Commentary-Dave Pasolli-Western Wood Truss Association of Alberta

Let's Talk About Design Liability

There has been a lot of discussion in the last couple of months about requirements for sealing truss design drawings, placement plans, and EWP layouts. One of the topics that keep coming up is that the Authority Having Jurisdiction (AHJ) is asking for everything to be sealed in order to reduce their liability. It was even mentioned in a recent meeting with Alberta Municipal Affairs that they want to make sure they do not have another pine shake incident. I had treated pine shakes on my house and they lasted 25 years.

Province does not warrant products it approves

When talking about liability, especially in Part 9 buildings we have to keep in mind that because there is typically no coordinating professional, we are dealing with several parties that contribute to the fragmentation of the scopes of work involved in the traditional construction market. As with any specialty product, good communication and coordination between the truss designer/manufacturer, the truss buyer (general contractor, builder, framer, etc.) and building designer are paramount to ensure trusses are designed, installed and used correctly. Misunderstandings and breakdowns in communication and coordination are inevitable, in part due to construction traditions, the building code, and business concepts and models beyond the control of the truss manufacturer.

Design

Building design originates at the top of the structure, where gravity loads are applied and then, in combination with other loads, accumulate into load paths to the ground, so that the foundation supporting the structure can be designed. Accurate resistance of the load path "works best" when the building engineering and installation detailing processes take all the various structural components into account and integrate them into the design of the overall structural framework prior to designing the foundation. This leads to a more optimal design of the roof, walls, floors and foundation from the onset of the project.

If AHJ's are really concerned about liability this concept should really be what they focus on. Our current codes do not require a registered design professional to undertake a complete building design.

A key issue that is often misunderstood is that a Truss Designer designs and Component Manufacturer (CM) produces a single truss to resist loads defined in the Building Designer's plans and specifications. The manufacturer does not typically gather information to create and design a truss system.

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This environment does not yield great building engineering solutions or create value for great engineering because the process is fragmented on purpose, the motivation of which is to generally drive down costs. This fragmentation causes silos of work that most of the time, do not interact or, when they do, the interaction is very inefficient. The result is often professional and business expectation mismatches (i.e., I thought the truss manufacturer was doing the truss roof system design), errors in truss application with respect to expected load path, unanticipated load paths, and resulting framing issues with the potential for construction defects that later appear in unexpected ways.

Key truss industry considerations that can lead to misunderstandings, misperceptions and potential litigation include:

- 1. Truss manufacturers have to be extremely careful not to represent themselves as the building designer or the engineering company for the project. This may get them in trouble with APEGA.
- 2. Because there are not clearly defined roles and responsibilities in residential construction, the truss manufacturer is often viewed as selling truss solutions that are thought to be providing an engineered truss "system." This is due to the fact that truss companies provide a key set of "engineered" components for the structural framework, including headers, beams, I-joists, trusses, etc. It must be remembered truss manufactures only provide single element structural resistance components. They are really just like a window or a door component, which provide resistance to specifically defined design loads.
- 3. The walls, headers, beams and foundation are then set by the load path in the building design. This may not be the ideal situation for designing an optimal truss layout or individual truss design, but changing it can create problems.
- 4. There is no doubt the fragmented nature of the manufactured truss market helps to create a "commodity" sales mindset. This again devalues a truss manufacturer's intellectual property and technical creativity.
- 5. Truss design software is a very valuable tool. As with any software, it can become very easy for users, engineers and technicians alike, to view the software results as "always right" and wonder why field and serviceability issues occur. The truss manufacturer has to have a good understanding the software and using it creatively and robustly in the context of the take-off and subsequent component manufacturing operations. Using the software is like using a very powerful calculator and not "the answer" to all engineering problems. If truss

manufacturers are going to rely on software to reduce their liability, they have to ensure that they are not messing around with it.

6. The truss manufacturer provides drawings, and the law expects the Contractor or the Building Designer to review and approve the information these documents contain. Quite often the process is flawed or does not happen at all with Part 9 buildings. If you are changing the load paths you have to communicate this and get it approved.

At the end of the day, if there is a problem with the design it is most likely going to fall on the truss manufacturer. Sure, if there is an Engineer sealing the design they will be dragged into it, but ultimately the liability will be determined by the Court of King's Bench. We all know that the Engineer sealing the truss diagram has a lot of disclaimers limiting their responsibility and so does the software developer.

