



BC Log Builders & Timber Framers NEWSLETTER



Premier David Eby, the 2025 Global Buyers Mission opening ceremony special guest speaker, was welcomed to the stage by BC Wood Board Chairperson Kelly Marciniw, who is also on the Board of Directors of the BCLTBIA.

BC Wood's Global Buyers Mission™ (GBM) In Review

Kelly Marciniw | kelly.marciniw@gmail.com

BC Wood's 22nd annual Global Buyers Mission (GBM) was held September 4-6, 2025, with several hundred buyers, specifiers, and sellers coming together. This annual event is designed to share knowledge, build connections, talk shop amongst peers, and grow our wood value-added businesses domestically and globally.

On Thursday, we held our Building Connections Speed-Dating, matching buyers and specifiers with suppliers. This included BCLTBIA members Daizen Joinery, Discovery Dream Homes, Fraserwood Industries, Island Timber Frame, OT Timber Frames, Pan-Abode International, and Woodpecker European Timberframing. An extended Mission of Tours for international buyers (factories, project sites, etc.) was hosted at Fraserwood Industries.

In the afternoon, we had a panel on tariffs and market diversification. Speakers included the Minister of Forests Ravi Parmar, with panelists from the BC Lumber Trade Council, a Value-Added Manufacturer, and a representative from retail Supply-Build Canada (formerly the Western Retail Lumber Association). It was noted, Building Supply & Forest Products is the #3 top industry in Canada at \$53.1B GDP 2024, and we continue to innovate and add value to our raw materials which are sought globally.

On Friday, the day started with a welcome breakfast featuring opening remarks by Premier David Eby. Followed by our tradeshow and the WOODTalks for architects, designers and developers; which consisted of



BC LOG & TIMBER
BUILDING INDUSTRY ASSOCIATION

SUPPORTING OUR UNIQUE BUILDERS

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SUPPORTING OUR UNIQUE BUILDERS

Our seasoned Log Builders and Timber Framers all share one thing in common: a true passion and dedication to their craft. They have recognized the benefits of integrating traditional methods with computer-cutting technology and continue to embrace new technologies moving forward.

BCLTBIA Newsletter

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Who We Are

The BC Log & Timber Building Industry Association (BCLTBIA) is a self-funded organization dedicated to improving business opportunity, craftsmanship, and profitability for British Columbia's log home and timber frame building industry.

Since British Columbia's first pioneers, tradesmen from throughout the world have built a tradition of excellence in wood craftsmanship throughout British Columbia. Our province is home not only to vast renewable forests, but also a wealth of talented Timber Framers, Handcrafted Log Builders and Machine Profile Log Manufacturers.

The log home and timber frame building industry is vital to the rural BC economy, and our goal is to not only foster appreciation for their contribution, but also promote job stability, skill development and healthy industry growth.

BC Wood's GBM in Review continued from page 1

short educational presentations by various individuals including BCLTBIA members from Daizen Joinery, Discovery Dream Homes, and OT Timber Frames.

Peter Sperlich of Canadian Pride Log and Timber Products and Kelly Marciniw of Zirnhelt Timber Frames are both members of the board for both BCLTBIA and BC Wood. Kelly is also the new incoming Chairperson of BC Wood, and as such she had the honour of introducing the Honourable David Eby, Premier of British Columbia.

Premier Eby was first introduced to the BC Log & Timber Building Industry Association when he was Minister of Housing. We worked with him and his team on recognizing the low embodied carbon and high carbon sequestering benefits of homes crafted-in-BC from grown-in-BC wood products. This collaboration led to changes in the BC Building Code for log homes related to energy step code.

During Premier Eby's opening speech, he stressed how as international buyers continue to seek the best wood products in the world, BC continues to be their top choice. He also announced a cashflow helper for those harvesting, including a two-month delay in collecting stumpage fees. Afterwards, Premier Eby and Minister of Forests Parmar headed into the tradeshow to see first-hand the diverse and innovative wood based solutions that our province makes – with our trees – for the world.

After a quick tour, the BC Wood Board of Directors

and their CEO held a meeting with Premier Eby, Minister Parmar, and the Ministry of Forests senior staff. Our discussions centred around support needed for the value-added sector members. This included increased reliable access to fibre, consistent funding for new market development activities, and a resolution to both current tariffs and the longstanding softwood lumber agreement.

Back at the tradeshow floor, BCLTBIA was in attendance with our booth hosted by the BCLTBIA Executive Director, Catherine Hansen. She actively hosted current members and fostered new recruitment, all while showcasing the breadth of log and timber builders to architects, developers, and other specifiers. In addition to members already mentioned, the following BCLTBIA members were also participants at the GBM: F3 Timber Technologies, International Timberframes, Sansin Corporation, Stephane Laroye Architect, Studio Ridge Residential, and Western Forest Products.

All in all, it was an incredibly productive event for the various wood value-add sectors in the province, including our segment of log builders and timber framers. The GBM continues to be the best business building event in Canada for wood product manufacturers interested in growing their export market opportunities; and continually developing new business relationships with architects, designers, developers, builders and contractors alike.

To learn more and signup for next year, visit www.globalbuyersmission.com

Important Fibre Access & Supply Chain Survey to Complete

Please take a few moments to complete this confidential survey on tree, lumber, and other wood inputs used and needed in your value-added log home & timberframe businesses.

<https://tinyurl.com/5cfakmsu>

This survey is commissioned by BC Ministry of Forests' Value Added Sector Strategies Branch, Forest Sector Transformation. It is one of the ways that they are assessing what products and locations they should prioritize. And complimentary to the Value-Added Accelerators (VAAs) that are a collaborative initiative designed to grow and strengthen B.C.'s value-added wood manufacturing sector.

Any questions, contact your region's Value-Added Specialist:

Erin Burgess (Erin.Burgess@gov.bc.ca) for the coast (islands, lower mainland)

Marley Chewter (Marley.Chewter@gov.bc.ca) for the southern interior (Kootenay-Boundary and Thompson-Okanagan regions)

