

MEETING NOTES

Building Research Committee Meeting

Wednesday, May 20, 2009, 9:00am to 12:00am

Plaza 500 Hotel & Convention Centre – Granville Boardroom

500 West 12th Avenue, Vancouver

In Attendance:

Bill McEwen	Masonry Institute of BC (Chair)	Warren Knowles	RDH Building Engineering
Bob Thompson	Building and Safety Policy Branch	Graham Finch	RDH Building Engineering
Silvio Plescia	CMHC	Murray Frank	Constructive Home Solutions
Allan Dobie	CMHC	Dave Bruce	WDMA-BC
Denisa Ionescu	HPO	Brain Delbrueck	Canadian Institute of Treated Wood
Liliana Dominguez	HPO (recording)	Sukh Johal	Canadian Wood Council
Dave Ricketts	APEGBC	Paul Morris	FPIInnovations - Forintek Division
Patrick Shek	BOABC	Jieying Wang	FPIInnovations - Forintek Division
Casey Edge	CHBA BC	Fitsum Tariku	BCIT
Ron Egli	CHBA BC	Wendy Ye	BCIT
Mark Gauvin	GVHBA	Les Yard	Dow Chemical Canada Inc.
Brennan Vollering	Halsall Associates	Ernest Kortschak	Dupont
Charlie Gould	JRS Engineering	Fred Tai	Simpson Strong-Tie
Anik Teasdale-St. Hilaire	Morrison Hershfield	Rick Alexander	National Home Warranty
Douglas Watts	Read Jones Christoffersen	Bernie Hoing	Travelers Guarantee
Brian Hubbs	RDH Building Engineering	Jan Rasilainen	Travelers Guarantee
Eric Burnett	RDH Building Engineering		

Regrets:

M.J. Whitmarsh	CHBA BC	Gary Brown	WDMA-BC
Richard Kadulski	AIBC	Kimberly Thompkins	Tec-Agencies
Jeff Fisher	UDI	Karen Liu	Xero International
John Ruddick	UBC Department of Wood Science	Darren Van Wart	Pacific Home Warranty Insurance

1. Approval of the Agenda/Additional Items

The meeting was called to order at 9:00 a.m. B. McEwen welcomed everyone to the meeting on behalf of BCBECC. The May 20, 2009 BRC meeting agenda was approved.

2. Approval of November 27, 2007 Meeting Minutes

The minutes from the November 26, 2008 BRC meeting were approved.

3. Mid-rise Wood Frame Construction Bulletin and Wood Frame Best Practice Guide

D. Ricketts reviewed some of the structural, fire and envelope issues that require consideration in these buildings. He informed the committee that the APEGBC Technical and Practice Bulletin on six-storey wood frame construction is now available on the APEGBC website. As well, APEGBC will be hosting a one day conference June 15, 2009.

The Best Practice Guide on Wood Frame Envelopes is in the process of being updated and is scheduled for release spring 2010.

4. Wood Frame Building Shrinkage Measurement

B. McEwen expressed concern regarding the lack of information available on the measurement of shrinkage in wood frame construction. B. McEwen proposed that these issues be researched and perhaps be addressed in the update of the Wood Frame Best Practice Guide.

5. Energy Consumption in High-rise Rehabilitated Buildings

W. Knowles provided an update on the status of the research study on energy consumption in high-rise rehabilitated buildings. He noted that energy use in newer buildings was not decreasing as might be expected, perhaps due to gas fireplaces, more glazing and lack of local gas metering.

6. Building Code related CSA 080 Standard on Wood Preservation

P. Morris provided highlights of the proposed new requirements for 2010 to Building Code related CSA 080 Standard on wood preservation. Discussion included marking details, use categories and third party quality assurance..

D. Ricketts recommended that these changes be included in the new HPO Wood-frame Guide.

M. Frank noted that builders, suppliers and building officials need education regarding the compatibility of fasteners and connectors used with ACQ treated wood. As well, there is a lack of information on where to get borate and borate treated wood.

7. CSA 440.4 Windows Standard and National Certification Program

C. Gould noted that the CSA 440.4 Windows Standard and National Certification Program contradicts Part 9 of the BC Building Code. Discussion ensued.

S. Plescia and B. Hubbs suggested that the CSA 440.4 Committee reconvene on this matter.

8. Building and Safety Policy Branch – Update on Future Initiatives

B. Thompson provided an update on future initiatives in regards to the following projects: Greening of the BC Building Code, EnerGuide 80 for Houses and energy use targets in BC Building Code – Part 9.

9. Polyurethane Waterproofing Membrane Update

B. Hubbs presented an initial finding that the potential cause of blistering of polyurethane waterproofing membrane is an osmosis mechanism.

10. BCIT Field Testing Facility

F. Tariku gave an update on the field monitoring of the BCIT Field Testing Facility. As well he spoke to current testing being done and BCIT capabilities for research.

11. CMHC Equilibrium Projects in British Columbia

A. Dobie provided an update on two new CMHC Equilibrium projects in British Columbia. Further information regarding CMHC Equilibrium projects and energy-efficient technologies can be found on the CMHC website. A. Dobie will present a PowerPoint at the next BRC meeting.

12. Recently Completed or Current Research Projects

CMHC

S. Plescia provided an update of current CMHC projects, including:

- BCIT's Wind-driven Rain Study in the Coastal Climate of British Columbia has been completed. Final Report will be made available on the CMHC website.
- MURBS – Toronto initiated a tower renewal energy performance study.
- Window Best Practice Guide – expected to be completed by summer.

HPO

D. Ionescu provided an update of current HPO research projects, including:

- Building Envelope Guide for Houses – one additional chapter will be added to the guide.
- Maintenance Matters Bulletin – a new bulletin is available on the HPO website.

13. Open Forum and Discussion

S. Johal from the Canadian Wood Council invited participants to view a 30 minute technical documentary on six-storey wood-frame construction filmed on a new residential construction job site in Seattle. The documentary was presented after the BRC meeting.

14. Next BRC Meeting

Meeting scheduled for November 25, 2009 – beginning at 8:30 am