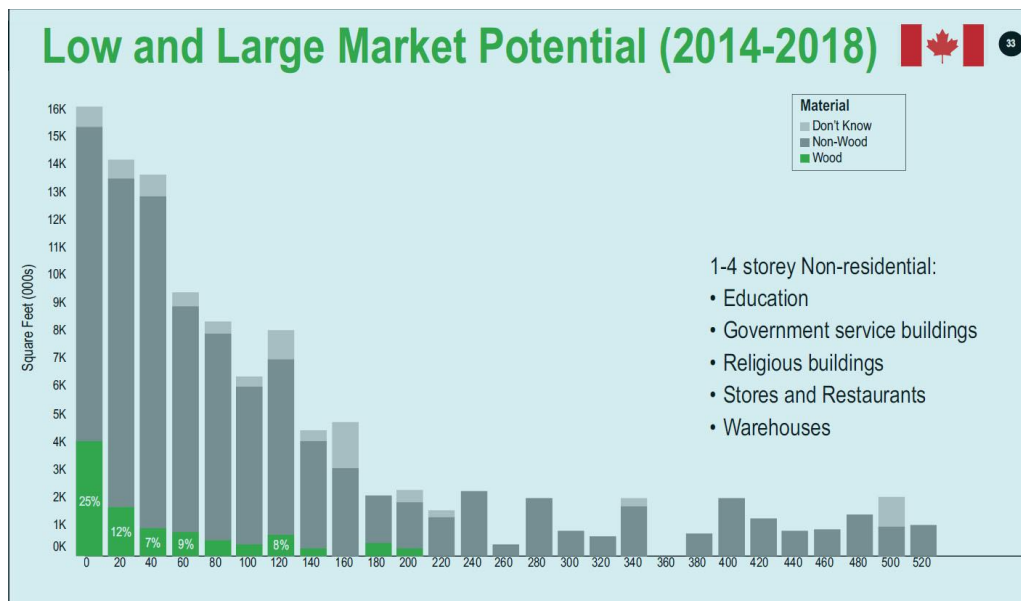


Commentary-Dave Pasolli-Western Wood Truss Association of Alberta

Scope of Work for Commercial Buildings

According to the Canadian Wood Councils research there is only a small amount of wood that goes into low-rise commercial construction that could be built with wood offering a significant opportunity for our industry.



There is no doubt about it, the residential market would struggle without the trusses and other structural products we build and sell. As an industry we have done an incredible job in developing processes and a supply chain for this market.

But when it comes to commercial or Part 4 buildings it is important that truss plants understand this is a different beast and how we fit in the scope of these jobs. Although the actual manufacturing process may be the same, we cannot treat them the same. Any truss plant bidding or supplying commercial jobs must understand this.

There is a price of admission to get into this game that you must be aware of, and most of it has to deal with design and engineering compliance requirements. Remember on commercial jobs the owner is engaging a Registered Professional Engineer to act in their interests and ensure that the building design is adequately designed.

I was recently at the Alberta WoodWorks Wood Solutions Conference and had the opportunity to talk to several engineers on this issue. Specifically, about delegating responsibility, installation review requirements, and their interaction with our industry.

A couple of issues came up. The first being that the Registered Professional Engineer (RP) of record for the job has next to no tools to design roof systems, therefore they feel they have no other option but to delegate this part of the system to another design professional or Delegated Design Professional (DDP). They are also frustrated that when they do design work it is often not followed because the contractor and supplier usually propose an alternative cheaper solution that they have to deal with.

This is where we run into the tricky situation of claiming only to be a manufacturer, but at the same time saying we know a better or more economical solution.

One engineer I spoke with specifically said that if they had software that could analyze the system, determining loads, reactions, forces etc. they would be in a better position to service and advise their clients. But because they typically only see truss design drawings after the building is designed and the contract has been awarded, they feel that they must specify that a DDP is engaged for this work.

This is something that I think the software developers should look at closely that would benefit our industry in expanding the market opportunities for wood trusses. One engineer even indicated that having a specialty engineer that they could consult with during building design would be a benefit, and the cost to the owner could be justified.