During the discussions about sealing documents I have heard several times that it is not necessarily a bad idea to have an Engineer seal the designs because it is a second look, and once in a while they may find an issue.

Great idea, of course it is possible for a truss manufacturer to have an internal review process in place to take that second look. Most companies have a Senior Designer that would do just as good of a job as a Professional Engineer.

As much as we want to say that we are only component manufacturers and not building designers, we have to really understand that design brings liability and you have to have processes and procedures in place to reduce errors.

Your designers have to be trained, work has to be reviewed, checklists have to be completed, and if there is information missing you have to ask for it, if you are changing bearing conditions from the building drawings it has to be communicated.

If the builder asks you to "value engineer" something to make it cheaper, watch out because this is the job that will come back and bite you in the butt. You may feel that you are providing a service to the builder, but you may be crossing the line into building design.

Most importantly you have to have a Design Policy outlining your procedures in your Quality Control Manual and you have to follow it. This is what the judge is going to look at.

As a truss manufacturer you also have to make sure that you and your people are protected by the appropriate Errors and Omissions insurance not only for manufacturing, but for design as well.

TPIC 2019

Design Responsibilities

Truss designer/engineer - a design professional, individual or organization having responsibility for the design of individual metal plate connected wood truss components, including lateral bracing requirements to prevent buckling of individual truss members due to specified loads.

Building designer/engineer - a design professional, individual or organization, having responsibility for overall building design. Within the scope of wood trusses, the building designer/engineer shall specify the following:

- (1) Design loads in accordance with various sections of the National and/or Provincial Building Codes.
- (2) Truss profile and intended support locations.
- (3) Vertical and horizontal deflection limits.
- (4) Moisture environment for intended end use.
- (5) Any special requirements to be considered in the truss design.
- (6) Additional loads from mechanical, electrical units, which may induce extra load to various truss members and their locations.

As this standard does not cover the design for the complete structural system of a building, the building designer/engineer shall provide the following in the design and detailing of the building:

- (1) Truss supports and anchorage accommodating horizontal, vertical or other reaction or displacement.
- (2) Permanent truss bracing to resist wind, seismic and any other lateral forces acting parallel or perpendicular to the plane of trusses.
- (3) Method of connection or anchorage of mechanical, electrical units to various truss members.

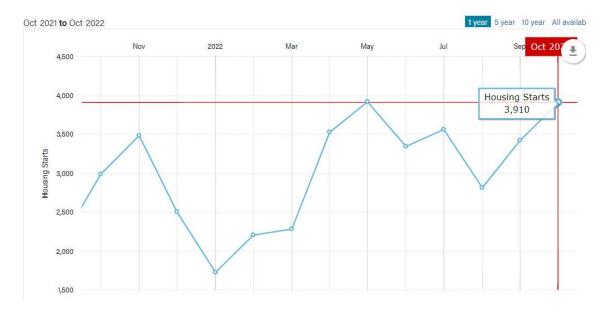
If you have an idea for a commentary or would like to submit your own commentary for a future newsletter please let me know at dave@wwta.ab.ca

Economic Update

In Alberta, urban housing starts totaled 3,910 in October 2022, a year-over-year increase of 31%. Canadian housing starts increased by 11.5% over the same period. Calgary and Edmonton starts were both up 34% compared to last year. In Alberta, single-detached units, which comprised 28.0% of all units; decreased by 3.4%, while apartment units, which comprised 53.5% of all units, increased by 66.4%.

Housing Starts Alberta						
	Oct-22	Oct-21	% Change	YTD 2022	YTD 2021	% Change
Alberta	3910	2985	30.99%	30707	24625	24.70%
Edmonton	1967	1463	34.45%	13109	10514	24.68%
Calgary	1688	1255	34.50%	14553	11670	24.70%
Red Deer	27	44	-38.64%	95	109	-12.84%
Grande Prairie	34	37	-8.11%	92	126	-26.98%
Lethbridge	28	45	-37.78%	742	541	37.15%
Wood Buffalo	9	6	50.00%	109	71	53.52%
Canada	21100	18926	11.49%	200678	201224	-0.27%

Alberta starts were up from 3423 in September. Edmonton starts increased to 1967 from 1460 last month and Calgary were flat at 1688 compared to 1679 starts. The number of seasonally-adjusted housing starts in Alberta increased by 19.1% in October compared to the month before. Starts haven't been this high since March 2015.