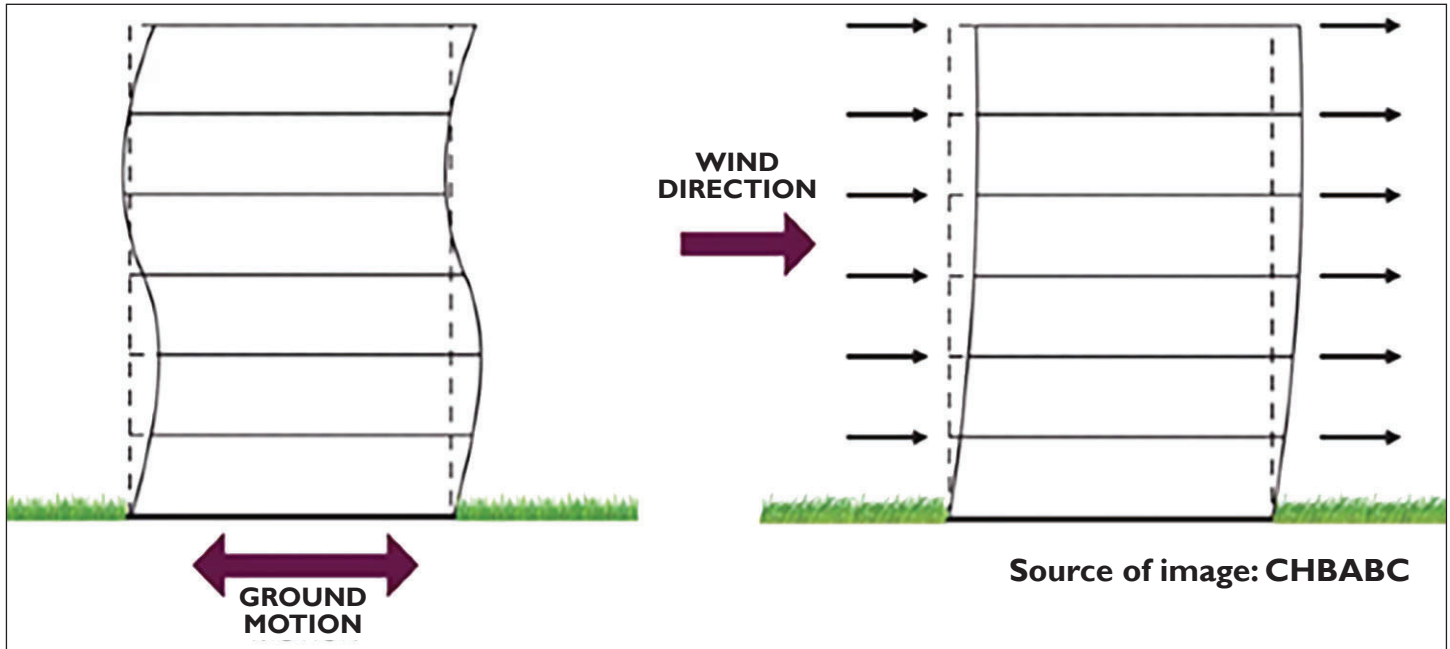
Aurora Lavender (Aurora.Lavender@gov.bc.ca) for the north (Cariboo, Northeast, Omineca, and Skeena regions)

Building Code Update on Lateral Bracing

Kelly Marciniw | Kelly.Marciniw@gmail.com

This year, BC's building code (BCBC) brought in an enhanced requirement related to lateral bracing to address wind and/or seismic stresses on buildings. Until the release of the BCBC 2024 edition, the

seismic requirements of braced wall bands and braced wall panels were not required anywhere in BC outside of the lower mainland and Vancouver Island. With this new update these requirements are now throughout all of BC.



In July, the BCLTBIA building code, energy and carbon committee hosted Terry Kowal, Policy Advisor, Codes & Standards from Canadian Home Builders Association of BC (CHBABC) for an online workshop to help our members prepare for the changes. Some points he covered:

To note, check if your building's design falls under Part 4 or Part 9. Part 9 provides prescriptive, step-by-step requirements for wood-frame construction to resist seismic and wind loads. Part 4 outlines general structural design principles and allows for more complex, engineered solutions including other types of construction like post and beam; and logs (see A-9.23.1.1 in building code about that topic). Check with your designer, if you have a structural engineer signing off then you are likely under Part 4 and the bracing is already a consideration - called Sheer Walls (they may just need to add tables showing calculations to be clear for building department plan checkers to do their technical checking).

Per BCBC 9.23.13, first check your build location's

wind and seismic characteristics. Then depending on low, moderate, high, or extreme, proceed with the requirements to check each wall and apply the braced bands running throughout the structure. For low and moderate wind/seismic, there is both a simplified approach (BCBC 9.23.13.11) and a calculation approach (BCBC 9.23.13.4 to 9.23.13.10).

The design process begins by identifying and ensuring continuous braced wall bands are present around the building perimeter and at intermediate points. Specific, minimum numbers of braced wall panels must be located within these bands and there is maximum spacing. This may mean window sizes reduced or a window/door needs to be shifted to ensure minimum continuous bracing panel lengths. Sheathing, fasteners and nail pattern requirements need to be met too. BCBC provides for various materials and combinations in tables to meet these requirements. Each floor needs to be checked as in some areas the ground floor is governed by wind direction lateral load calculations; and then floors above are governed by seismic. Each floor is calculated based on which load has a stronger impact.

