

Commentary-Dave Pasolli-Western Wood Truss Association of Alberta

**Housing Affordability Measures Take Centre Stage**

Housing is top of mind for voters and was the priority in the federal Fall Economic Statement (FES). The government announced an additional \$15 billion in new loan funding, starting in 2025-26, for the Apartment Construction Loan Program. This investment aims to support the creation more than 30,000 additional new homes across Canada.

Although I am certain that this is welcome news to builders, there is no details on how these loans will work. I am sure that like most government funding it will come with a lot of conditions supporting their other priorities like climate change that will have to be complied with. They most certainly will pick the winners and losers of the applicants.

Freeland also shared the outline of a new mortgage charter, which sets parameters for financial institutions working with Canadians as they renew their mortgages. Further to this, the government introduced new measures for co-operative housing corporations that provide long-term rental accommodation, making them eligible for the removal of the GST on new rental housing, provided the other conditions have been met.

The FES included an additional \$1 billion over three years, starting in 2025-26, for the Affordable Housing Fund. According to the government, this investment will support non-profit, co-op, and public housing providers in building more than 7,000 new homes by 2028.

The FES also includes a new investment of \$309.3 million in new funding for the Co-operative Housing Development Program, which was announced in Budget 2022.

The federal government also intends to deny tax deductions for commercial short-term rental unit income in a bid to convert the units to long-term rental homes. On top of this, a \$50 million fund will support municipal enforcement of restrictions on short-term rentals to just principal residences. So I guess if you were an entrepreneur trying to get some income on the side you may be out of luck.

Upon close examination near-term spending is restrained as the bulk of the new measures aren't slated until 2025-26 which would be after the next election. This is no doubt so that the government can show some signs of fiscal restraint to ease inflation pressures and put government finances on a better path. Although when the next election comes around I am sure that the cheque book will be opened again.

These measures come on the heels of a steady stream of announcements in recent months that included the disbursement of financial incentives from the \$4-billion Housing Accelerator Fund (first introduced in Budget 2022) to various municipalities to speed up the construction of new housing.

On November 14, 2023 Sean Fraser, Minister of Housing was in Calgary along with George Chahal, MP for Calgary Skyview to announce Calgary will receive a \$228 million boost from the federal government to support thousands of new housing builds.

As part of the agreement, the city will be required to build an additional 6,825 housing units by 2027, and 35,950 new units by 2033. That is a lot of units for a city to build. The city will receive 25 per cent of the funding up front and 25 per cent each year thereafter for three years, according to Fraser.

He confirmed the city will need to abide by a set of conditions and reach certain milestones to receive the full allotment of funding, though he didn't say what those milestones are. Like all federal funding, conditions apply and the city will have to read the fine print.

The city is already moving forward with their plan to change communities currently zoned RC-1 to blanket RC-G which would make it possible for any higher density housing to be built in any community in the city. Currently, more than 60% of residential properties are zoned to only allow single-family homes. This was apparently a condition of getting federal money and Fraser threatened a halt the federal funding if the plan did not pass.

Calgary Mayor Jyoti Gondek said she expects 3,000 new units to be created by office space conversions in alignment with Calgary's Downtown Strategy. I still have trouble understanding how these units are built affordably.

"We are able to streamline our approvals processes, and we are able to provide initiatives for secondary suites," said Gondek, "as well as more non-market and market homes in our downtown."

The HAF is also expected to help fund the creation of 400 housing units on city-owned land in proximity to transit stations.

Noticeably absent from the press conference was any representation from the provincial government.

In a written statement, Alberta Premier Danielle Smith said she is pleased with the \$228 million given to Calgary, but makes it clear she is not happy the province was left out.

“Work is underway to review Quebec law, Bill M-30, which requires the federal government to negotiate and cooperate with the province on delivering funding for cities in line with provincial priorities and programs,” Smith said in the statement.

“This arrangement doesn’t seem to be hurting Quebec’s ability to secure federal investment dollars for their cities - surely minister Chrystia Freeland isn’t saying that provinces asking for the constitution to be respected should be penalized.”