The average price of a home in Alberta was \$430,964 in October 2022, a 2% increase year-over-year and a 0.2% decrease compared to last month. Despite high mortgage

rates weighing down on the Alberta housing market, the average Alberta home price remains higher than last year's average price for October.

City	Average Home Prices (October 2022)	Population (2021)	Pop. Density
Calgary	\$509,576 \$5.0% vs. 2021	1,481,806 ↑6.4% vs. 2016	290.6/km ²
Edmonton	\$381,451 1.0% vs. 2021	1,418,118 1,418,118	150.6/km ²
Red Deer	\$320,941 \$\square\$ -5.0% vs. 2021	100,844 ↑4.0% vs. 2016	966.5/km ²
Lethbridge	\$329,849 14.0% vs. 2021	123,847 ↑5.5% vs. 2016	41.9/km ²
Medicine Hat	\$300,593 •-3.0% vs. 2021	76,376	5.8/km ²
Grande Prairie	\$308,269 •-5.0% vs. 2021	64,141 1.5% vs. 2016	483.3/km ²
Fort McMurray	\$333,992 -18.0% vs. 2021	68,002 ↑1.3% vs. 2016	1,303.5/km ²

Average Home Prices Alberta October 2022

Bank of Canada says high rates working

In the **United States** housing starts declined 4.2% month-over-month to a seasonally adjusted annualized rate of 1.425 million in October of 2022, after falling by a downwardly revised 1.3% in September, and compared to market forecasts of 1.41 million. Single-family housing starts dropped 6.1% to a rate of 855 thousand while the rate for units in buildings with five units or more decreased 0.5% to 556 thousand. Compared to October 2021, housing starts fell 8.8%. The US housing market has been hit by soaring prices of materials and rising mortgage rates, which recently reached their highest level since 2001.

Inflation Stays Sticky in October

The headline inflation rate in Canada in October was 6.9%—the same as it was in September.

While down from the recent peak of 8.1% set in June, inflation remains well above the 2% target.

When food and energy are excluded, "core" inflation was running at 5.3% in October. This was just slightly lower than the month before when it came in at 5.4%.

In Alberta, the inflation rate increased from 6.2% to 6.8%.

A larger increase in gasoline prices in Alberta due in part to the partial reinstatement of the provincial fuel tax helps explain why the inflation rate went up in Alberta but stayed the same nationally.

October's lack of movement in the national inflation rate will keep the pressure on the Bank of Canada to push interest rates even higher before the end of the year.

Oil and natural gas boost Canada's export performance

A lower Canadian dollar, higher commodity prices, increased production and the global economic rebound that followed the first year of the pandemic have led to a major turnaround in Alberta's export performance.

Year-to-date international merchandise exports from Alberta were up by 58% as of September 2022 compared to the same period in 2021 and were an eye-popping 129% higher compared to the first nine months of 2020.

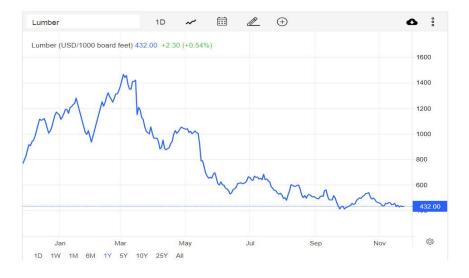
Energy exports (mostly oil and natural gas) account for 89% of the improvement in 2022 over 2020. The increase was also significant nationally, but not as dramatic as it has been for Alberta.

As of September, year-to-date merchandise exports from Canada were 28% higher than last year and 56% above where they were in 2020.

Canada's energy exports over the first nine months of 2022 were \$109 billion higher than over the same period in 2020 with the rise accounting for 56% of the increase in total exports.

Lumber prices—which warned us about inflation over a year ago—are again trying to tell us something

MORE



Quality Control

Every month I try and think of a Q.C. topic for discussion and I was having trouble coming up with one for this month. Then it occurred to me that I haven't addressed one of the most important issues, if not the most important issue. **Making sure that there is a plate on both sides of the truss.**



A truss plant must make sure that they have some process in place to ensure that there are plates on both sides of the truss.

One method is to use a metal plate detector that detects the plates as the truss passes through upper and lower metal detectors. The detector compares the signals and determines if the plates are misaligned or missing. If it detects a plate on one side of the truss, it expects to detect one on the other side in the same area. If a plate is missing or not within the area an alarm is activated.



