

TO **Mr. Gordon Borgstrom**
Ministry of Jobs, Tourism, and Innovation
510 - 175 2nd Avenue
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5197.10 – Log Wall
Building Science Consulting Services

May 13, 2013

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REGARDING **BC Log and Timber Frame Home Market Expansion Project**
Summary Report and Next Steps

Dear Mr. Borgstrom,

We have enclosed two paper copies of our final report (and appendices) for this project entitled *Building Enclosure & Energy Performance of Log & Timber Homes, Testing and Modeling Summary*, dated May 10, 2013. We will also make pdf versions of the reports and appendices available to you.

The completion of this report is a milestone for the industry. We now know that log and timber wall assemblies can provide acceptable air and water tightness characteristics. We also know that log homes are capable of meeting the intent of the building code with respect to energy performance, with relatively minor tweaking of building enclosure assemblies and mechanical systems.

Some challenges remain however, including:

Achieve better whole house air-tightness performance. The whole house testing indicated inconsistent results and this performance variable is important in the context of energy performance compliance alternatives. Improvement in detailing practices with subsequent testing to verify acceptable results is necessary.

Identify appropriate building code language and compliance procedures. Building code administrators have indicated a willingness work with industry to do this and appear supportive and flexible in all respects.

Develop a communication and training program for builders and the building officials. While the creation of appropriate log & timber specific building code language will facilitate consistency amongst building officials in their interpretation of the building code, there is a need to complement the code language changes with an education program for both building officials and builders regarding the practical aspects of building code compliance.

Develop strategy for future building code cycles. While the solutions for the current building code requirements seem accessible, future codes are likely to require more stringent energy performance requirements. It is important for the industry to be ready for these next steps.

Strategies may include developing a methodology for including LCA as part of the energy trade-off compliance rationale in addition to envelope and mechanical trade-off alternatives.

We enjoyed working on this project with you and the many other industry participants. We welcome an opportunity to continue to work with the industry on the next steps outlined above. Please do not hesitate to contact the writer if you would like to discuss any aspect of the enclosed reports or next steps.

Yours truly,

RDH Building Engineering Ltd.



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