

MINUTES
Building Research Committee Meeting
8:30 a.m. to noon, Plaza 500
March, 11th, 2004

In attendance:

Bob Sloat – Cement Association of Canada (chair)	Elia Sterling – Theodor Sterling Associates
Bob Switzer – Polygon	Richard Kadulski – AIBC
Bob Thompson – Building Policy Branch	Ron Krpan – BCIT
Don Hazelden – HouseWorks Architecture	Bob Maling – HPO
Dougal Shewan - RECBC	Greg Johnson – UBC
David Moore – UBC Director of Pre-Licensing	Michael Hollick – CWPA
Tony Gioventu – CHOA	John Bell – HPO
Norm Connolly – CMHC	Mark Angelini – Structural Board Association
John Robertson – City of Vancouver	Jennifer O’ Connor – Forintek
Chris Kiiveri – HPO	Warren Knowles – BCBECC
Mark Angelini – Structural Board Association	Brian Palmquist – EcoDesign.ca
Bill McEwen – Masonry Institute of BC	Alex McGowan – Levelton Engineering
Silvio Plescia – CMHC National Office (via conference call)	

Regrets:

Gregg Lowes – BC Wall & Ceiling Association	Steve Olmstead - BCREA
Bill Billups – CWC	Steve Zylkowski - APA
Geoffrey Keats – Dupont/ Cameron Ashley	Abigail Fulton - BCCA
Charlie Gould – Starline Windows	

1. Introduction

B. Sloat welcomed everyone to the meeting on behalf of BCBECC.

2. Approval of Nov 17/03 Meeting Minutes

Moved by B. Switzer, Seconded by B. McEwen. Carried.

3. Approval of Agenda

The agenda was approved.

4. Research Planning Update

CMHC Report

S. Plescia provided an update of the CMHC research project regarding drainage of wall assemblies with and without cavities and a range of cavity widths from 0mm to 10mm. The effectiveness of the various widths of drainage cavities will be tested. This project has been sent to tender and the contract should be awarded by the end of March 2004. The project will begin in April 2004 and will take approximately one year to complete.

S. Plescia mentioned that all new projects for consideration in 2005 must be submitted by the June 2004 deadline. Any projects not considered in 2004 may be able to proceed in 2005. B. McEwen inquired if the cavity wall drainage study was to be lab based. S. Plescia replied, yes.

D. Hazelden mentioned if there was a standard test for wall assemblies. S. Plescia replied, yes there was, an ASTM test standard for EIFS and the ASTM standard should be modified and applied to other assemblies.

⇒ S. Plescia will forward the Request For Proposal for this project to J. Bell to distribute after the contract has been awarded. In discussion, it was noted that the BRC would appreciate hearing about planned studies dealing with issues directly relevant to the lower mainland before RFPs are issued. That way, the considerable experience and expertise represented by the BRC could provide useful advice to CMHC.

Several questions were asked regarding what progress has been made regarding research activity for ventilation and indoor air quality. S. Plescia said the projects were not accepted for 2004 due to the fact that resources and management required for the project are not currently available. The project may be added to the 2005 schedule as early as June. B. Sloat inquired if new projects need to be submitted by June. S. Plescia replied they should be submitted one month before, around May.

⇒ The Building Research Committee will identify topics for studies and projects that need to be done and submit them by the end May.

HPO Report

J. Bell provided of HPO research and education projects including:

- i) Building Smart: Avoiding Moisture Problems in Houses (handout)
Feedback from the first session that took place at the CHBA-BC Housing Tech 2004 Conference was very positive.
- ii) Basic Level Course on Wood Frame Construction
This is a new project planned in association with CMHC, BOABC, and CHBA-BC. Terms of Reference will be developed to hire a course writer. The course will cover a broad range of information and consist of seven or eight modules each three hours long with one session per week.
- iii) Building Envelope Maintenance and Renewal
This project is currently underway in association with CMHC and CHOA. The Request For Proposals will be sent out shortly.