For this reason, you may see a specification like this for a DDP:

DELEGATED DESIGN

1. Delegated design components are to be designed and stamped by a professional engineer registered in the province of Alberta.
2. Shop drawings, detailing the design criteria of the components, are to be submitted to [REDACTED] Engineering Ltd. prior to fabrication for review of conformance to design drawings.
3. The delegated design professional responsible for design is also responsible for reviewing the fabrication, transportation and installation of the components. Upon completion of the work the delegated design professional must provide a properly authenticated Schedule C-3 to the consultant indicating that such reviews have been completed.
4. The following components require delegated design:
 - Open web wood truss/joist floor and roof systems

It is your obligation as a supplier to deal with a specification on a job that is calling for a Delegated Design Professional like in the specification above. **YOU CANNOT IGNORE IT AND BID THE JOB ON THE ASSUMPTION THAT YOU ARE NOT GOING TO COMPLY WITH THE SPECIFICATION.** This is a specification just

like the loads are specified, you would not bid a job ignoring the loads the engineer specified, would you?

You must detail how you are going to comply with this specification in your bid clearly. If you are not going to meet this requirement you may risk not getting the job or having to deal with the fallout after the trusses are built and supplied, always a tricky and costly situation.

If your bid includes complying with the specification, you also must indicate how you are going to comply and maybe even what the costs are for meeting the specification if it is included in your quote.

Obviously, if you think you are going to meet this requirement by having your plate supplier seal truss design drawings you may run into a situation where it is not practical for them to comply with the other parts of the specification like the field review.

Quite often our customers assume that because we have designers and there is engineering involved in the design of trusses that the cost is built into the product. I have even heard senior management of fabricators refer to their “Engineering Department”. If you are telling your customers this is it no wonder that they think you are providing engineering services.

Different suppliers may deal with this requirement in different ways as they see fit to develop a competitive advantage. It reminds me of that Seinfeld episode where Jerry is buying a car from Puddy and there is an extra charge for the keys. “How are you going to start it”.

If you are going to play in the market of commercial projects, you must develop a system of complying with these kinds of specification. A good way to clearly indicate what you are quoting is to include a checklist similar to what a car manufacturer does to show what is included with each model option. The WWTA has an example checklist that you could use as a template for your own.

One thing to keep in mind is that there is potential option the DDP not be the truss supplier. The contractor could engage their own DDP at their cost. The last time I checked engineers do not offer their services for free and it may support the value of the supplier including the service. It may also lead to a conversation between the building owner and the project engineer about the costs of complying with their specification.

There was an interesting discussion I had with one engineer about potentially specifying only approved suppliers for trusses based on their ability to meet their specifications.

C-3 Schedules

According to the APEGA 2022 NBCC(AE) Schedules Users Guide a C-3 schedule is a document that provides assurance of the DDP's compliance and field review by the delegated design professional to meet the Safety Codes Act.

Purpose and Intent of Schedule C-3

Schedule C-3 allows *registered professionals of record (RPRs)* to delegate professional work to an *RP specialist* and for that *RP specialist* to accept professional responsibility by authenticating their professional work. The *RPR* is responsible for confirming there are no gaps in the discipline and that an adequate number of competent *RP specialists* are performing the needed work. The *RP specialists* provide proof, through an **authenticated** professional work product, to the *RPR* relying on the professional work.

Schedule C-3 is sent by a *delegated design professional (DDP)* to the *RPR* to provide assurance that the design and, **if necessary, *field review* of the components have been completed in accordance with the design documents and the requirements of the NBC(AE) and SCA.**

It is typically left to the *DDP* to determine what level of *field review* is required given their knowledge of the components and their construction or installation. It may be that the component is manufactured under a certified manufacturing process. In these cases, the *DDP*'s involvement is limited to specifying the appropriate product or products on submitted shop drawings. Alternatively, the delegated design might correspond to a complex system, in which case one or more in-person *field reviews* would be required to determine compliance with the requirements of the design documents, the NBC(AE), and the *Safety Codes Act (SCA)*. As noted in the Schedule B section, the responsibility for reviewing the interface between different components designed by different design professionals will remain with the *RPR*.

Schedule C-3 notes the importance of submittals to the construction process and requires the *DDP* to provide a revised set of submittals to the *RPR* if changes were made to the design during fabrication or construction. This will enable the *RPR* to confirm there are no implications beyond the scope of the *RPR*.