If this continues to be the way this funding is rolled out by the federal government, it may be another case of bypassing the provincial governments overstepping their authority for political gain. It does not look good for small municipalities obtaining funding if there can’t be a big press conference to announce large amounts of funding.

I do always find it amusing that any level of government uses the terms funding and affordability in the same sentence, these notions seem contradictory to me.

You don’t have to look any further than the \$5 billion pipeline that the government is going to build for only \$35 billion. Or the repair to the Peace Bridge replacing the glass panels with steel cables that only took 9 months apparently right on schedule.

### **Interest Rates**

If the government hadn’t spent so freely, interest rates in this country would no doubt be a lot lower.

[Scotiabank Global Economics calculates](#) that 200 basis points (two percentage points), of the Bank of Canada’s current 5 per cent interest rate were needed to counteract the effects of government spending and Federal pandemic relief to households.

“There is no question in our minds that fiscal policy has complicated the task of monetary policy in Canada,” said chief economist Jean-François Perrault and René Lalonde, director of modelling and forecasting.

“Interest rates are substantially higher than they would be had government consumption spending at all levels of government remained fixed in relation to GDP.”

Since 2019 government spending has risen faster than GDP growth on all levels, said their report. That surge and Federal relief during the pandemic pumped stimulus into the economy that fuelled inflation. Without this, the Bank of Canada would only have needed to raise its rate to 3 per cent.

“This has had a large impact on the economy. Put in a monetary policy context, the economy would not have been in excess demand were it not for this surge in government spending,” they said.

### **Government Debt (A Billion Used To Be A Big Number)**

Caught off guard by rising interest rates the Trudeau government-taxpayers- will pay \$46.5 billion in interest on the federal debt of more than \$1.21 trillion this year, almost 33% higher compared to last year, on its way to a staggering \$60.7 billion in 2028. This money won't go to affordability programs to improve the lives of Canadians, nor will it low the debt. It's just paying interest on the debt.

The \$46.5 billion in interest is just shy of what the government will pay for its Childcare Benefits program plus employment insurance benefits combined. Put another way, the interest payment is 75% higher than the \$26.5 billion we will pay on national defence this year.

Consider that even after taking out COVID charges, federal spending is more than 40% higher than it was when the Liberals came to office in 2015. The size of the federal civil service has increased by 40% from pre-COVID levels and the national debt has grown by 60%. At no time in our past has a federal government grown so big and so expensive so quickly.

Runaway debt is the inevitable outcome of the Liberal's failure to produce a single balanced budget in their eight years in power. This despite Trudeau's election promise in 2015 that he would balance the budget by 2019- the year before the pandemic.

In the recent economic statement, Freeland estimates there will be \$23.8 billion deficit in 2027 and an \$18.4 billion deficit in 2028, when federal debt will be more than \$1.36 trillion, with no plan to balance the budget in sight. Unless of course they must spend more money to get re-elected.

That's all bad enough, but under the Trudeau Liberals we have also suffered our worst decade of economic growth since the Dirty Thirties.

Inflation remains stubbornly high. The Liberals can't for the life of them figure out even how to halt the rise in housing prices, much less bring prices down. And taxes on the average middle-class family are now nearly \$2,000 a year higher than eight years ago.

Oh well, more housing being built is good for your industry and if the government is paying the bill, I guess that will be good as well, we just have to keep reminding ourselves that it is our money they are paying with.

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](mailto:dave@wwta.ab.ca)

## Economic Update

In Alberta, urban housing starts totaled 3354 in October 2023, a year-over-year decrease of 14%. Canadian housing starts increased by 4.4% over the same period. Edmonton was down considerably 50% compared to last October, and Calgary was up by 26%. Total starts in Alberta were down from 4108 in the previous month of September.