Key Terms

I.4.1.2

Braced wall panel

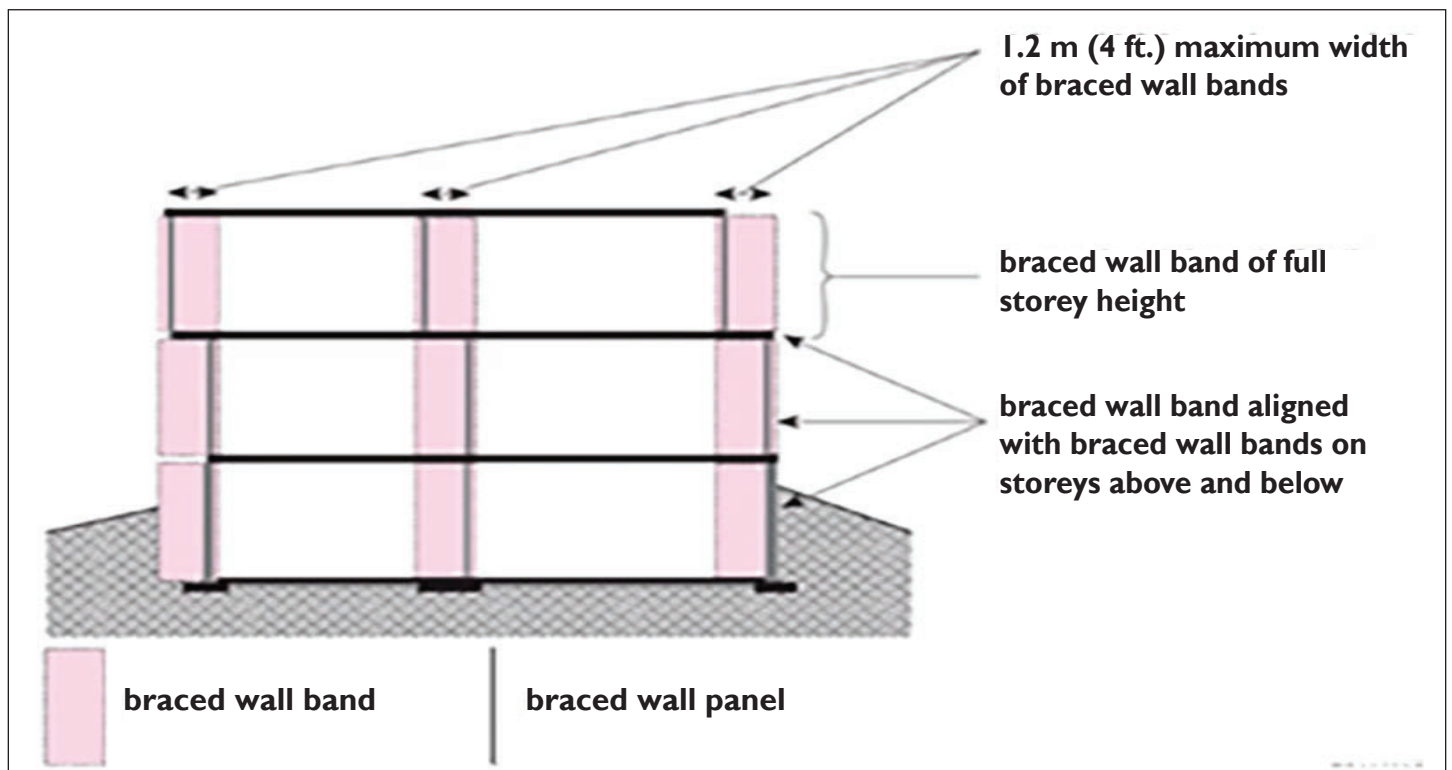
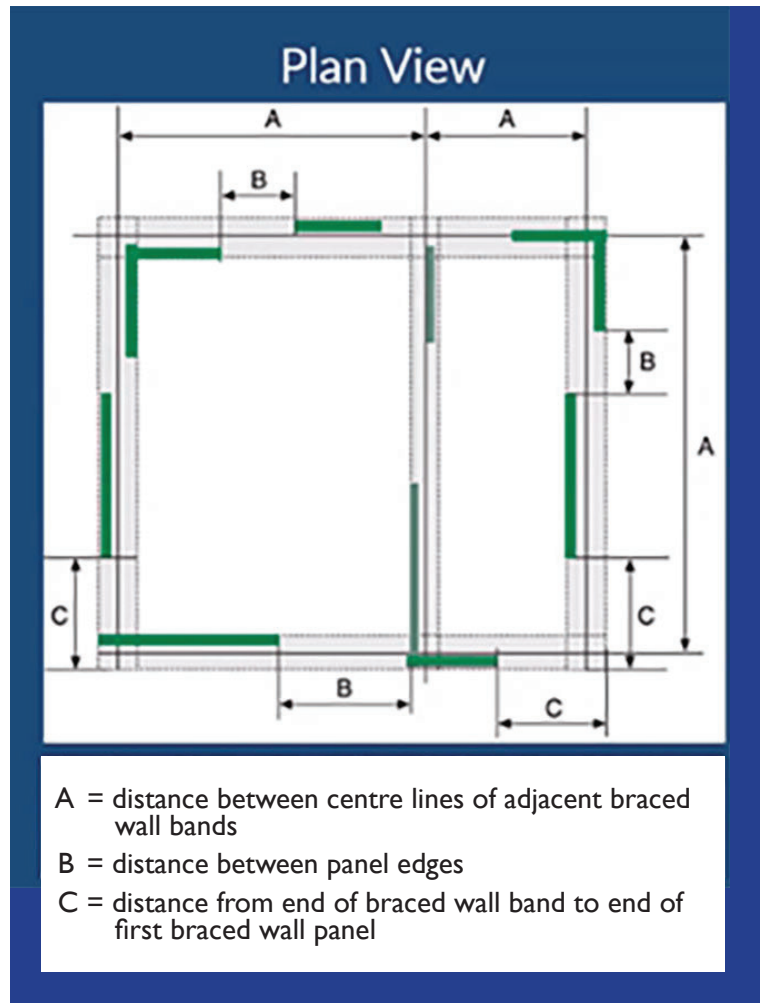
a portion of a *constructed* wood-frame wall where bracing, sheathing, cladding or interior finish is designed and installed to provide the required resistance to lateral loads due to wind or seismic.

What is a Braced Wall Band?

9.23.13.4

- Around Perimeter of the building
- Full storey in height
- Offsets allowed within 1.2 m (4 ft. max)
- Aligned with braced wall bands on all floors
- Meets limitations of spacing and dimensions

Table 9.23.13.5 and Article 9.23.13.7



Unfair Advantage: Why Procurement Reform is Critical for B.C.'s Building Future

Sigi Liebmann | info@itimberf.com

If only larger companies are consistently awarded building projects in B.C. — particularly by public entities like BC Housing — there are significant social and economic effects, both immediate and long-term. Below is a breakdown:

ECONOMIC EFFECTS

1. Market Concentration & Reduced Competition
 - **Fewer firms competing** leads to **higher project costs** over time.
 - Larger companies may **collaborate or coordinate pricing**, reducing downward pressure.
 - With less competition, public bodies lose **leverage in negotiations**.

Result: Less efficient use of taxpayer dollars and risk of inflated construction costs.
2. Small & Medium Business (SMB) Decline
 - Small firms lose **access to revenue streams** and growth opportunities.
 - Many rely on public projects to **bridge gaps** in private-sector demand.
 - Can lead to **layoffs**, insolvency, or exit from the industry.

Result: Shrinking of local economies and weakening of entrepreneurial base.
3. Loss of Local Economic Multipliers
 - **Small builders** tend to hire local subcontractors, shop at local suppliers, and spend within their communities.
 - **Big firms**, especially those headquartered elsewhere, often centralize purchasing and bring in non-local labor or subcontractors.

Result: Money leaves the community rather than recirculating locally.
4. Stunted Workforce Development
 - Small firms often act as training grounds for **apprentices, young tradespeople, and first-time site managers**.
 - Fewer small firms = fewer informal and flexible training environments.

Result: Long-term skills shortages and limited entry points for youth or career switchers.

SOCIAL EFFECTS

- I. Weakened Community Ties
 - Small builders often **know the communities** they build in — and are more responsive to local needs, aesthetics, and culture.
 - Large firms may operate with **standardized approaches**, less flexible to local concerns or inclusive engagement.

Result: Projects may feel out-of-place, overbuilt, or miss specific community needs.

LONG-TERM CONSEQUENCES

Area	Consequence
Housing affordability	If fewer firms are allowed to build, pace slows, and price competition weakens — worsening the affordability crisis
Resilience	A market dominated by a few large builders is fragile — if one exits or fails, it causes supply shocks
Innovation	Small firms often pilot new materials, green building, or modular techniques — loss of innovation potential
Labour mobility	Skilled workers may leave the province or industry if small firms can't sustain employment

BOTTOM LINE

If large companies dominate building contracts in B.C. — especially in the public or subsidized housing sector — the **economic ecosystem becomes narrower, more fragile, and less inclusive**. Small builders are more than just businesses; they are **pillars of local economies, incubators of talent, and vehicles for equitable growth**.

FIX THE SYSTEM, WIN THE WORK: A SMALL BUILDER'S GUIDE

While public procurement reform largely depends on **government action, businesses — especially small and mid-sized builders —** can play a major role in pushing for change. Here's a detailed guide on **what businesses can do to combat unfair procurement practices and advocate for reform in B.C.:**

1. Organize & Advocate Collectively

Why it matters:

Individual businesses often lack the voice or leverage to influence policy alone — but united voices get heard.

