.

2. Approval of May 23, 2012 Meeting Minutes

The minutes from the May 23, 2012 BRC meeting were approved.

3. From Passive House to Laneway House

M. Turner and B. Davidson of Lanefab Design/Build presented on laneway housing including existing projects, benefits of this type of construction and current challenges.

4. Condensation Risk Assessment of Window-Wall Facades Under the Effect of Different Heating Systems Using 2-D Finite Element and CFD Simulation

D. Yan presented findings of a research study focusing on measuring the effect of heating systems on window temperatures and condensation risk. There currently is a lack of information on this topic. BCIT was asked to feature this research study on the BCIT website.

5. Energy Rating of Windows – Final Project Update

An update on the window energy rating study was provided by B. Hanam. The study is based on whole building energy simulations including energy consumption and thermal comfort. An appropriate balance of U value, solar heat gain and window area will vary depending on a range of factors affecting a specific building. Next steps include the ISO standards review and how ER is calculated, which is scheduled for completion in early 2013.

6. Shrinkage in Mid-rise Wood-frame Buildings – Project Update

J. Wang provided an update on the causes and amounts of vertical movement and wood shrinkage from the current research project on four and five-storey wood frame buildings.

7. Open Forum and Discussion –Meeting Format and Issues Requiring Research Attention

- Brainstorm - Suggestions for meeting format changes:
 - Focus on single topic meetings and include a panel of stakeholders for a specific topic discussion and then allow time for questions and answers after the discussion concludes. The panel would include representatives such as developers, construction managers, designers, etc.
 - Perhaps follow the BCBEC visioning format.
 - There is currently a lot of research available but it is not always applied. In other cases requirements are not always understood or followed – i.e. ASHRAE 90.1. How do we ensure this information is used? A number of opportunities and concerns were suggested. Perhaps look at other industries on how they implemented change and bring representatives from these industries to comment and present – i.e. the automobile industry.
 - Add information transfer and practice transformation to the existing BRC research focus.

- Next Steps in prep for the Spring 2013 meeting:
 - Committee members will be invited to provide suggestions for potential speakers and topics for this new approach.

- General Forum:
 - M. Gauvin spoke regarding a current research project that is correlated with J. Wang's project, focusing on the amount of insulation to include within the walls.
 - R. Kadulski discussed the upcoming CHMC office closure and the fact that certain research documents will be taken out of circulation. The HPO is looking into the opportunity of obtaining the rights to use and update these publications.
 - D. Watts is involved with a NBCC Part 5 Committee Task Group on Climate Change. This group is looking for a representative from the construction industry that would provide input on climate change and has scientific background and expertise.
 - P. Shek mentioned a concern regarding the short time between availability and effective date of the 1012 BC Building Code. It will be effective December 20, 2012 and a copy of the Code is currently only available on line. The Vancouver Building Code will be released in 2013. Comments for the Energy Code Requirements are due on December 15, 2012.
 - A. Pape-Salmon discussed the upcoming Canadian Construction Associations new innovation committee. Information will be circulated to BRC members.
 - The Illustrated Guide to Seismic Design of Houses is now available on the HPO website.
 - Any requests for BCIT students to assist with research projects should be directed to F. Tariku.

8. Next BRC Meeting

Meeting scheduled for March 20, 2013.