Housing Starts Alberta						
	Oct-23	Oct-22	% Change	YTD 2023	YTD 2022	% Change
Alberta	3354	3915	-14.33%	28259	30712	-7.99%
Edmonton	979	1967	-50.23%	10078	13109	-23.12%
Calgary	2137	1688	26.60%	16278	14553	11.85%
Red Deer	23	25	-8.00%	169	136	24.26%
Grande Prairie	0	8	-100.00%	74	177	-58.19%
Lethbridge	54	28	92.86%	202	742	-72.78%
Wood Buffalo	1	9	-88.89%	22	109	-79.82%
Whitehorse*	N/A	N/A	#VALUE!	N/A	N/A	#VALUE!
Canada	22071	21133	4.44%	187314	200711	-6.67%

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

### Housing Starts by Dwelling Type (Centres 10K+)

	OCT-23	OCT-22	YTD-23	YTD-22
Total	3,354	3,915	28,259	30,712
Single	1,310	1,088	9,888	12,125
Semi-detached	306	224	2,354	2,341
Row	551	506	4,462	3,836
Apartment	1,187	2,097	11,555	12,410

### Housing starts - lower in October, but trending stronger-ATB

*There has been a marked improvement in home construction in the second half of 2023 (so far, at least), as the sector continues to play demographic catch-up.*

Alberta housing starts eased to a still decent 40K (annualized rate) last month after hitting an eight year high of 49K in September. The pace of new home construction has quickened since the summer—42K starts on average since July compared to less than 30K in the first half of the year. Calgary has accounted for much of the improvement.

In this tug of war between higher interest rates (lower starts) vs. population growth (higher starts), it seems that the latter has gained an upper hand as of late. But many more homes will be needed to keep up with record migration. We expect a stronger year for housing starts next year.

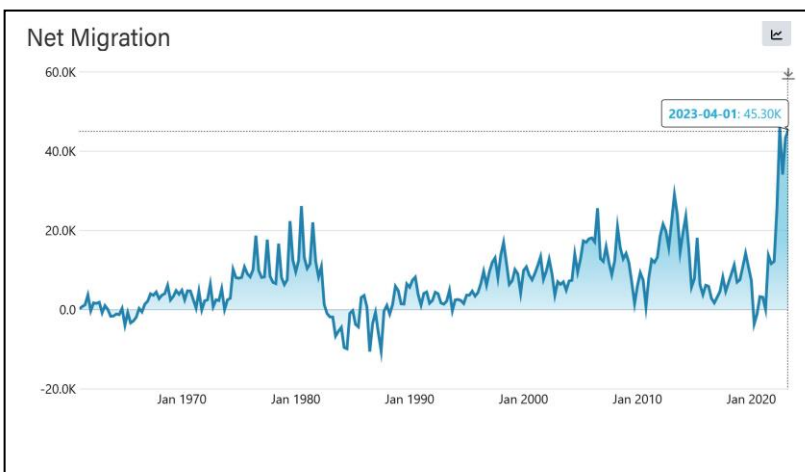
### Alberta housing market - lower sales, higher prices-ATB

*Alberta posted its first dip in unit sales since February. However, market conditions remain tight and prices continue to march higher.*

Alberta home sales took a step back last month (down 8.6%)—the first drop in eight months. Up until last month, Alberta home sales had been bucking the national slowing trend.

Despite the dip, the resale market remains relatively tight. The inventory of homes sits at 2.7 months of supply (vs 4.1 nationally) and the sales-to-new-listings ratio is 67.7 (vs. 49.5 nationally).

Alberta resale prices, as measured by the MLS composite benchmark, continued their ascent. They hit a new record of \$490,500 (+7.2% year-over-year). Calgary has for some time been driving housing price gains in Alberta, but Edmonton has joined in. Prices have been rising in the capital city since May, though are still below their peak level reached in April 2022.



Despite rising prices, Alberta housing remains *relatively* inexpensive when compared to higher-priced markets in Ontario and BC—a major factor driving large inflows of migrants to Alberta from those provinces.

## US Housing Starts

Privately-owned housing starts in October were at a seasonally adjusted annual rate of 1,372,000. This is 1.9 percent ( $\pm 13.5$  percent)\* above the revised September estimate of 1,346,000, but is 4.2 percent ( $\pm 10.0$  percent)\* below the October 2022 rate of 1,432,000. Single-family housing starts in October were at a rate of 970,000; this is 0.2 percent ( $\pm 8.8$  percent)\* above the revised September figure of 968,000. The October rate for units in buildings with five units or more was 382,000.