Actions:

- **Join industry associations**
- **Participate in working groups or advisory councils** on procurement or small business policy.
- **Support prompt payment and fair procurement campaigns, e.g., BCCA's Prompt Payment campaign:**
bccassn.com/prompt-payment

2. Push for Transparency & Accountability

Why it matters:

Opaque procurement practices — like direct awards, undisclosed bid scoring, or arbitrary disqualifications — harm fair competition.

Actions:

- **File FOI (Freedom of Information) requests:** Ask for evaluation documents, bid results, or reasons for disqualification.
- **Request debriefs** after unsuccessful tenders: Ask exactly why your bid was not chosen.
- **Challenge unfair terms:** Push back on contracts that remove "Contract A", include excessive bonding, or have unrealistic insurance requirements.

3. Improve Internal Readiness & Visibility

Why it matters:

Small firms often get overlooked due to perceived lack of capacity, documentation, or experience — even when that's not accurate.

Actions:

- **Develop strong bid documentation templates:** Include safety plans, insurance certificates, past project summaries, etc.
- **Register and monitor BC Bid** and other portals regularly.
- **Get pre-qualified with BC Housing or other public entities** (if applicable).
- **Partner with other small firms** to jointly bid on larger projects (consortium approach).

4. Leverage Media and Public Support

Why it matters:

Government agencies respond more quickly to **public pressure and bad press** than to quiet complaints.

Actions:

- **Share your story:** Through industry publications, social media, or interviews.
- **Highlight community impacts:** Explain how exclusion from contracts affects local jobs, trades apprentices, or affordability.
- **Encourage clients and trades to speak out too.**

5. Document Late Payments & Procurement Violations

Why it matters:

Legislative change (like prompt payment laws) depends on proving there's a systemic problem.

Actions:

- **Log payment timelines, unpaid invoices, or lien holds** on each project.
- **Report incidents** to your industry association or regulatory bodies.
- **Support industry surveys** that gather data to build a policy case.

6. Promote Local Procurement Policies

Why it matters:

Local governments can adopt their own procurement principles — including giving preference to local businesses or setting aside work for smaller contractors.

Why Procurement Reform is Critical continues page 8

Why Procurement Reform is Critical from page 7

Actions:

- Lobby your municipal or regional government to adopt local procurement criteria.
- Encourage “community benefit agreements” that require local hiring and small business participation.
- Push for “unbundling” of large contracts into smaller work packages that small builders can actually bid on.

SUMMARY TABLE

Strategy	Goal	Outcome
Join associations	Collective voice.....	Stronger lobbying for fair rules
Engage MLAs	Political pressure.....	Legislative action
Demand transparency.....	Fair access	Reduced bias and cronyism
Build capacity	Meet requirements.....	Win more contracts
Use media	Raise awareness	Faster reform response
Document delays.....	Build the case.....	Legal reform (prompt payment)
Push local policy	Create fair access	More work for small/local firms

FINAL THOUGHTS

The B.C. procurement system can change — but only if small and mid-sized businesses speak up, organize, and act together. You don’t need to fight it alone. You need to:

- Document your challenges
- Join others facing the same problems
- Push consistently, not just when frustrated

As we headed to press with this newsletter, the following update arrived from the BC Government on payment legislation:

To learn more about B.C.’s prompt-payment legislation, visit: <https://www2.gov.bc.ca/gov/content/justice/about-bcs-justice-system/legislation-policy/active-reviews/prompt-payment-in-the-construction-industry>

For more information about B.C. legislation, visit: <https://strongerbc.gov.bc.ca/legislation/>

Update from Global Affairs Canada / Trade Commissioner

Rachel Soares | Rachel.Soares@international.gc.ca

The Greater Vancouver Board of Trade is offering another edition of their Trade Accelerator Program (TAP), a 5-day program designed to help SMEs expand into new markets, with a Greater Vancouver Cohort starting Wednesday November 5th.

Tariff Relief measures:

PacifiCan recently launched the Regional Tariff Response Initiative (RTRI). This initiative is to keep small and medium sized businesses growing in the face of trade challenges. More information can be found on PacifiCan’s website along with the applicant guide. Applications received by October 15th will be prioritized for review. If after reading the website

and the applicant guide, organisations have specific questions about the program, they are welcome to email PacifiCan.RTRI-SME_IRRT-PME@pacifican.gc.ca. BDC has a comprehensive overview of tariff-assistance programs across Canada - the list can be found online here.

CUSMA compliance and legal advice:

Export Navigator has launched a CUSMA compliance program – CUSMA Compliance Advisory Services Initiative (CCSAI) - that allows companies to have a portion of their customs specialist costs reimbursed if related to CUSMA compliance and they have already been exporting to the US.

2025 Global Buyers Mission™ (GBM) Featured Several BCLTBIA Members



Dai Ona of Daizen Joinery sharing his knowledge



Woodpecker Timber Framing showcasing their craft



BCLTBIA Directors Sigi Liebmann, Peter Sperlich and Rauvin Manhas at the BCLTBIA Booth



Oliver Tritten of OT Timber Frames



Steve Dietrich, Discovery Dream Homes.



Keith Murray from Fraserwood Industries



Carl Tessmann from Island Timber Frame



New member, Studio Ridge Residential



Ryan Stokes from Sansin Corp

Our Newsletters are a great way to connect with the best builders and suppliers for our industry.

Global Bonds: Member Stories that Inspire Connection and Community

Louis van der Heyden | alpinelogandtimber@gmail.com

Out of something bad, comes something good. This has been the motto of Founder and Director of Alpine Log and Timber Homes, Louis Van Der Heyden. After being in partnership with his younger brother since 1996, with Great Bear Log Homes in Australia, their partnership fell apart in 2014 and they went their separate ways.

Walking away from a business built from scratch wasn't easy, but the opportunity to focus on building handcrafted log homes was a driving force and passion for Louis. Out of the adversity, Alpine Log and Timber Homes was born.

Louis became passionate about log building after completing his carpentry apprenticeship and found a log building magazine while waiting to catch a train to work, knowing then and there he wanted to learn how to build log homes one day. It didn't take him long and he was on a plane to Canada where he completed a course with Pat, at the Pat Wolf School of Log Building in Ontario, Canada in 1996.

Louis stays on top of global trends in log building through active involvement in industry associations, social media engagement, and by attending conferences where he connects with experts and fellow log builders.

Interestingly, Louis was looking to import Douglas Fir logs out of New Zealand as he had been involved with building a log home and garage with Natural Log Homes, based in New Zealand and Pioneer Log Homes from Canada. This resulted in a great relationship with two well known builders Brian Reed Snr and Beat Schwaller.

After trying to work through all of the biosecurity issues to import logs from New Zealand to Australia, it became apparent that this was not a viable option. A client of Louis looked further a field and contacted Log Homes Canada about importing a log home to Australia. It was this connection that started a new journey for Louis and Alpine Log and Timber Homes.