Installed Metal Plate Detector after the finishing roller

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Unfortunately, I see some of these metal detectors that have been installed not in service because they were going off too often. This should be a red flag.

If you do not have a detector you are going to have to rely on a process to ensure that plates are put on both sides.

An obvious method is to have someone look at both sides of the truss to ensure that the plates are there. This is easier if you have a truss stacker or stack your trusses vertically. But it can be done if you don't mind bending over.





Checking the bottom side of the truss after pressing

Another method that could be implemented is having a strict plate picking system where you only pick the exact quantity of plates required. If you have plates left over, there is a problem. The corrective action for this method could be a lot of work if you have to find the truss with the missing plate. I would recommend that you use this method in addition to the previous methods.



Left-Picking the exact plates for the trusses



Was this plate supposed to be somewhere?

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So if you discover a plate missing or misaligned what do you do?

Usually the missing or misaligned plate is on the bottom side of the truss, because it would be obvious if it was on the top. Obviously if it is missing you have to add it, but if it is misaligned you have to determine if it has to be removed and replaced. For more on that process refer to the September 2022 newsletter.

If it is a big plate you may be best off taking the truss back into the shop and install the plate. If it is a smaller plate you may be able to add it after the finishing roller. One method would be to utilize a portable hydraulic press. This could also be utilized if no one notices the plate missing until the truss is installed.



Probably the most common instance of a missing plate is a small plate that is installed on the bottom side of a gable truss. It is usually these small 1 ½" wide plates that you see lying under the table because they got caught in the slots when the truss was being pressed. I have been told that upsizing these plates to a minimum of 2" reduces this problem, because they have a couple more teeth and the additional cost is minimal.

Whatever your process for ensuring that there is a plate on both sides it should be written down and put in your Quality Control Manual in Section 2 Quality Policies. The WWTA manual template came with guidelines for policies, but you are able to add your own and this is a good one to add.

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. Winter is coming so you should be having a discussion about **Working in Cold Weather**.

The WWTA has a poster for this topic that you may want to print out and post for workers. It can be found on the WWTA webpage at: wwta.cold.weather.poster Thanks to the guys at Star Building Materials for posing on a very cold day.

Some things to keep in mind:

Frost in the early mornings and in shaded areas can be an unexpected slip and fall hazard, as it may only appear under certain weather conditions. Keep pathways well-lit and sanded.

Shorter daylight hours increase the need for appropriate lighting. - Position lights so they do not create shadows. - Consider scheduling tasks according to the light required. For example, schedule big equipment moves for full daylight hours.

Working at heights poses a higher risk in winter conditions.

- Wind or frost and ice can destabilize supports such as ladders or roofing brackets.
- Snow on rooftops can hide hazards such as skylights or vents. Workers are more susceptible to cold exposure due to high winds.
- Snow is heavy and adds to the load on roofs or raised surfaces. Consider the maximum load limit of the surface before adding the weight of a worker to that load.

Temperature, wind, level of activity and clothing can all affect how an individual experiences cold. Health effects associated with working in the cold include frostbite and hypothermia. The following controls can help protect workers from cold weather conditions:

- give workers time to adjust to colder conditions before assigning a full work schedule
- provide enclosures and heating systems where practical and possible
- shield workers from drafts and wind
- use a work/warm-up schedule, limiting the period of outdoor work between warm-ups
- use a buddy system to avoid working alone in very cold weather educate
 workers on signs of over exposure to cold which can result in health
 problems such as frostbite and hypothermia

One thing I think we also may overlook is driving in winter when discussing the topic.

- Ensure vehicles have appropriate tires for the roads they travel. Snow tires are best for most parts of Alberta in winter. All four tires should match in size, type and speed rating. Check air pressure often air pressure drops about 1 psi for every 5°C.
- Winterize vehicles. Check exhaust, heating and cooling systems for leaks. Test the battery and replace if necessary. Check lights regularly. Change to winter windshield wipers.
- Equip each vehicle with a winter survival kit.
- Scrape frost from windows to improve visibility.
- Remove snow and ice from vehicles to prevent flying snow and ice from endangering other vehicles on the road.
- Remind workers to activate taillights in inclement weather by turning on headlights. Taillights are not lit with automatic daytime running lights.
- Consider developing a winter driving policy that lists responsibilities and expectations for both the employer and workers.
- Consider developing winter driving procedures to outline how to respond to different situations.
- Check the weather forecast and road reports when planning any travel. If possible, postpone trips when conditions are unsafe.