5. Results of HPO Survey of Licensed Residential Builders

J. Bell – Presentation: HPO Survey of Licensed Residential Builders

S. Plescia asked who was filling in the survey forms, especially in the high-rise category.

B. Switzer asked if there were courses offered in other languages, noting that this is being identified as a practical barrier to transferring information to a number of groups, especially in the lower mainland.

⇒ J. Bell to follow up regarding this issue

6. General Discussion: Current Research Issues/Priorities

B. Maling provided an overview from the national technical research committee presentation at the CHBA Conference in Banff. The research issues that were presented were as follows:

- Both an interest and misunderstanding regarding moisture control in housing
- Concern by the Provinces related to changes in the National Building Code regarding the building envelope and exterior moisture control
- Ontario New Home Warranty Program: Performance Standards Document
 - i) Sets minimum/maximum limits related to warranty claims
 - ii) Falls within the scope of coverage by the provider
- CHBA has asked if a model document based on the ONHW Performance Standards Document could be created. However in Banff there were issues raised about possible conflicts with existing provincial warranty and other standards; it was felt that these needed to be reviewed prior to proceeding with a model national document.
- Mould is a high priority. CHBA is very concerned with this issue
- Two-coat stucco systems/ application concerns, workmanship

General Discussion

- B. Switzer mentioned:
 - The issue regarding minorities/ language barrier and the need for education & training to be accessible to everyone and to have a practical delivery of course material.
 - The summary of research papers must be presented in a practical format with simple language because the information is not finding its way to the people who need it.
 - Information is needed regarding homebuilding in BC's different climates.
 - S. Plescia indicated the above issues are on CMHC's agenda and that information sheets are to be made available, in a quick and concise information format. B. Switzer mentioned a few topics that would benefit from the information sheet summaries included the Airtight Drywall Approach method, air handling combination systems in townhouse applications, and mould issues (including clean-up protocols, like the use of bleach). Four page summaries could be produced from existing CMHC documents. S. Plescia suggested issue-driven documents with one or two double-sided pages. B. Switzer referred to the Solplan Review as a good example and suggested expanding the information content. S. Plescia agreed that these were good suggestions provided that information is available and that there is money allocated in the budget for documents for homebuilders. D. Hazelden suggested a review of past information dissemination efforts and why they failed or ended, and to prioritize the topics and issues. T. Gioventu mentioned that CHOA has approximately 90 bulletins available in a single page format.
 - B. Sloat stated that information dissemination is a mandate of the committee and issues requiring attention should be brought forward in BRC discussions like this.
- ⇒ J. Bell to follow up with the HPO survey results to determine the most important topics.

7. Building Envelope Research Symposium, May 13th, 2004

J. Bell provided a review of the agenda for the symposium (handout).

E. Sterling suggested that two rating systems such as LEED and Green Globes with a developer/ contractor focus should form one of the sessions at the symposium.

Furthermore, it should be mentioned what LEED is and what LEED isn't. B. Palmquist stated that the topic of green building would set the stage for the next symposium. E. Sterling asked if mould was on the agenda.

8. LEED Canada – Update & Discussion

LEED Canada document (handout).

E. Sterling provided an update regarding LEED:

- The Green Building Council of Canada controls the rights for LEED Canada and the transition of ownership and administration from the US Green Building Council is currently underway.
- The LEED Canada document is nearing completion and is awaiting acceptance from the US Green Building Council.
- The wood credit issue (using wood from B.C. –certified forests) was rejected by the USGBC, and the credit for building envelope durability was dropped due to a lack of agreement on durability criteria.
- Comments on the document could be made until the end of March.

J. Robertson provided comments from the City of Vancouver's perspective:

- LEED does not address the issues of fire safety, plumbing, building envelope durability, nor recognize that a building is a system.
- Questioned how to implement such elements as green roofs.
- He noted examples of practical issues not dealt with by LEED, like the issue of providing credits related to City Bylaws in relation to FSR.

D. Hazelden suggested a study and documentation be provided for the upcoming Southeast False Creek project.

9. Presentation: DETEC Systems – Structural Monitoring Study

David Vokey, President of DETEC Systems, provided a presentation regarding the company's products and building monitoring services. This is apparently the first comprehensive building monitoring scheme being offered to the market at this time.

10. Next meeting date – May 11, 2004