In 2016 Louis, and his good mate Brad Reeve (crew boss), jumped on a plane to Canada to meet both Colin and Shane from Log Homes Canada. It was an opportunity that was too good to miss. That trip resulted in Alpine Log and Timber Homes and Log Homes Canada signing a Trans-Pacific Partnership to build Western Red Cedar Log Homes for clients in Australia and in the future New Zealand. The process to bring a handcrafted log home into Australia isn't easy, otherwise everyone would be doing it. Louis, with the support of Colin and Shane at Log Homes Canada, have been able to navigate the complexities and create a streamline process for their clients.

With both Colin and Shane being members of the BC Log and Timber Building Industry Association, (BCLTBIA), along with Beat Schwaller, who spoke so highly of his involvement with the Association, Louis was eager to sign up as a member.

On his last trip earlier this year, Louis and Brad attended the BCLTBIA conference in Salmon Arm, where they were introduced to the audience after a competition to see who had travelled the furthest to attend the conference. Louis and Brad enjoyed



(l-r) Marie Schaff, Brad Johnson and Ben Smith of Sitka Log Homes



(l-r) Colin Ollenberger, Log Homes Canada; Louis van der Heyden and Brad Reeve, Alpine Log & Timber Homes; Shane Kutzer, Log Homes Canada

catching up with the luminary John Boys, who Louis has known since 2001, and has been a fantastic source of knowledge and mentor over the years. Another reconnection was Catherine Hansen, the Executive Director of the BCLTBA, who Louis had met through a log building conference in 2001. It provided a great opportunity to meet and network with other log home builders, and make new friends and contacts with those who are also passionate about building log homes. We were able to reconnect with brothers Josh and Jordan Littler, from Artisan Log Homes after first meeting at a log builders conference at Le Chateau Montebello back in 2006.

The weekend after the BCLTBIA conference, Louis and Brad headed off on a road trip to meet up with Peter Arnold and Beat from Peter Arnold Log Homes, who had recently come on board and joined the Trans-Pacific Partnership with Log Homes Canada and Alpine Log and Timber Homes, with their first log shell already headed for Australia.

The next part of their road trip, they caught up with Sam, the President of BCLTBA at Zirnhelt Timber Frames located at 150 Mile House and toured their amazing facility. We were totally in awe of his business and his dedication to the Association and the sharing of knowledge.

During the BCLTBIA conference, Louis and Brad were also invited to Williams Lake to visit Brad Johnson from Sitka Log Homes in 100 Mile House. As this area is known as the Log Building capital of the world, this was technically an official pilgrimage for two Aussie log builders.

While attending the BC Hunting and Expo, Louis and Brad caught up once again with Brad from Sika Log Homes to check out his well presented booth at the expo. (Ironically at the time of writing this article, we are preparing for our booth at the Wild Deer, Hunting and Fishing Expo near Melbourne, Victoria and have borrowed a few ideas – thank you Brad!)

It's once again a privilege to be part of an Association where members actively contribute and share their knowledge to advance our trade and craft. This collective effort ensures that consumers receive world-class log and timber homes, built using best practices, superior craftsmanship, and the finest timber available.

2025 has been a busy year for Louis and the crew, with four handcrafted log homes arriving in Australia. Louis and the crew have recently completed a re-set of the home completed by Peter Arnold Log Homes

Global Bonds: Member Stories continues to page 13



(l-r) Jordan Littler, Artisan Log Homes; Louis van der Heyden, Alpine Log & Timber Home; Josh Littler, Artisan Log Homes; Brad Reeve, Alpine Log & Timber Homes

Reducing Airtightness Anxiety

Nigel Protter | admin@shape.energy

Airtightness anxiety for builders today is pretty common, which is understandable since missing a minimum Step Code airtightness target at final is not where you want to find yourself.

But the good news, even more so for log and some timber frame builders, is that there are alternatives to Step Code's fixed ACH targets to help you get past "Air Infiltration Rate" challenges.

Log homes do not have to be energy-rated under BCCB 9.36.6, (EnerGuide) Step Code with its strict airtightness targets of 2.5ACH for Step 3, 1.5ACH for Step 4, and 1.0 ACH for Step 5

Instead, log and some timber homes can be rated under BCBC 9.36.5 which does NOT apply the EnerGuide Rating Systems (ERS), and does not demand a particular airtightness target be hit, but rather uses the measured airtightness as one of many inputs to calculate overall energy intensity (net energy consumed by heated floor area). So, you still have to do your final airtightness test, and your mid construction air barrier test and leak detection if you are wise, and better airtightness very much helps you pass 9.36.5.

BCBC 9.36.5 was developed with the participation of the BC Log and Timber Builder's Industry Association to make it easier for log and some timber homes to pass under BCBC section 9.36. The biggest problem with 9.36.5 is that most EAs do not know how to apply it. It is more complicated than ERS, takes time to learn and apply, seemingly nobody teaches it anymore, it takes more time to do, and it deviates substantially from the EnerGuide workflow EAs are trained in. But some EAs and energy modellers do offer it having studied further and it being quite similar to NECB part 8. It is also (arguably) easier to pass than 9.36.6.

With 9.36.5, if you wanted or needed to build a leaky log house for some reason, and this can happen if you require a certain look and feel, are somehow constrained, or are doing substantial rebuilds, you can make it up elsewhere. It would likely be at a higher cost and possibly with some authenticity or window area losses. This means that you should aim to achieve good airtightness even if you don't have a strict target.

Aim to exceed what would be the Step Code target for your climate zone by at least 15%, 25% is better.

It also costs significantly less to operate an airtight house, with energy cost breakeven on the incremental cost of proper airtightness expected within two to five years. After this time your better airtightness translates to monthly energy savings over your length of occupation, savings which should be a large multiple of the cost. Finally comfort is much superior in an airtight home, and the house is likely to last longer and suffer fewer issues related to moisture.

Alternatively, if your AHJ allows it, you can choose to have your log house rated under BCBC 9.36.6 Step Code, underpinned by the EnerGuide Rating System. Over 99% of new homes in BC are rated using this code and EAs are trained to apply it, so your choice of EAs is broader. But arguably BCBC 9.36.6 is a stricter building code.

Since its 2024 revision, BCB 9.36.6 now allows smaller houses to use two alternate methods for meeting air infiltration rate maximums other than Air Changes per Hour at 50 pascals (ACH50). The impact of this depends on a house's particular geometry. Generally homes below around 1,700 ft² after heated floor area, and increasingly more so as the house gets smaller and smaller, a house can alternatively pass on Normalized Leakage Area at 10 pascals, or Normalized Leakage Rate at 50 pascals, in addition to ACH50. Very small houses that would have a hard time hitting even 3.5 ACH, can quite easily alternatively pass on either NLR50 or NLA10.

Unrelated to airtightness, BCLTBIA log home builders can also apply the BCLTBIA's "ASTM C1363 tested thermal conductivity table for log assemblies" to further improve their energy intensity.

A few tips for getting consistently good airtightness:

- Take some courses. Most have.
- There are lots of great products to help make airtight yet handsome log houses, I won't get into those.
- One person only to be principally responsible for airtightness over the life of the project. Usually that person is site supervisor.

