

Highlights of Safety Codes Council Conference and AGM

Rory – Canadian Wood Council

Mid-Rise Wood presentation

6 Storey Wood Construction is available in the new ABC 2015

C.W. Council is available for consultation on this building type.

Wood shrinkage is the major item to be dealt with on this building type – continuous tension rods which self-tension as the building shrinks.

This building type is more common in BC and North West USA.

Justin Pockar – City of Calgary

National Energy Code for Buildings 2011 (NECB)

Simply put this new code will refine what we are currently doing, not reinvent the wheel – just making the wheel better.

Compliance paths as previously outlined.

For the full energy modelling approach – the proposed building would be modelled to prove it will consume less energy than if I built the same size building (reference building) to the prescriptive code.

AMA (Alberta Municipal Affairs) will provide guidelines for who takes responsibility for the energy model.

*Clarify Justin's comment that the whole building could be modelled as a group – is this the whole building modelling approach only – could walls be less than required and add insulation to the roof?

Daylight and occupancy sensors mandatory

Lighting – this only deals with watts consumed – not lumens or light output.

Electrical – individual suite / tenant metering is required

Energy modelling – is done for 8760 hours (number of hours in a year). Essentially these modelling programs are elaborate spread sheets that compare the proposed to the reference building.

Justin expects to be receiving applications well before the May 1, 2016 drop dead date.

Possible clarifications coming.

NRCan resources are good – see their website.

The Energy code levels the playing field, and provides an opportunity for builders – a value equation.

Our industry can provide better buildings and help an owner arrive at lower operating costs.

Minimum ventilation rates to Ashrae 62

Economizers are required

Energy recovery for ducts of a certain size.

Code application (building size and type) are linked to the professional involvement.

Overview of the ABC 2014 - Jeff Brownlee

First NBC was 1941, then revised in 1953, then approx. every 5 years since.

ABC first code was 1974.

Harmonization of NBC to ABC is coming – 2015 NBC will be adopted in 2017/2018.

Then a 12 month auto – adoption will be implemented.

The 2020 NBC will be adopted in 2021.

New Clauses in the Fire Code related to Residential and Business and Personal Services Occupancy Construction Sites.

5.6.3.2 Smoking Areas.

5.6.3.3 Fencing

5.6.3.4 Site Identification

5.6.3.5 Fire Access to Buildings Under Construction – ie Stairway with specific clearances to combustible waste, etc.

5.6.3.7 Adequate water supply available on site as soon as combustible materials are delivered. Part 8 offers quite a bit of authority for SCO's to enforce these fire regs.

Smoke Alarms, Exit Signs, Radon and Provisions for Soil Gasses – Joe Healy

Part 9 buildings – bedrooms require hardwired and interconnected smoke alarms as well as hallways.

New international exit signs (green running man) are required for certain occupancies. Renovations where multiple new and old signs may be present may require a clarification document.

Radon requirements are new and required for all buildings – air barrier under slab is now required with edge of slab sealed to wall with flexible sealant.

5.4.1.1., 6.2.1.1.

Rough in for depressurization system – 100mm granular material directly under the slab with a stubbed out piece of PVC pipe where testing can be done. Where radon gas is found, the depressurization system is then added.

Control joints in slabs and walls must be sealed now.

CMHC guide on Radon is a good resource.

Water Supply – NFPA 1142 – Dry Hydrant Design and Location

*Clause 'B' new to ABS 2014

Dry hydrant to provide safe connection by fire in any season to rural water sources.

Various Clauses moved or changed – ie 3.3.5. Industrial discontinued- refer to new section called "Hazardous Spaces".

New Occupancy 'B3' Care Occupancy

'B3' is Care Occupancy – less stringent than 'B2'

Sprinkler Upgrades to Existing Care Type Buildings

Alberta Seniors housing will be releasing tenders for upgrades to existing seniors Housing facilities.

Three joint Building and Fire Council Documents to be released regarding the proposed life safety upgrades.

Care Facilities, Residential Support Dwellings, Residential Care.

More Information to follow.

Changes to the Barrier Free Section of ABC 3.8.

3.8.1.1 – requires 50% of entrances to provide barrier free path of travel – previously it was min. one entrance only required.

3.8.2.2. – changes to access from parking lots and stall sizes.

Increased number of required stalls for barrier free.

3.8.3.13. – barrier free showers are not required in industrial or business and personal services, etc.

Panel discussion - James Orr, Brian Alford, Alex

The Safety Codes Act has been updated to provide

1. Timely Code Adoption
2. Accountability

ASCA - Alberta Safety Codes Authority – department starts work Jan 1, 2016

3. Administrative Penalties – not in force yet.
4. Bylaws
5. Cover Risk

SCC will take on administering the Act to the unaccredited municipalities.