## Lumber

Lumber prices rose to \$540 per thousand feet benchmark, the highest in four months, due to a 2-3% decline in industry supply caused by reduced production in North America. Factors such as sawmill operations cutback, lower annual allowable cut in British Columbia, and increased output costs led to supply constraints. Notably, Canfor Corporation closed its Polar Sawmill for winter amid these challenges. The rise is also fueled by expectations of heightened housing demand in the US, supported by a 1.9% month-over-month increase in housing starts to 1.375 million in October 2023, above market expectations of 1.35 million. This trend aligns with an improved housing demand outlook for 2024.



## B.C. sawmill downsizing opens door for EU lumber exports to the U.S.: WRI

October 31, 2023 By Wood Resources International (ResourceWise)

Canada is the world's second-largest producer of softwood lumber, behind the United States. Over the past five years, production has decreased from 48 million m<sup>3</sup> in 2017 to 37 million m<sup>3</sup> in 2022. Last year, the country's sawmill output was down almost 40 per

cent from the heydays two decades ago when the all-time high reached nearly 60 million cubic metres.

The history of the Canadian sawmilling industry has developed quite differently in British Columbia compared to the rest of the country. During much of the period from 2000 to 2016, BC production was close to 50 per cent of Canada's total output. Following the pine-beetle infestation in the province, harvest levels declined, and the lumber sector was forced to downsize. While sawmills continued to produce about 25 million m<sup>3</sup> annually in the eastern provinces to supply the strong US market, production in the west coast province fell from 23 million m<sup>3</sup> in 2016 to only 13 million m<sup>3</sup> in 2022 (see chart). This downward trend continued in the 1Q/23 when lumber shipments were down 20 per cent y-o-y, while they held steady in the rest of the country.

The outlook for tighter lumber supply in North America could strengthen lumber prices in the US in the second half of 2023 and create opportunities to ramp up sawmill production levels somewhat, particularly in British Columbia. However, there may be constraints in the availability of sawlogs because of limitations in accessing the provincial forests during the fire season.

The U.S. relies on about 30 per cent of imported lumber to meet the country's wood consumption. Historically, Canadian sawmills have supplied 90-97 per cent of the import volume, but in recent years the flow from Canada has declined because of the reduced production in British Columbia. On the other hand, European sawmills have increased their market shares to about 15 per cent in 2023, up from just a few percent five years ago. With limited opportunities for Canada to increase lumber production, European sawmills will likely remain essential suppliers for the US wood market in the coming decade.

### **Inflation Moves in the Right Direction-ATB**

The annual inflation rate cooled largely as expected to 3.1% last month—down from 3.8% in September. This is the lowest inflation rate since June and well below its peak of 8.1% in June 2022.

Most of the credit for last month's improvement goes to lower prices at the pumps (-7.8% year-over-year, y/y). Grocery prices rose 5.4% y/y, the slowest annual pace since November 2021, but still an uncomfortably high reading for households.

Progress was also made on the so-called core inflation readings. The monthly change in the median measure held at 0.1%, while trim was a bit stronger at 0.2%. On a year-over-year basis, all three of the Bank of Canada's key measures (trim, common, and median) slowed, but were still-elevated (range of 3.5%-4.2%, see chart).

There are still some big inflation drivers lingering. Mortgage interest costs were up



30.5% y/y—adding 0.9 points to the headline inflation rate. Rental prices continue to add more to inflation, accelerating to 8.2% y/y.

In Alberta, inflation fell more dramatically, from 3.7% to 2.1%, and was once again below the national rate (Alberta has been above only once this year). Gasoline prices fell more in Alberta (-15.9% y/y), which helped. Electricity prices were still up a lot year-over-year, but the rate of increase slowed significantly (45% from 113%). Rent inflation continues to accelerate (+9.9% y/y) amid Alberta's tight housing market, offsetting some of the progress on slowing food inflation. That said, the deceleration was fairly broad-based across categories. Stripping out food and energy costs, annual inflation was 2.3% (vs. 3.4% nationally).