- Responsible person always glancing at developing air/vapour barrier(s) (AVB) and penetrations during their regular walk-throughs
- Responsible person acts immediately on issues identified by either adding to the appropriate punch list or doing/fixing it right then and there, with approved materials using standardized methods.
- For laps: use tuck tape only on flat poly or tyvek to flat poly or tyvek, never on compound curves or penetrations. Never tuck-tape to wood or drywall or anything but poly or tyvek. It is not approved for that and you can be called out on it.
- For compound curve seams and seals – apply an approved flexible peel and stick tape cut into multiple lapping strips without too much stretch in the tape else it may pull away in time. Try ductile passive house tapes, butyl or bitumen tapes, 3M 8067 tape, or others.
- For penetrations – cut to shape and tape into place tightly fitted wood, butyl, plastic, or composite gaskets, finish with soft latex caulk such as Big Stretch.
- Use gasketed and packed conduit for wire penetrations: thread short conduit pieces onto wires and pipes as they are installed. Then pack conduit with CSA-rated “plasticine” electrician’s duct seal. You can cut a slot along short conduit pieces to place them after wire has been run.
- Take the time to teach your workers and trades exactly what you expect, and to hold them accountable.
- Caulk (only to the outside of box) where wires enter electrical boxes installed across an air barrier. Acoustic seal foam air gasket.
- All ceiling lights through main air barrier to be encased by secondary air barrier and otherwise sealed.
- Consider wrapping floor box ends with tyvek extending to the interior under and over floor, to connect with interior air/vapour barrier, to avoid having to use sprayform
- For interior walls teeing to exterior walls, and for walls teeing to flat ceilings, run a 2’ poly strip along and past entire joint for connections.
- Run poly between double top plates so that you can walk on them and mark them, protect from damage, yet still get a tight and easy AVB connection
- Pay close attention to bathrooms above exposed floors, stairs against exterior walls, penetrating beams and complex joints.
- Think through and align your “always improving” airtightness AVB workflow with your general workplan. Airtightness milestones naturally align with house project’s critical path.

Global Bonds: Member Stories continued from page 11

of Williams Lake B.C to the high country town of Nimmitabel, which is a very small community located in the Snowy Mountains of Australia. Colin and Shane at Log Homes Canada and the Aussie Crew are busy working on completing a log home of 901.9m² (9707.5ft²) which will be the largest handcrafted log home built in the Southern Hemisphere with B.C Western Red Cedar. It will be a sight to see for us Convict Colonials !!

In conclusion as the old saying says “there is always something Good that comes from something Bad”. It is from this that we have adopted a Company Philosophy, that we refuse to not be able to make a “Positive” from a “Negative” situation. It is without doubt that this ethos has invariably got us where we are today. We enjoy building log homes in Canada and fostering the personal relationships, and look forward to seeing you all at the next Conference in 2026.



(l-r) Peter, Peter Arnold Log Homes;
Beat Schwaller, Unbeatable School of Log Building;
Louis van der Heyden, Alpine Log & Timber Homes

Streamline the Stain Selection for Heavy Timber and Log Projects

Kevin Gray | kevin@studioridge.com

Easy Ways to Streamline the Stain Selection Process for Heavy Timber and Log Projects; Making the Client Happy and Protecting You from Threat of Liability.

We've all been there; we have a client who is having a really hard time committing to a stain color, and you can no longer hold their place in your production schedule: You have given them a deadline for the selection, and they are not happy with any of the "out of the can" stain colors, preferring instead to have a custom mixed stain color. With the deadline looming, how do you find a way to quickly get their approval on a stain selection without a million samples having to be created?

Let's face it; the process of stain color selection can either be a breeze, when the client is happy with an 'out of the can' color, or it can be a painful, time-sucking process to create a custom mixed stain color that the client is happy with.

Whether the client is a private homeowner, an architect or developer, getting the wood stain color right is a massively important part of any project and not only from the aesthetic point of view; we face significant potential financial liability by way of clients rejecting a finished product, or costly construction delays due to stains having to be re-applied or fiddled with.

You may have experienced a situation in which:

- The client approved the stain color which was provided. However, the client was only given one 12" long piece of board, which did not show the stain on the different wood grains, and now its arrived onsite and the client is freaking out because they don't think it looks like the sample they approved. Even although you are technically indemnified if you've had them physically sign off on the sample, if it has not been clearly explained to them in writing about wood being a natural material and stain's appearing differently on different wood grains, you are open to a possible liability claim.
- The client approved the stain color on their T&G, which was supposed to be 1/4 strength mix of their timberframe stain. But since they viewed

one 18" long T&G sample board lying on their kitchen table, without holding it up over their heads to see it in a more 'real' setting, or were given enough pieces to understand how the color changes from one board to another, they have reacted very negatively to seeing it installed on the jobsite because its so dark and there is no apparent difference between it and their timberframe stain color. They now are demanding that a solution be found to ensure that the T&G color is cut back to render itself to be distinctly lighter than the timberframe stain. Who is liable, and who pays to fix it?

If you are a provider of wood products which are stained you have likely experienced a version of the above examples, and we all know how it feels to be in a tricky situation that MIGHT open us up to liability.

So what can we do to minimize our risk and make the stain selection process more streamlined while satisfying the clients needs, and at the same time protecting ourselves?

Having a more clearly defined process in place will achieve that.

A process that protects both yours and the client's interests.

This process assumes that for most of you, your fabrication workshops are located remotely (sometimes very remotely) from the client's location and/or from the project location, and/or from the general contractor.

And it is also assumed that it is awkward or impossible for the client to come to your place of business during the stain selection process.

As a result, most of us are dealing at distance with our clients, and we all know how long it takes to go back and forth with custom samples, and the process can take weeks if not months, because of courier transit times and client response lag time.

Here is a suggested process which will help reduce selection timelines as much as reasonably possible, which has been developed and refined from years of going through this with my own clients:

1. Partner with a paint or stain shop in a location that is closer to your client or to the general contractor (assuming they are at a location the client can access). Obviously, it is best to partner with a paint/stain shop that carries the same stain brand that you work with. But if that's not possible, choose a provider that carries a stain product that you know you can cross reference the stain colors based on their formula numbers. Ensure you establish one point of contact at the stain vendor that both you and your client can communicate with.
2. Have the client go to the paint/stain shop and work with the representative to create one or two versions that are as close as possible to the color they are looking for. Ensure that you instruct the stain vendor to apply the stain using the same application method you would use, and apply the sample onto the same species of wood which you will be using. And also ensure that (if possible) the physical texture of the wood is the same. For example, a sanded piece of wood shows the color differently than non-sanded. If necessary, consider sending the vendor pieces of wood that you use, so that you know absolutely the samples are being used on the correct wood species and texture.
3. Have the stain vendor or client send the samples to you by as quick a courier as is possible to get to your specific location. Also ensure the vendor provides you with the formulation numbers. Consider choosing a courier with whom you have an account with and with whom you can initiate the pickup request, so that it is as streamlined for the vendor or client as possible; and it means you are in control of the process.
4. Once you receive the physical samples and the formula, you then need to create your own version of the color, getting it as close to the control sample and formula as possible, and apply it onto the wood species in question using your typical method of application. At this stage in the process you will typically apply it to a board that is approximately 6" w x 12" long x 1/2" thick or thereabouts. It is advisable for you to create one to three different versions of the color. Make enough samples so that you can retain your own copies of them, after you have sent them to the client.
5. Courier those samples back to the client for their review/approval, keeping duplicate copies for yourself. Again, use the fastest courier service you can, based on your location and the destination location. It is always advisable to put stickers on the back of the samples, which indicate the date they were created, what the name of the sample is (or your formula), with space for client initial for acceptance or rejection.
6. Once client has received the samples, setup a video meeting to review the samples with the client. If the client is indicating they are happy with the sample, have them sign/approve the appropriate piece and instruct them to photograph the signed/approved copy, returning the photograph by email to you. No need for them to return the physical sample.
It might be assumed that that's the end of the process. But in my experience we have learned that there are a few more steps that are necessary in order to complete the process to a higher standard, and ensure total clarity. Here they are:
7. Create a large version of the client-approved sample and send it to them. If you are a heavy timber supplier, provide a fully stained 8"x8" post that is a minimum of 12" long and send it to the client. And if you are also providing the T & G for the project, send them multiple pieces of T&G that are stained in the appropriate color. Send that all as a package to the client. If you are a heavy-log provider, do the same thing with your type of material, in as large a sample as can reasonably be couriered. Depending on the size/complexity of the project, it may be advisable to send more than one larger sample to the client to ensure they fully understand the potential variance in the stain color on different types of wood grain patterns. Remember to create duplicate samples so that you can retain a copy in your own office. Ensure that you once again put labels or stickers on the actual samples, with space for clients to approve/sign. Title these samples with the name of client and project. Again, you initiate the courier service and expedite it as quickly as possible. Remember that your time-investment in creating these large samples, and financial investment in couriating them, is highly valuable because it ultimately

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protects you from liability by ensuring that the client has the greatest clarity possible as to what they are getting.

8. Once the client receives the larger samples, host another meeting with them by video call. Keep in mind this is the first time the client is seeing the sample on all of the possible woodgrain types, so take the time to explain it thoroughly to them, and do your best to anticipate their reaction and have a well-informed answer to address any concerns they might express. Assuming the samples are well received, then have them once again sign on the labels and have them take photos of the approved samples and return them to you.

Hopefully at the end of that process, the client is fully onboard with the sample process, and you have been able to secure their confident acceptance and can proceed with production and fabrication.

If this process seems daunting for you to coordinate yourself, or you feel your client is the type of

personality that does not fully understand their overall aesthetic needs and needs strong guidance, it can be to your advantage to have an interior designer guide the client through this process and work closely with you to achieve the end result.

In that scenario, the designer would be the one liaising directly with the local paint/stain vendor; they would direct the creation of the initial control samples; they would courier the samples to you; and you would liaise with the designer as your prime contact through the process. The designer's role is to coordinate directly with the client, which reduces the pressure and time on you through the process. This can be particularly of value on high-end projects or more complex projects with multiple different stain colors required.

Let's help each other have more success with the stain process, by giving our clients as much clarity of expectation, and at the same time, give ourselves more assurance that we have done everything we can to mitigate risk and liability, resulting in greater peace of mind for everyone concerned.

BC Grant to Improve Workplace Disability Management

Free Assessment of Current Practices

Candace Dodson | Candace@cdwbenefits.net

In British Columbia alone there are over 926,000 people over 15 years old living with a disability. Workplace disability management programs and policies can play a vital role in helping individuals return to work in a timely and safe manner.

The BC provincial government recognizes that how a person's workplace handles their disability cases is crucial in getting disabled workers back in the workforce. In turn they have set out some initiatives for BC workplaces to evaluate and improve their disability management programs, through the National Institute of Disability Management and Research. The government will cover the cost of the assessment and possibly provide additional grants for improvements. With 500,000 Canadians unable to work per week, disability can affect anyone of your friends, family, employees or your employer.

This initiative is open to any type of employer, and the assessment can either be focused on enhancing your existing practices or setting up a new disability management program. There will be 72 questions to answer, with the end goal of fostering a consistent and engaged program that works for your business and follows provincial and federal legislation. A copy of the report will only be sent to the person at the workplace who requested the assessment.

The goal of establishing a set program is to reduce claim duration, lower LTD rates, decrease the need for employee replacement and training, and retain your current talent.

For more details to apply in BC: https://www.nidmar.ca/news/full_story.asp?fid=284

To apply in Canada, outside BC: https://www.nidmar.ca/news/full_story.asp?fid=295

Safety Reminder: Staying Vigilant Against Common Workplace Hazards

Willi Moore | willi.moore@worksafebc.com

As professionals in your field, you're well aware that the three most common injuries in your classification unit:

- **Falls from elevation**
- **Struck-by incidents** (involving equipment, vehicles, or machinery)
- **Slips, trips, and falls at ground level**

Complacency can affect anyone, and this message serves as a reminder to plan your work carefully and look out for one another. It's encouraging to see that both the time-loss rates and number of claims in your industry decreased again last year—well done!

Falls from Elevation

Employers must ensure that workers are informed of the fall protection system in place before starting work at heights. Proper use of scaffolding and mobile work platforms greatly reduces fall risks.

Ask yourself: *"Is there a safer way to complete this task?"*

If a job can't be done safely from a ladder, use a work platform. When using ladders, maintain **three-point contact** at all times.

Struck-by Incidents

WorkSafeBC has launched a struck-by prevention initiative, and these hazards should be addressed during site inspections. On average, 55 workers in BC are injured each year from being struck by vehicles or equipment.

In your safety meetings, discuss strategies to reduce worker-equipment interaction, including:

- Designating safe zones for workers
- Ensuring clear communication and eye contact with equipment operators
- Using spotters where necessary

Slips, Trips, and Falls at Ground Level

Most same-level falls occur due to debris or waste materials in the work area. Consider the following:

- Do you have a reliable cleanup program to prevent accumulation?
- Are workers encouraged to maintain a tidy work area?
- Is footwear appropriate for the site conditions?
- Are workers able to safely carry large or bulky items without obstructing their vision or balance?

Final Thoughts

The safety culture in your industry has significantly improved over the past five years, reflected in the reduced number of time-loss claims. Employers are reminded to:

- **Train workers thoroughly in their duties**
- **Document all training provided**

Thank you for your continued commitment to maintaining safe and healthy work environments. Let's keep the momentum going.

Longevity... Don't Overcomplicate It

Candace Dodson | Candace@cdwbenefits.net

The 4 pillars of wellness: nutrition, exercise, sleep, and socialization.

Achieving longevity does not have to be complicated. When we bring ourselves back to the basics, we can learn to understand wellness is not so far out of reach.