[APEGA Schedules User Guide](#)

Field Reviews

What sticks out to me in the APEGA guideline is the statement that “It is typically left to the DDP to determine what level of field review is required given their knowledge of the components and their construction or installation”.

I am not sure that a supplier could hang their hat on this statement, especially in the case of a detailed specification like the one above. But if the specification only asks for a C-3 schedule with no specifics about a field review it may fly. Again, you must be clear in what you are providing.

If a DDP is relying on the product being manufactured under a certified manufacturing process to provide the C-3 I am sure that the manufacturer would have to supply proof of their compliance.

I think that there is also a scenario where the DDP could rely on a field review by the manufacturer’s representative to complete the field review. The DDP would have to have confidence in the person doing the review.

It may be possible on some jobs to include an alternative to a field review by the supplier that is not done by an engineer but could provide information to the engineer of record so that they could sign off on the installation. This could be tricky as we know some engineers will only accept the work of a fellow engineer, they love the term authenticated professional.

Another issue that came up with my conversations with engineers is the idea of using a more collaborative approach in identifying scope gaps of a project.

In a presentation on Building Information Modeling (BIM) for cross laminated timbers by ISL Engineering they identified that using the traditional roles in the construction process may not be the best way. They used an example of the concrete subtrade installing bearing connectors for CLT’s that may have a tolerance of 1-2 mm, which is not a tolerance that this trade would typically meet. By taking this work out of the scope of the concrete people and putting it into the scope of the CLT supplier they were more likely to achieve the required tolerances and prevent delays during installation.

Their point was that having a collaborative approach with all the players being involved in the start-to-end process was a better way to get a project done. They could jointly determine who is best to do each part of the job and keep it on track. This is very contradictory to our traditional method of tendering to get the lowest cost, but would no doubt provide a better outcome for the owner.

Western Wood Truss Association of Alberta January 2024

One of my favorite quotes is from John Glenn “As I hurtled through space, one thought kept crossing my mind-every part of this rocket was supplied by the lowest bidder”.



On a final note, I would like to draw your attention to a truss job in California for Spouts Farmers Market where a steel roof system was converted to wood by coming up with an innovative system utilizing wood-plated trusses with LVL. The alternate system was coordinated by the contractor leading the process, as opposed to a bidding process.

I am going to plan a teams call to have a discussion on the issue of field reviews and C-3 Schedules in the near future, so look out for your invitation.

If you have an idea for a commentary or would like to submit your own commentary for a future newsletter please let me know at dave@wwta.ab.ca

Economic Update

In Alberta, urban housing starts totaled 3491 in December 2023, a year-over-year increase of 64.75%. Canadian housing starts increased slightly by 1.35% over the same period. Edmonton rebounded nicely with a 127% increase compared to last December, and Calgary was up by 38%. Total starts in Alberta were almost flat YTD compared to 2022.

Housing Starts Alberta						
	Dec-23	Dec-22	% Change	YTD 2023	YTD 2022	% Change
Alberta	3491	2119	64.75%	35255	35443	-0.53%
Edmonton	1757	774	127.00%	13184	14586	-9.61%
Calgary	1493	1080	38.24%	19579	17306	13.13%
Red Deer	9	16	-43.75%	189	166	13.86%
Grande Prairie	22	4	450.00%	133	203	-34.48%
Lethbridge	27	54	-50.00%	243	816	-70.22%
Wood Buffalo	15	10	50.00%	39	122	-68.03%
Whitehorse*	61	79	-22.78%	272	493	-44.83%
Canada	18593	18346	1.35%	223197	240312	-7.12%

*Whitehorse Starts are for the quarter, statistics are not available monthly.

Standing Tall: Best Six Months for Housing Starts in a Decade-ATB

Alberta housing starts made a big splash to finish the year with 44,300 units (seasonally-adjusted at an annual rate) in December 2023, lifted by gains in Edmonton.

After a sluggish first half, starts swiftly gained (and retained) momentum in the second half. They averaged 42,700 units between July and December—the highest average for a six-month period since 2014.

Alberta’s performance is even more impressive when compared with the national economy, where starts over the second half of 2023 were down by 7.2% compared to the same period in 2022.

For the full year, starts in Alberta came in at 36,000 units, shy of the 36,500 units in 2022 due to weakness in the first half. This was a bit more optimistic than what we expected in our [December outlook](#).