When Alberta Permit Pro failed AMA had a lot of risk and work to do to wrap up these project inspections. Payment will be up front.

New director of ASCA Kent Burdock.

Council will provide advice that counts for formulation of new codes, previously, this was only done individually.

Provincial safety codes officers – minister can send officers to emergency areas – ie: flood or fire.

The Act was passed unanimously in the Legislature – so no major challenges are anticipated from the new government.

ASCA will use an audit system to address the illustrated problem with unaccredited areas that some inspectors do not want to “rock the boat” and issue an order as it might cost them future work.

Todd Hirsh - economic picture for Alberta

Greece could default, UK could exit the EU, Russia in recession, mid-east tensions – on a razor's edge. Mid-east is either bad or very bad – very bad right now with ISIL fears.

BRIC - Brazil Russia India China, we are down to the “IK”, with Brazil and Russian economies not doing well.

China may have arrived as a global trading power

USA – small contraction in economy, rebound is expected. I.M.F forecast is lowered for U.S.A. Interest rate hike is expected – they are cautioned to go slow.

IMF suggests wait until 2016 for rate increase – the potential issue is inflation.

For Alberta myths to be dispelled:

Myth 1 – everything is doom and gloom. Setting aside labour there are some good things to a slowdown. 5 years in a row we had 4% growth – this is ahead of all areas. Oil crash, Cost escalation has lowered or immune system as a province – we will see healthy rebalancing. Rebalancing will leave our economy stronger when we are through this.

Myth 2 – economy has hit the skids, labour market is in trouble, 1.5 to 2 % would be healthy, we are at 0.8%. Quebec has created over ½ of new jobs in the last 12 months. Export oriented Quebec 69k jobs, Alberta is next 53k jobs, we are second in the country contrary to the media. New jobs may be service industry, we also lost a lot of oil field jobs. Professional scientific and technical – many new jobs here. Entrepreneurial spirit – when technologists lose their jobs they often start up their own companies. Ontario – population 14m people only created 11k new jobs in the last year. Our unemployment is not skyrocketing.

Myth 3 – agriculture is seen as backwards, slow to use technology – in truth it is one of the most tech. advanced groups. GPS, drones, drought resistant seeds, etc. q1 2015 very solid due to livestock. Farm cash receipts are strong. Forestry, tourism also – helped out by lower dollar.

Myth 4 – we are under diversified as a provincial economy. Oil and gas is high on the pie chart, but the other sectors are diversified. However, the other pieces of the pie are reliant on oil. Maybe diversified on paper only?

Where are oil prices heading – almost a year – June 14 - \$107 / barrel, clawed back to around \$60 currently. They suggest oil WTI will fluctuate to slowly increase by end of year - \$65 / barrel. Investors are skittish right now. The bad news is \$60 oil is still low in the eyes of oil producers. Oil needs to sharpen their pencils to make it profitable. Fall 2004 oil was reaching record highs of \$40, 41, 42, 43 / barrel. They can still be profitable with lower cost / barrel.

In 2004 - \$50 oil seemed un-sustainably high for USA economy. Now it is unsustainably low. Some stability is expected in the next year.

Myth 5 – AB crisis, tailspin, etc. (no we are in a soft spot). Greece is in a crisis.

The reports of my death are greatly exaggerated. Mark Twain – same for AB.

ATB growth forecast for the year for AB is 0.8%. Think of slow growth – turtle – still alive, just slow growth.

Recession has been forecast, ATB is not in agreement. If recession comes they suggest it will be a minor recession.

Would you really feel the difference - between 1 or -1 when you are coming from +30 Hawaii.

Same for us – hard to distinguish, think of low growth, near zero.

The owl – atb.com/economics – daily economics update from ATB, free to subscribe, takes 60 seconds to read.

www.toddirsh.com

Question on NDP Government – Todd is hopeful.

Dr. James Talbot – public health and the safety codes

A Powerful Safety Exercise for workers

Everyone is asked to bring in a picture of who is going to miss them if they have a workplace accident.

Photos are pinned up on the walls.

Each person must get up and present their person and describe the effect of the loss, then all of the photos are placed on the walls.

Emphasize that you would not only be missed by your colleagues, your family, your community, but also your work buddy.

Emphasize you need to be safe for the other guy's family friends, relatives, etc., as you are only as safe as the guys you are working next to.

Look around at the faces of the friends and families who would be impacted by an unsafe act or practice or cutting corners on safety.