### **Alberta Consumers Resilient**

Alberta consumers have been resilient spenders this year, and it seems that they have a little more left in the tank. The ATB Alberta consumer index, based on the value of ATB Mastercard transactions, posted a strong rebound in October. Rapid population growth and continued job gains are no doubt providing a lift.

However, the index is trending sideways (based on the three-month moving average), pointing to signs of consumer fatigue. Heading into 2024, rising debt servicing costs will force some households to cut back on more discretionary purchases. We have already seen some signs that this is already happening in the retail numbers. Purchases of some more interest-sensitive items like furniture and electronics have eased this year. One exception is vehicle sales, which have held up well amid pent-up demand.

### **Oil Prices Wane**

*Oil prices are known to rise and fall in dramatic fashion so we don't want to read too much into the recent downward trajectory. With that said, the WTI benchmark has dropped below US\$80 for the first time since August.*

Oil markets have teeter-tottered this year between concerns over supply shortfalls (higher prices) and sluggish demand (lower prices). Lately, fears over languishing demand, especially in China, have dominated. The latest bout of price weakness comes despite low global inventories and the potential for Middle Eastern supply disruptions.

The U.S. Energy Information Administration, a go-to source for forecast information on energy markets, updated its [short-term outlook](#) this week. It's calling for US\$89/bbl WTI next year amid ongoing production cuts by OPEC, declining global inventories, and elevated risks of disruptions given the conflict in the Middle East. Key to their forecast is that OPEC will maintain voluntary cuts.

## Quality Control

### Tape Measures

With all the technology we have today including lasers and computer operated saws, everyday building and inspecting trusses for quality still relies on the common tape measure.

While we are not building rocket components that require incredibly accurate measurements our acceptable tolerances can be down to 1/16", so it is important that your tape measure is accurate. Cheap tape measures can often be out of calibration before they are even used, and quality ones can go out of calibration due to damage or stretching.



*Difference between 2 builders tape measures*

It is important that when you get a new tape measure that you check it for accuracy and regularly check it at least monthly or when it is damaged due to dropping. Quite often a tape measure will go out of calibration when it is dropped and the hook at the end becomes bent or if it is retracted roughly.

### Calibrating Your Tape Measure

Calibrating a tape measure typically involves ensuring its accuracy by comparing it to a known standard. Here's a general guide on how you can calibrate a tape measure:

#### 1. Use a Known Standard:

- Find a measurement standard that you trust and that is accurate. I suggest a good quality stainless steel metal machinist's ruler, sometimes called a "true zero" ruler (no gap before the first line).

- Ensure that the standard you choose is in good condition and has clear, accurate markings.



*True zero ruler (no gap at the end)*

**2. Select a Reference Point:**

- Choose a specific point on the tape measure as your reference point. Use the 12" mark for example.
- When measuring a long tape measure that has a fiberglass tape you may want to check it at the 12'-0" mark, on a 2X4 that you have accurately put a reference point on.

**3. Measure Against the Standard:**

- Put the hook of the tape over the end of the ruler on a flat surface.
- You must ensure that the full hook is in contact with the ruler.
- You may want to do it on the edge of a table.

**4. Check for Discrepancies:**

- Ensure that the chosen point is within 1/16" of the standard.
- Take note of any discrepancies between the tape measure and the standard.



*Checking against the standard*



*Adjusting the hook*

**5. Adjust if Necessary:**

- If you find discrepancies, determine whether they are consistent across the entire length of the tape or if there are specific sections where the measurements are consistently off.
- A lot of times there is a difference because the hook has been bent from dropping the tape. If this is the case, you may be able to adjust it.
- Some high-quality tape measures have an adjustment mechanism, usually a small screw near the hook, that can be used to fine-tune the accuracy.

**6. Repeat the Process:**

- After making adjustments, repeat the measurement process to ensure that the tape measure is now calibrated correctly.