The annual 1.4% decline was entirely driven by a pullback in single-detached homes (-13%) which outweighed increases in multi-family units (+6.5%).

Seven out of ten provinces posted declines in starts in 2023, led by Quebec and Newfoundland & Labrador. With monthly starts down in seven out of twelve months last year, Canadian starts retreated by 8.2% in 2023—the starkest retreat witnessed in a decade, as higher interest rates weighed.

Looking ahead, we expect healthy migration levels to continue to boost housing demand in Alberta in 2024 despite the headwinds of higher borrowing costs and staffing challenges in the construction sector.

Housing Starts by Dwelling Type (Centres 10K+)

	DEC-23	DEC-22	YTD-23	YTD-22
Total	3,491	2,119	35,225	35,443
Single	1,189	856	12,339	13,863
Semi-detached	247	183	2,838	2,745
Row	542	402	5,532	4,524
Apartment	1,513	678	14,516	14,311

Alberta Housing Market Heats Up -ATB

The housing market has been in a tug of war between two opposing forces. Surging population growth has driven demand higher, while higher interest rates have pulled. With [stronger population growth in Alberta](#), it's not surprising that recent activity has also been warmer in Alberta and [recent price gains stronger](#).

Alberta home sales rose to their highest level since September last month. In Calgary, sales were flat, but conditions remained tight and benchmark prices continued to rise to a new high of \$568K. Edmonton has picked up momentum, with sales rising to their highest since April 2022. While Edmonton prices have been trending higher, and now stand at \$380K, they are still about \$20K below their April 2022 peak.

The sales-to-new-listings measure is one measure of market tightness, with a ratio above 60 typically characterized as a seller's market. Across the board in Alberta, we observe 60+ readings in 9 of the 11 regions tracked by the Canada Real Estate Association for an Alberta average of 68 (vs. 58 nationally). Another measure is 'months supply' of inventory. In Alberta the ratio is sitting at a 2.6 (vs. a 20 year average of 4.9), below the national rate of 3.8.

Overall, the resilience of Alberta's housing market is expected to extend into next year. In an [updated forecast released](#) this week, the Canadian Real Estate Association (CREA) expects sales activity to climb 11% in 2024, similar to 10% nationally. However, average prices in Alberta are forecast to post a 6.3% gain - highest in the country and exceeding the 2.3% national increase.

One of the easiest calls to make last year was that surging population would increase housing demand. Less obvious is whether builders could keep up with the record population growth, especially in an environment of higher interest rates, rising construction costs and labour shortages.

2023 ended on a [high note](#) for Alberta homebuilding. Starts hit 44,300 (annualized) in December. The trend is undeniably positive after a sluggish first half of the year. But keep in mind that the population has grown by 195,000 over the last year (Oct 1 2022 to Oct 1 2023). So starts are still running [well behind](#) household formation. We expect home construction to improve again this year, building on last year's second half gains.

Interest Rates

As was widely expected, the Bank of Canada announced January 24th that it is keeping its policy interest rate at 5.0%. Despite weak economic growth in Canada, this was the fourth announcement in a row with no change in the trendsetting rate.

According to [their statement](#), the Bank does not expect inflation to return to the 2% target until next year and is concerned that "core measures of inflation are not showing

sustained declines.”

The big question remains: when can we expect a rate cut?

The statement does not provide a timeline for future cuts, but given that the Bank’s Governing Council “wants to see further and *sustained* easing in core inflation,” an early rate this spring seems unlikely as it will take time for this trend to be evident in the data.

Governor Tiff Macklem said in a statement on the new [Monetary Policy Report](#) that “we need to give these higher rates time to do their work,” reinforcing the message that it is not in a hurry to lower rates.

In terms of the Bank’s economic outlook, its forecast is basically unchanged from October with real GDP growth of 0.8% this year followed by a rebound of 2.4% in 2024.

Mortgage resets (at higher rates) are widely expected to hold back consumer spending this year. On that note, a timely [paper](#) was released just before the holidays on the impact of mortgage renewals. Through simulations, it estimates that median monthly mortgage payments on existing mortgages are set to rise from \$1,200 in Feb 2022 (before rate hikes), to \$1,600 by the end of 2027 - a 34% increase. The calculations assume that rates fall in line with market expectations.