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

Sealing Documents

In the past several weeks the issue of sealing documents has been on the front burner base on some presentations given by Alberta Municipal Affairs regarding Standata 19-BCI-023 that most of you are probably aware of. This has led to at least 3 municipalities issuing bulletins asking for sealed roof truss designs and layouts at the permit stage, plus sealed floor layouts if the design exceeds the products CCMC evaluation beginning January 1, 2023.

Obviously, this is a big change from current practices in Alberta. There have been numerous talks and presentations to the affected parties including BILD expressing our concerns about these requirements.

The issue is still being discussed and a stakeholders group is being formed, which the WWTA is on. I think our uniform message from the industry of dealing with these

requests is working and the builders are starting to push back on this interpretation of the Standata. It is important that builders need to understand the costs and ramifications of these requests from the Municipalities. If you have builders working in the jurisdictions of Airdrie, Chestermere, or Rockyview County this requirement is in place. Therefore, there may be a rush to get permits before the end of the year.

Although I can't be certain of where this issue eventually lands, I am pretty sure that the current interpretation of the Standata will be a more practical solution, and the WWTA is working with the involved stakeholders.

Keep watching for emails regarding this issue, as we hope to have more clarification soon.

Environmental Product Declarations

We had a presentation from Peter Moonen from the Canadian Wood Council on December 9th regarding the survey they are doing to develop environmental declarations from the truss manufacturers. The presentation is on the WWTA website in the member's area. It is important that members fill out their survey so that our industry is prepared to answer these questions from building designers.

Building Code

This is the latest I have on the new National Building Code (Alberta Edition), although it is getting pretty late in the fall of 2023, so I would not be surprised if it was not issued before the end of the year.

"Alberta Editions Building, Fire Codes and the National Energy Code of Canada for Buildings

The National Building Code of Canada 2020 (NBC), National Fire Code of Canada 2020 (NFC), and the National Energy Code of Canada for Buildings 2020 (NECB) were published in March 2022. These are known as National Model Codes and have no legislative authority unless they are adopted by legislation by the regulatory authority responsible for adoption of safety codes.

The Alberta Editions of the Building and Fire Codes will be based on the National Model Codes and anticipated to be in force for the fall of 2023. These will be the National Building Code-2022 Alberta Edition and the National Fire Code-2022 Alberta Edition. As the Energy Code is referenced from the applicable Building Code, the NECB will come into force in conjunction with the National Building Code-2022 Alberta Edition in the fall of 2023."

Remember that there is a significant change in this next code as Technical requirements for large farm buildings are added, which address fire protection, occupant safety, structural design, and heating, ventilating and air-conditioning.

You may also want to review presentation that Chris Cordogiannis did for the WWTA in the conversation section of the WWTA webpage.

Alberta WoodWorks Wood Solutions Conference

The Wood Solutions Conference is being held December 7th at the Fantasyland Hotel in Edmonton and the Western Wood Truss Association of Alberta will be represented there, as well as giving a presentation on wood trusses to the attendees.

Don't miss the chance to join this amazing event. Click here and register today.

Quality Control Certifying Body

The WWTA was successful in obtaining some funding from the Alberta Value Added Wood Products Program to work towards developing a Certifying Body in order to accredit truss plants to the CSA S349 standard. There is going to be a lot of work on this file in 2023.

TPIC Technical Committee Meeting October 13 & 14, 2022 Notes as recorded by the WWTA-AB representative David Klassen P.Eng. (Unofficial)

The information is for informational purposes only and should not be construed as professional advice or opinion. The writer has made reasonable efforts to ensure that the information provided is accurate at the time of writing. The content is provided "as is" and the writer makes no representations, warranties (express or implied), guarantees or assurances of any kind as to the accuracy, currency or completeness of the information provided. Use of the content is at your own risk.