**7. Regular Checks:**

- It's a good practice to periodically check the accuracy of your tape measure. In a truss plant it would be a good practice to check monthly or when the tape has been dropped or damaged.
- It is also good practice to develop a policy about checking tapes and document it.

**Calibration Tools**



You can actually buy tape calibration tools that are used by machinists, but they are actually quite expensive costing hundreds of dollars. This is because companies that require these usually must meet some sort of ISO requirement. That being said, I have seen truss plants make some ingenious stuff over the years, so some of you could probably come up with a tool on your own.

Keep in mind that tape measures can wear out over time, and their accuracy may degrade. If you notice significant inaccuracies that cannot be corrected through calibration, it may be time to replace the tape measure.

## Quality

Like anything out there tape measures come in a wide range of prices and quality. You can spend \$3 at the dollar store or \$50 for a high-quality tape. Just for fun I bought one at the dollar store and checked it and it was out by 1/4" off the shelf. Below is a link from Pro Tools reviewing tape measures.

[Best Tape Measure Reviews for 2023 - Pro Tool Reviews](#)

## Health and Safety Toolbox

### Health and Safety Quizzes

I know that it can sometimes be a struggle to come up with anything new at your regular Health and Safety meetings. They can be boring and most of the time it is quite hard to get engagement or feedback from the workers in attendance.

Alberta OHS has come up with what they call Fun Quizzes that you may want to check out to be utilized in your meetings. They are on a number of various topics including biological, psychological, chemical, physical, health, and OHS laws. A link to the site is below.

[Worksafe - Alberta Occupational Health and Safety](#)

### Changes coming to Alberta's Certificate or Recognition (COR) Program

In 2018, an extensive evaluation of the COR program concluded it has a valuable role in workplace health and safety, but needed to evolve, modernize, and promote continual improvement. As part of these efforts, a working group is developing a new audit instrument called the Complexity-Based Scalable Audit (CBSA). The CBSA is intended to replace the current standard COR and Small Employer Certificate of Recognition (SECOR) audits and will be developed in several phases over the next three years.

The CBSA is in early development. In future, stakeholder input will be gathered and a draft made available for review. Employers and auditors can expect the following when the CBSA is implemented:

- It will be scalable and expandable based on the complexity of each employer's operations.
- There will be no SECOR designation under the CBSA. All audited employers that meet the requirements of the program will receive a COR regardless of their size.
- Inclusion of industry-specific audit content will ensure the CBSA is relevant to each employer's operations.

An [information sheet](#) about the CBSA and accompanying [frequently asked questions](#) are available on the OHS Resource Portal. If you have additional questions, please contact your Certifying Partner; contact information is available at [alberta.ca/find-certifying-partner.aspx](https://alberta.ca/find-certifying-partner.aspx)

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

### Structural Truss Systems Ltd. Investing \$28.5 Million for New Manufacturing Plant



*Matt Jones, Minister of Jobs, Economy, and Trade; Brent Feyter, CEO of Structural Truss Systems. Ltd, Chelsae Petrovic, MLA for Livingston-Macleod.*

Structural Truss Systems Ltd. is spending \$28.5 million to build a facility in the Southern Alberta town. “We have grown to the point that production has maxed out at the current location”, company CEO Brent Feyter said Nov 10, 2023. “A new facility is required to ensure both companies continue growing safely and effectively.”

The firm designs and manufactures roof trusses, floor truss systems, prefabricated wall panels and laminated posts. Out of the same plant, sister company Forma Steel manufactures steel siding and roofing.

The new 180,000-square-foot facility is expected to be completed by the end of 2024 and will also house a training facility.

“The new facility will provide us the option to double our production,” said Feyter. The expansion will result in Structural Truss Systems and Forma Steel, which currently have a combined 220 employees, hiring at least 35 more employees.

Feyter’s parents, Frans and Stiena, began the roof truss business in 1980 and it grew from there, with the current plant opening in 2001. Sister company Forma Steel started roughly 35 years ago.

Through its Investment and Growth Fund, the province announced a \$1-million contribution toward the construction of the facility during the news conference, attended by Jobs, Economy and Trade Minister Matt Jones, and Livingstone-Macleod MLA Chelsae Petrovic.