US Housing Starts Fall in December

On January 18, the US Census Bureau reported that privately-owned **housing starts** in December were at a seasonally adjusted annual rate (SAAR) of 1,460,000. This is 4.3% below the revised November estimate of 1,525,000 but 7.6% above the December 2022 rate of 1,357,000. Single-family housing starts were at a rate of 1,027,000; this is 8.6% below the revised November figure of 1,124,000. The rate for units in buildings with five units or more was 417,000.

An estimated 1,413,000 housing units were started in 2023, a 9.0% decline from 1,552,600 units in 2022.

Lumber

Lumber prices steadied near \$545 per thousand feet benchmark, not far from the five-month highs, supported by hopes for increased housing demand, as the Fed officials signaled three rate cuts for 2024, and the latest economic data pointed to a recovery in the construction sector. Tighter supplies in North America benefited the commodity after sawmill operations shutdowns and increased output costs led to constraints.



West Fraser Timber Announces Permanent Closure of Fraser Lake, BC Sawmill

Citing its inability to access economically viable fiber in the region, West Fraser Timber Co. Ltd. announced on Monday (1-22-24) that it will permanently close its Fraser Lake, British Columbia, sawmill facility at the conclusion of an orderly wind-down.

In a press release, West Fraser President and CEO Sean McLaren said:

“Today’s announcement, combined with our recent decision to indefinitely curtail operations at Huttig, Arkansas, and close our sawmill in Maxville, Florida, better align our capacity with demand and available sources of economic fiber. We believe these initiatives, along with the decision to divest three pulp assets and acquire Spray Lake Sawmills in 2023, make West Fraser stronger through the cycle.”

Canada Challenges US Decision to Maintain Duties on Softwood Lumber

Canada is challenging the latest U.S. decision to maintain duties on exports of Canadian softwood lumber, Trade Minister Mary Ng said in a statement.

In November last year, the U.S. International Trade Commission decided to maintain anti-dumping and countervailing duties on Canadian softwood lumber. The decision came after the North American Free Trade Agreement Chapter 19 panel directed the U.S. Department of Commerce to [review key aspects](#) of its dumping determination in October.

Canada filed a notice of intent to challenge the decision on Jan. 17 under Chapter 10 of the Canada-United States-Mexico Agreement.

“Canada is disappointed that the United States continues to impose unwarranted and unjust duties on Canadian softwood lumber products. These duties impact our innovative Canadian softwood industry. And with the significant current challenges in housing

supply and affordability, these duties also harm U.S. consumers and businesses that need Canadian lumber,” Ng said.

Quality Control

Internal Truss Inspections-Say What You Do, and Do What You Say

You all know that in order to comply with quality standards two of the most important factors are having a QC manual and doing internal truss inspections.

The WWTA produced a QC manual template and in this manual section 2.1 addresses Internal Inspection Policies. However, this template may not align with your actual inspections, and you must ensure that it does. During some QC reviews I have been presented with a manual that is exactly like the template and does not reflect what the company is actually doing.

This is a red flag for any auditor reviewing your Quality Management System.

Be as specific in your policy and include as much detail as possible. Also include the actual forms that you use for truss inspections and summarizing your results.

If you have developed your own internal inspection form, the auditor should not be seeing the WWTA sample form in your policy.

For example, if you are filing your inspections electronically that should be detailed in your policy. It should also be detailed how and where they are filed and by whom.

Item 2.1.7 in the manual template only states that “there must be a procedure to summarize the internal inspections monthly”. It would be better to provide more detail here to how this is done in your company.

If you have qualifications for inspectors or specify who does the inspections that should also be detailed in your policy.

When it comes to frequency of inspections the minimum is 3 inspections per set-up per week. Some plants may do more inspections to exceed the minimum, so that should be reflected in your policy. At least state “a minimum of 3 inspections...”.

The policy should also describe how you decide what is an active set-up and how that is accounted for in your system.

Please remember the WWTA QC manual is only a template to give members a starting point to develop their own manual. All companies are not the same and your manual has to reflect what you do.

The golden rule Quality Policies: Say what you do, and do what you say. If you remember to follow that at all times, you'll be fine.