- 1. Regional Association Reports
 - a. Primary focus is preparing for QC program.
 - b. Recent Hurricanes and Tornados have some jurisdictions considering additional design criteria for effect of high winds.
 - c. Some jurisdictions in BC are pushing for sealed layouts. This would require field review according to EGBC. Sealed components do not require field review due to QC program in plants.
- 2. Codes and Standards & Industry Reports
 - a. CSA is reviewing built up post nailing
 - i. Allowance for gun nails but will reduce capacity.
 - ii. Allowance for screws, expecting to fall between nails and bolts.
 - b. Deflection limits being reviewed to accommodate creep.
- 3. Ongoing task group work for TPIC2024, here's the notable highlights:

a. Splicing

- Our current formula treats joint as rigid OR pinned. Semi rigid models vary amongst software packages. We would like to standardize.
- ii. TPI has semi rigid formula currently out for public review. Task group to review for consideration in TPIC.
- b. Plating Sliders to eliminate CLB
 - i. Final review underway for approval.
- c. Compression perp to grain at joints
 - i. TPI has continued to review the topic with some additional concerns being raised.
 - ii. TPIC waiting to review information to determine how to proceed, targeting TPIC 2024.
- d. Bottom chord bracing with drywall
 - i. Reviewed Mitek letter allowing drywall to brace bottom chords for Part 9 trusses under certain circumstances, does not apply to large cantilevers.
 - ii. Requires bracing at pitch breaks.
 - iii. Task group will adopt as a tech bulletin or position statement.
- e. HDG of truss plate after manufacturing
 - i. Examined a sample of hot dip galvanized plate.
 - ii. Primary concern is plate embedment because of uneven galvanization (globs).
 - iii. Can be addressed through plant QC watching for embedment, will add to commentary.
- f. Design responsibilities
 - Compiling guidelines from provincial engineering associations and TPI to create a guideline for TPIC that encompasses all associations.
 - ii. Target completion for TPIC 2024.
- g. Leg down extensions
 - i. Mitek created a document to address the detail as it's becoming more common.
 - ii. Shared with the technical committee for to adopt as a tech bulletin.
- h. Bracing Party walls in the attic space
 - i. Tall party wall attic gables currently are un-braceable due to CSA L/50 limit.
 - ii. One option is to inset the gable within the 2' o/c spacing so it is no longer structural and then would not take any loads.
 - iii. We could stiffen T&B joints (larger plates) to create stiffness and bypass the pinned limitations.
 - iv. Recommending tech bulletin with options and a design approach within TPIC.
- i. Interior bearing requirements for trusses over 40'

- i. Discussed trusses that are longer than 40' BUT have an interior bearing point or cantilever that has a HIGHER reaction that what a 41' simple span truss would have.
- ii. Seeing examples of bearings added mid chord to pass the clear span rule yet very little load hits the bearing without a joint at the location.
- iii. Will propose wording to be added to TPIC to require bearings to be triangulated.

4. New Business

- a. NFBCC 1995 and CSA S347
 - i. Agreed that old codes should follow CSA referenced at the time. New materials not in the old CSA would be excluded from the design unless tested to the old standard.
- b. Effective depth at blocked splice joints
 - i. Will combine this topic with the splicing task group.
 - ii. Adding a single vertical web to a splice joint reduced pate from 18 gauge to 20 gauge. For the web to brace the plate there should be a minimum amount of plate coverage.
- c. TPIC 2019 deflection criteria Table 6.6.2 revisions
 - i. Make corrections to table reference of total load.
- d. Stitch plate requirements
 - i. Stitch plates seem smaller than expected, it was expected that the plate should cover the neutral axis.
 - ii. Suppliers design engines size for shear flow.
 - iii. All agreed we should standardize and add to TPIC.
- e. Failure of Trusses
 - i. We would like to see (or create) a database to of truss failures to focus on the most common causes.
- f. End vertical block failure
 - i. Plates ending at center of vertical blocks tends to split the block.
 - ii. Would be eliminated if plate extended 2/3rd length of block.
 - iii. Created task group.
- g. Lag screws to top chord of truss
 - i. Solar industry pushing again for screw directly to truss chord.
 - ii. Primary concern for TPIC is the tolerance is not achievable.
 - iii. Will adjust wording to permit certain type of fastener.

2023 WWTA Annual General Meeting

I am currently starting to work on next year's Annual General Meeting tentatively to be held in Calgary on March 10, 2023, so please mark that date on your calendar

Virtual Meetings

One day we will get back to meeting is a room I hope, but in the meantime if you have any topics you would like the WWTA to hold a virtual meeting on please let me know.

WWTA Online Training

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

Did You Know?

What temperature can you refuse to work in Alberta?

Alberta does not have specific legal requirements when it comes to workplace temperature. However, employers must still provide a healthy and safe environment including maintaining an adequate indoor temperature and air quality.

This is often called the "general duty clause", which requires employers to ensure the health and safety and welfare of their employees as much as it is reasonably practicable for the employer to do so.