“Alberta’s government is proud to work with (Structural Truss Systems) in expanding their operations in Fort Macleod to the benefit of the local economy and Albertans alike,” said Jones. “The province is looking at providing additional incentives for the manufacturing and forestry industries to spur more investments in Alberta communities.”

### **Wood Solutions Conference 2024 Announced- January 16<sup>th</sup>**

The Wood Solutions Conference is coming soon to Calgary!

This specialized design and construction conference is dedicated to showcasing innovative advancements and applications for wood products and building systems in design and construction.

- Learn about the latest in wood innovations from distinguished presenters.
- Make industry connections and access the resources you need to achieve your wood design goals.
- Earn up to 6 professional continuing education credits by attending the full day of sessions.
- Lunch and trade show included.

Full program details coming soon!

Wood Solutions Conference Calgary Conference Details:

Tuesday, January 16th, 2024, Calgary, Alberta

Early bird registration until December 15: \$99 +GST

Regular ticket price until January 12: \$149 +GST

Student and educator discounts are available. Email [Rory Koska](mailto:Rory Koska) at [rkoska@wood-works.ca](mailto:rkoska@wood-works.ca) for details.

Interested in exhibiting? [Click here to book an 8x10 booth](#)

Register at:

[Wood Solutions Conference - Calgary Tickets, Tue, 16 Jan 2024 at 8:00 AM | Eventbrite](#)

**TPIC Technical Committee Meeting  
Oct 12 & 13, 2023**

**Notes as recorded by the WWTA-AB representative David Klassen P.Eng.  
(Unofficial)**

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1. Codes and Standards & Industry Reports
  - a. CSA S347 (TRUSS PLATES) is up for 2025 recertification, no changes currently planned. Effect of single pass roller is still under review.
  - b. CSA S349 (QC) is up for 2025 recertification, no changes currently planned.
  - c. CSA O86 (WOOD DESIGN) is out for public review with a vote scheduled for January. Potential changes for 2025 that affect our industry include:
    - i. Built Up Post allowance for gun nails but at reduced capacity (0.45 vs 0.60).
    - ii. Short Term Load Factor increase from 1.15 to 1.25.
    - iii. Deflection limits being reviewed to accommodate creep.
  - d. NBC 2025
    - i. TPIC proposed adding WWFT to part 9, are awaiting a response.
    - ii. TPIC requested background on limitation of 40' clear span for part 9 trusses, found it first appeared in the 70's however why it was chosen as the limit remains unclear.
2. Regional Association Reports
  - a. Primary focus is preparing for QC program and informing plants of requirements.
3. Ongoing task group work, notable highlights are:
  - a. Splicing
    - i. Our current formula treats joint as rigid OR pinned. Semi rigid models vary amongst software packages. We plan to standardize.



- ii. Task group to present information for final vote at spring meeting.
- b. Web Bracing
  - i. TPIC intends on expanding bracing options for TPIC 2024.
  - ii. Discussed a minimum web length of 3' for which CLB's can be used.
  - iii. Considering built-up column formula as an alternative method of bracing (scab).
  - iv. Will circulate for task group review by mid Nov. and then Technical Committee vote.
- c. Website
  - i. Removing Long span Truss video from TPIC website and replacing with a link to the WWTAA-AB website.
  - ii. Relabeled plate values used for 1995 Farm Building Code to "Legacy CSA S347-1999 Plate Design Values".
- d. Plating Sliders to eliminate CLB
  - i. Will provide ability for plates to transfer out of plane forces in slider to roof diaphragm.
  - ii. Discussion on limiting slider depth to 2x8.
  - iii. Plan to make retroactive for previous building codes including 1995 Farm.
  - iv. Technical Committee review and vote on proposal by end of November.
- e. Design responsibilities
  - i. Compiling guidelines from provincial engineering associations and TPI to create a guideline for TPIC that encompasses all associations.
  - ii. Technical Committee to review draft document and provide comments by month end.
- f. Design Considerations for Long Cantilevers
  - i. Working on a technical bulletin to provide guidance and additional consideration for unusually large cantilever trusses.
  - ii. Discussed defining what should be considered a large cantilever and mandating wind analysis for part 9 structures with those conditions.
  - iii. Considering limit of 8' (including overhang) before applying wind and unbalance loading.
  - iv. Task group to continue research and make a recommendation.
- g. Leg down extensions
  - i. Mitek created a document to address the detail as it's becoming more common.
  - ii. Mitek agreed to share with the technical committee for adoption as a technical bulletin.
- h. Fastener Holes in Truss Plates
  - i. Concern was raised of reduced cross section when hanger nails penetrate truss plates.
  - ii. There is no practical way to account for hanger locations in a generic design manual.