Health and Safety Toolbox

Similarly, to the Quality topic the WWTA would like to give you a monthly item you can discuss when doing your Safety Toolbox meeting. This month we are going to focus on:

Manually Handling of Trusses in Teams

There is a high risk of musculoskeletal disorder associated with manual handling of heavy roof trusses in teams during their manufacture. This guidance describes the key risk factors and recommendations for controlling the risks.

This guidance is based on recommendations made by Health and Safety Laboratory (British) ergonomists to support a successful prosecution following a worker's serious injury after being struck by a heavy roof truss. I tried to find the actual prosecution, but when you search for UK and truss all you get is the short lived Prime Minister Liz Truss.

Provision of mechanical handling equipment to reduce the risk of manual handling injury during handling of roof trusses has also been shown to be reasonably practicable. Mechanical handling does not necessarily mean an automated stacker it may just mean rollers or pipes like are commonly used in some truss plants.



Using pipes as temporary rollers

Risk

The risks of musculoskeletal disorder associated with the team manual handling of heavy roof trusses during truss fabrication, are mainly associated with direct handling of loads that are outside of individual capability and with the potential for a breakdown in control or coordination of the task. The risks are present throughout all phases of the truss handling operation (e.g. the initial lift from the jig/bed, the carry to the stack and peak-up stacking).

The conditions in many roof truss fabrication plants are often not suited to team handling tasks. The environments (e.g. high noise levels, high light levels, cluttered wood stock piles, the need to jump down from work beds and large distances between team members) makes it very difficult to coordinate the handling operation.

The difficulty in team member communication combined with the heavy, flexible load and the cluttered workspace means there is a high risk of incidents occurring. For example, workers may lose their grip on the truss, slip or trip on an obstacle en-route, and make rapid/sudden movements to maintain their balance, or to avoid injury while attempting to recover after slipping (using awkward postures and/or induced large forces at the joints). They may also bear a disproportionate amount of the load. Occurrences such as these could result in musculoskeletal injury to one or more members of the team.



Control the Risk

Measures should be introduced to reduce the risks of musculoskeletal injury associated with the team manual handling of roof trusses using the following recommendations:

- The area where the trusses are carried should be kept clear. Stockpiles of wood should not be placed where team members may have to step across or step round to complete the task.
- Workers should not jump/step from the tables while supporting a truss. The truss should be put down until operatives get off the table. Alternatively, it may be practicable for proper steps or a ramp to be installed to better enable operatives to step from the table. Note: In many cases this will not be possible because of the travelling press.
- Efforts should be made to reduce general noise levels so team members communicate more effectively and are better able to coordinate the handling task.

Under circumstances incorporating teams of workers incorporate a limit with the following loads:

- One person – loads up to 50 lbs;
- two-person teams - loads up to 100 lbs;
- three-person teams - loads up to 150 lbs;
- four-person teams - loads up to 200 lbs.

Teams of five persons or more should be avoided; the extra team members do not contribute much more and may make the team difficult to coordinate properly. The use of four person teams must relate to the size of truss to be handled, workers must have good access to the load, at a convenient lifting position. The use of a four-person team may not be suitable for smaller trusses.

[Ergonomics in the workplace - Identifying and controlling manual handling hazards \(alberta.ca\)](#)

The Alberta Government has a new format OHS eNews you can subscribe to with all kinds of good material at: <https://ohs-pubstore.labour.alberta.ca/>

News and Events

WWTA Alberta Conference and Annual General Meeting

Our 2024 Conference and Annual General Meeting is going to be held **April 11, 2024** and the River Cree Resort and Casino.

I have sent out the registration forms to managers, so if you have not seen it please let me know.

Guest rooms are available at a group rate, but you must book your room prior to **March 8** to get the group rate of \$189. The block only has a limited number of rooms guaranteed, so once the block is full there may not be rooms available.

I require your registration forms for the meeting by **March 29th** so that I can make sure we have enough to eat.

In the morning beginning at 10:00 we will be doing a workshop-Ensuring that your Quality Management System meets the CSA S349:20.

In the afternoon the theme of the meeting will revolve around AI and Robotics with presentations from the Alberta Machine Intelligence Institute (AMII) and RoBim Technologies.

[Alberta Machine Intelligence Institute | AI for good and for all \(amii.ca\)](https://amii.ca)

[Robotics + Construction | RoBIM \(robimtech.com\)](https://robimtech.com)

Alberta Building Code 2023

On January 24th Municipal Affairs made available the new 2023 NBCC (Alberta Edition). They say it is available through the NRC website, but I don't think it is quite yet.