There are plenty of valid reasons for putting off healthy habits and it is common for people to do so. In 2023, 62% of Canadian employees put building healthy habits off due to lack of time, 44% due to mental fatigue and 45% lacked the motivation. However, not making time to build healthy habits now can lead to you having to take time to manage a chronic health condition in the future.

By 2040, it is estimated that 1 in 4 adults over 30 years

old will be living with a major illness, adding pressure to our already strained health care system. The act of proactively understanding your personal risk factors and the realization that we have such a large influence over our physical health can help catalyze your journey to overall wellness.

Don't underestimate the effect small changes can have on our health, this does not need to be an all-or-nothing approach and, in fact, to build healthy habits that stick, you should proceed slowly and stack health behaviors over time. [6]

6. Lessons in Longevity: The Small Changes Experts Say Can Help You Live Better, for Longer - The Globe and Mail, www.theglobeandmail.com/life/adv/article-lessons-in-longevity-the-small-changes-experts-say-can-help-you-live/. Accessed 13 June 2025

Join a Committee

Get involved—join a committee! Together, we drive change and amplify our industry's voice.

BUILDING CODE, ENERGY AND CARBON

Chair: Kelly Marciniw – Advocating for industry and educating members on current and future building code requirements, including energy efficiency and upfront/embodied carbon emissions.

EDUCATION

Chair: Maik Gehloff – Advancing education and professional development for our members' staff and owners, including engaging with the BC Wood / Ministry of Post Secondary Education and Future Skills on the Wood Value Add Workforce Development project.

FIBRE

Chair: Sam Zirnhelt – Connecting the log and timber sector to high quality fibre through engagement with and advocacy to BCTS, community forests, wood lots and other BC sources.

PROCUREMENT AND PAYMENTS

Chair: Sigi Liebmann – Advocating for members (with their typical prefabricated / offsite built build systems) to have comparable terms when navigating government and institutional procurement and clients' financing (mortgages).

INSURANCE AND RISK

Chair: Sam Zirnhelt – Educating members on insurance, and promoting informed risk taking to help their businesses.

HEALTH AND SAFETY

Chair: Peter Sperlich – Working in conjunction with WorkSafeBC to ensure our Health and Safety Template meets the needs of our members and is current.

What We Do

Founded in 1997, the BC LTBIa has made access to suitable wood a top priority. British Columbia's wealth of world-class timber is as varied as it is renowned and as great admirers of this renewable resource, our builders understand that no two logs are alike. From coastal timber to high-elevation cedar, they know the characteristics of each timber type, and always use the highest-quality raw materials – no matter the project.

In part, we strive to represent the industry to all levels of government, and carry out regular volunteer efforts on behalf of our members. Additionally, we seek to improve education and awareness by promoting timber framing and log building to young people, as well as encouraging experienced builders to provide mentoring and on-the-job training.

Our members represent the most talented and productive builders in the region. The BC LTBIa is committed to growing this unique sector of the BC economy. If you're involved in the log home and timber frame building industry, we invite you to join us.

A Dedicated Organization – We support industry practices, methods, and technologies through workshops, seminars, conferences and newsletters.

Renowned Craftsmanship – We're proud to support BC's rich wood culture, cultivated by our builders with a sense of tradition and quality craftsmanship.

Sustainable Green Buildings – Our builders are able to use lumber with limited environmental impact, ensuring future generations will be able to use and enjoy this prized resource.

BCLTBIA Important Member Notice

As part of our ongoing efforts to ensure a reliable supply of timber for British Columbia's high-value-added Log and Timber Building sector, the BCLTBIA is developing a comprehensive Timber Profile that reflects the specific needs of our members.

Your involvement is essential to this process - stay tuned for more info. We will need your input on this BCLTBIA Survey, coming to you soon!

BCLTBIA Classified Ad and Notices

Job posting for:

PROJECT MANAGER / DESIGNER

WHO WE ARE:

International Timberframes is a long established Timberframing company based in Golden, BC. We are committed to building with natural solid wood. It's our mission to show that wood is the most natural and healthy product to build with and to take whole-hearted steps to conserve our planet by doing everything as sustainably as we possibly can. We design, manufacture, engineer and build timberframe and 100% wood DLT mass timber. We have an excellent reputation amongst peers and clients, offering ideas, inspiration and individual solutions.

ABOUT THE POSITION:

We are looking to add a full-time Project Manager / Designer to our team. The purpose of this role is to ensure accurate co-ordination of everything from estimate to invoice, liaising internally with staff at International Timberframes and externally with client, contractor, engineer, architect and 3rd parties as needed.

LOCATION:

This full-time position is based at our production facility in Donald, BC. Travel as required in BC and Alberta to client job sites for site surveys, meetings and on-boarding for installations.

DUTIES AND RESPONSIBILITIES AND REQUIREMENTS:

For a full list of Duties and Responsibilities, along with Requirements please visit the website listing at <https://bclogandtimberbuilders.com/careers/project-manager-designer-1>

BENEFITS:

We offer a competitive rate of pay, a 4-day week, 100% company covered comprehensive medical and dental benefits plan (incl your spouse and dependents if applicable) after 3 months with us, use of company vehicles for work purposes and fully funded training opportunities.

JOB SUMMARY:

This job position is responsible for overseeing and coordination of assigned projects at International Timberframes. The role is based both in the office and on site. The Manager is responsible for Project Coordination, Company Job Flow / Job Coordination and Planning and for leadership and management of the timberframe team.

STRONG ASSETS:

2 years of timberframing experience
Willing to be part of the full installations

COMPENSATION:

\$34.00-\$38.00/per hour

HOW TO APPLY:

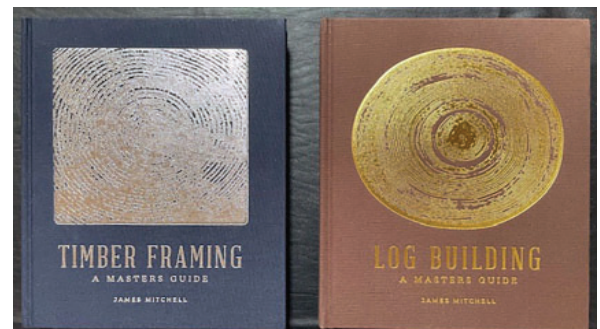
Please send a cover letter and resume expressing your interest, including salary expectations, to employment@itimberf.com.

New Books Now Available!

Log Building, A Masters Guide and Timber Framing, A Masters Guide,
from author & instructor, James Mitchell.

The first ever companion construction textbooks, based on the Four Forms of Big Wood Center Rule: Two for log building and two for timber framing.

These new books are technically detailed, beautifully laid out, and well constructed, providing all the information required for both novice and experienced wood workers to build their own big wood projects. Complete with instructions, templates, drawings, photos and resources, the books are an excellent resource for anyone interested in the craft of log and timber building. To order, visit www.isba.ca or email info@isba.ca.





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DEADLINE FOR NEWSLETTER
Contributions and advertising for
next issue is **DECEMBER 1, 2025**

BCLTBIA

Spring 2026 Conference

Plans underway, details to
be released very soon!

Stay tuned and make
plans to attend !