- iii. Hanger manufacturers will compare nail patterns with truss plates to evaluate potential for critical plate damage.
- i. NFBCC 1995 ground snow loads
  - i. TPIC position is that snow loads posted in the 1995 NBCC should be used for the 1995 Farm building code.
  - ii. Proposed position statement to be circulated among plate suppliers for consensus and adoption.
- j. End Grain Bearing Block Splitting
  - i. Plates ending at center of vertical blocks tends to split the wood when 24" or shorter.
  - ii. Recommended plate coverage of 75% the length of both ends of the block.
  - iii. Proposal was circulated and to be voted on by the end of October.

4. New Business

- a. Load distribution of multi ply trusses.
  - i. Studies have shown that load is not evenly distributed across multi ply trusses.
  - ii. TPI is proposing design of individual plies be able to withstand a higher share of load as the number of plies increase, see table.
  - iii. All members to review the TPI study paper to consider for adoption by TPIC

Plies	% of total load / ply	
	2x4	4x2
2	50%	55%
3	37%	41%
4	29%	
5	28%	
6	25%	

- b. WWTA-AB questions raised from QC reviews.
  - i. Does the truss slope need to appear on truss design drawings?
    - 1. TPIC agreed it should be added to Appendix H as a requirement.
  - ii. When is it acceptable to not provide a placement plan?
    - 1. Placement diagram is not a requirement in CSA S349
  - iii. Does the job address location need to be on the truss design drawings/placement plans?
    - 1. CSA S349 only indicates that trusses are to be designed by climatic data, it does not require location to be noted on drawings.
  - iv. Is there a concern in using frozen connector plates?
    - 1. Thermal distortion was thought to be negligible so the only concern would be condensation. Discussed that it would be similar to trusses stored outside.
- c. WWTA-AB asked if there are any concerns using Fire Treated Lumber in trusses (ie AtTEK).
  - i. It was noted that there are strength reductions when using this lumber.

- ii. The lumber grade label is reportedly not visible after coating which would require an in-plant process to ensure correct grade is used for truss fabrication.
- iii. TPIC will reach out to NLGA to ask if there are any legal requirements for the supplied to re-mark the lumber grade.

**Next time you see David Klassen, P. Eng make sure that you thank him for representing your association at TPIC.**

### **Certifying Body for Truss Plant Certification**

The Canadian Wood Truss Association is moving towards the creation of a certifying body to be accredited by the Standards Council of Canada in order to certify truss manufacturing companies to the CSA S349:20 standard. The CWTA has contracted the services of the WWTa Alberta to work towards this certification.

To date draft documents have been developed for the CWTA including: standards, by-laws, a certification scheme, training outlines for auditors, and training outlines for truss companies.

These drafts were reviewed at the recent CWTA meeting October 25 and we are now going to proceed with forming a committee with representatives from each regional association to further develop the standards and policies before applying for accreditation.

Each region will be allowed to have 2 representatives on this committee. If you would like to volunteer or have some more information about serving on this committee please let me know by sending me an e-mail and the WWTa Board of Directors will nominate the Alberta representatives at our next board meeting the end of November.

### **WWTa Online Training**

If you are using the WWTa online training and you have active students that are either done with their training or no longer need access it is important that you change their status to inactive on the system. If they remain active in the system, the company will be billed for their seat.

Companies will be billed for their seats in December.

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>