[Notice : new Alberta codes editions - Open Government](#)

The code will come into force May 1, 2024

Key changes to the Alberta editions of the building, fire and energy codes

- Farm buildings will continue to be exempt from Alberta's editions of the building, energy efficiency and fire codes.
- Alberta is adopting tier 1 as the minimum province-wide standard for building energy efficiency for housing and small buildings under Part 9 of the Alberta edition of the National Building Code and tier 1 for energy efficiency for other buildings in the National Energy Code for Buildings 2020. These codes allow provinces and territories to choose from five tiers or levels for energy efficiency performance at a pace best suited for their jurisdiction and in recognition of their specific sources of energy.

Way back in June of 2022 the WWTA had a presentation on the 2020 NBC code changes from Chris Cordogiannis-Director of Engineering Operations with MiTek Canada and it can be found in the Members section of the WWTA website [WWTA Conversations - Western wood truss association](#).

As far as I know this presentation would still be relevant except for the section about farm buildings because they are going to continue to be exempt.

Transition Period

Municipal Affairs recognizes that municipalities require flexibility to appropriately manage the transition period for the administration of new code requirements. Industry also benefits from additional time to become familiar with the new code changes. There is a transition period to allow municipalities and other authorities having jurisdiction the time to prepare for the new code changes and allow construction in progress with a valid permit to continue under the previous code edition. For this code transition period, Municipal Affairs has provided additional flexibility and time for when building projects can continue under the previous codes prior to the May 1, 2024 coming into force date.

Municipalities and other authorities having jurisdiction may restrict building permit applications to the National Building Code – 2019 Alberta Edition, National Fire Code – 2019 Alberta Edition and National Energy Code for Buildings 2017 and other administration activities until May 1, 2024.

After May 1, 2024, the following transition conditions apply:

1. If building construction is in progress with a valid permit issued under the 2019 building and fire code editions, the NECB 2017 or previous codes by the authority having jurisdiction, construction is allowed to proceed under the code in force at the time of construction. Unless an unsafe condition exists in the opinion of the authority having jurisdiction, construction in progress is not required to be updated to the 2023 building and fire code provisions or to the NECB 2020.
2. Construction may continue under the 2019 building and fire code editions and the NECB 2017 for work for which a building permit application is made to the authority having jurisdiction prior to May 1, 2024. A person may choose to construct to the 2023 building and fire code editions and the NECB 2020 earlier if the authority having jurisdiction allows. Under the Safety Codes Act, municipalities have the authority to carry out their powers and duties as an accredited municipality including the administration of their permit system. Check with your local accredited municipality respecting permit review and approval during the transition period.
3. The project may continue under the 2019 building code edition and the NECB 2017 if the authority having jurisdiction is satisfied the preparation of plans and specifications was substantially completed prior to May 1, 2024.
4. For factory-built buildings (modular homes) which are under a certification process administered by an organization accredited by the Standards Council of Canada, construction may continue under the 2019 building code edition and the NECB 2017 where construction started prior to May 1, 2024. The builder will be required to provide the homeowner and permit issuer with appropriate documentation proving the construction start date occurred prior to May 1, 2024. In cases where the home is not

substantially completed in the manufacturer's facility, the manufacturer's record of start date will be used.

In the coming months, Municipal Affairs and the Safety Codes Council will provide additional information and education sessions related to applications of the codes including key changes from the previous codes and differences between the national and Alberta editions.

WWTA Alberta Wage Survey

The annual WWTA wage survey was sent out to member managers January 11, 2024 and you have to have your forms back to me before **February 16th** so that I can compile the results. If you need a copy of the form to fill out just let me know.

As in the past only those that submit their information will be eligible to receive the results!

WWTA Online Training

Due to the new building code and in anticipation of the CSA S349:20 being referenced in the 2025 NBCC I am starting to see some interest from the rest of Canada in our online training platform.

If you have not yet taken a look at the WWTA online training program I would encourage you to, as no doubt you will be hiring new workers in the near future, and it is a good method to get them productive earlier and safer. If you want an overview of the program, go to the WWTA website at: <http://www.wwta.ab.ca/truss-training-online.html>