

IIBEC-WCC TELEGRAM

FALL 2025 Edition

WELCOME TO FALL into WINTER 2025!

It astounds me every issue that I still have to explain when seasons start & end!



International Institute of Building Enclosure Consultants (IIBEC) Western Canada Chapter

The last of the leaves bony hands are clinging to their summer homes as old man Winter begins his move into town. The October calls from clients “..We are Really REALLY hoping to get this done before the rain starts...can you please help” have started to fade into memory (or potentially promptly erased from). We are pulling out the raincoats, long underwear, and other winter attire for the coming winter. Another very interesting year in the books from tariffs, to a brand spanking new Prime Minister, 2025 is running low on days.

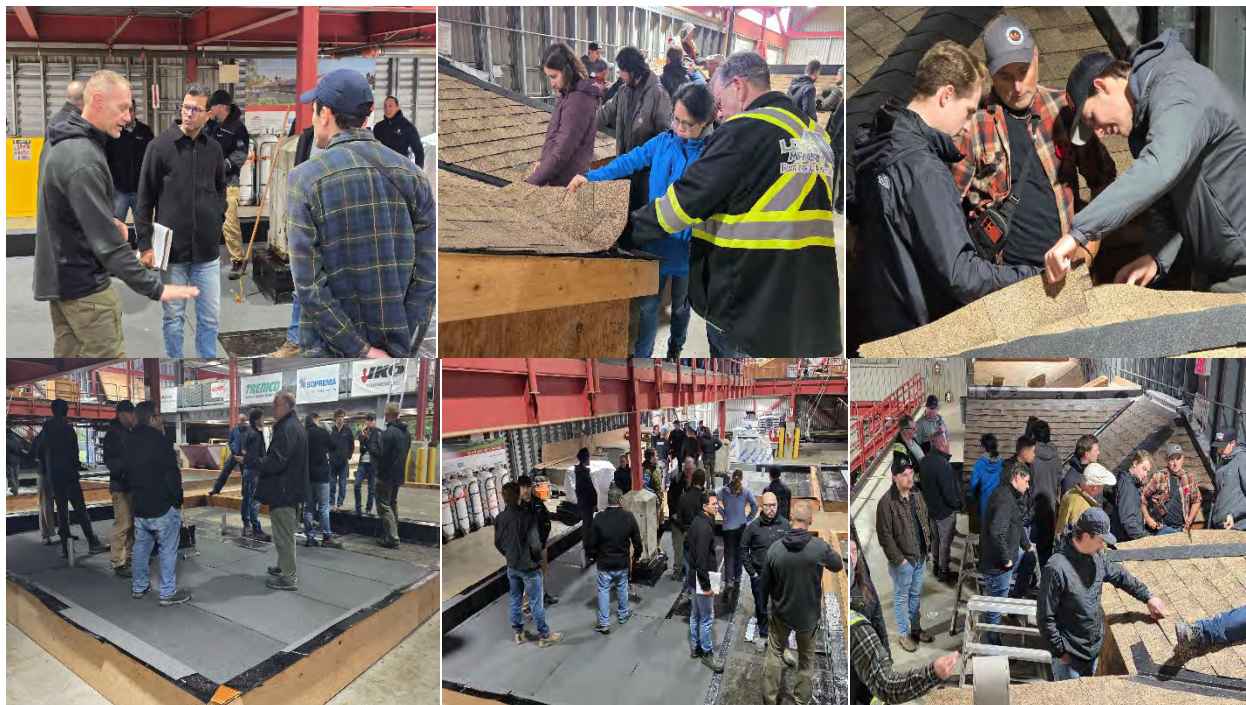
The Old Farmer's Almanac, that wise old friend who's been forecasting for ages foresees a mostly warmer-than-normal winter overall, with temperatures above average. There will be some biting cold snaps in late November, early December, and early February to remind us it is winter. Precipitation? It'll be below normal in the northern parts but above normal down South where we are, so expect more rainy days to make everything lush and glistening. Snowfall, though, is predicted to be below normal—ah, such a shame for those snowy romps, but the snowiest bits should come in late November and early to mid-December.

WHAT'S BEEN HAPPENING AT YOUR LOCAL IIBEC-WCC?

THANKS FOR COMING TO THE IIBEC/RCABC Introductory Course to Field Reviews

IIBEC-WCC would like to thank everyone who came out to the RCABC Educational Facility November 5th & 6th to support your local chapter and further education in the industry, a special thanks to the **RCABC** for the use of their tremendous facility which really makes courses like this possible.

The 2-day program included an SBS seminar and an Asphalt Shingle seminar happening simultaneously each day, attendees can attend both SBS & Shingles on alternate days. This course is intended for newer roof observers looking to gain practical knowledge on application techniques they may observe during site reviews and to get insight on how to review/observe issues/deficiencies on a roof.



These seminars would not be possible without the support from our event sponsors and our volunteers & instructors that made this course possible. A very special thanks to [Brad Hodgins](#) – GAF, [Todd Bannatyne](#) - IKO Residential, [Riley O'Neil](#) - IKO Residential, [Chris Torunski](#) - IKO Commercial, [Colten Kenney](#) - IKO Commercial, [Robbie Klinger](#) – Soprema, [Nicholas Gerard](#) – Soprema, [Doug Wells](#) - RCABC, [Stefan Hanelt](#) – Applied Roofing Science, & [Ted Neef](#) – Phoenix Roof Consultants.

FROM YOUR IIBEC-WCC TECHNICAL COMMITTEE

Have you ever visited the IIBEC international Website? I think all of us IIBEC'rs have. Have you explored the library of technical articles and information available throughout the site? I'm guessing you probably have, as you usually aren't an IIBEC member without an unquenchable thirst to find out critical and pertinent information to help us all do our jobs better and shine on those industry trivia nights. Regardless if you have or have not, our technical committee has been keeping up to date and even contributing to Technical Advisories found on the Main [IIBEC WEBSITE](#) here.

They also thought we should give you a taste of what you can find there and what may be pertinent to something you are working on. Here is a starter, the title seemed to stand out as the temperatures drop. [The full advisory can be found HERE](#)

TITLE: Wood Frame Shrinkage and Associated Issues with Building Performance

DESIGNATION: IIBEC TA-022-2021

OBJECTIVES:

- To acknowledge an apparent generalized absence of building code enforcement regarding wood shrinkage analysis,
- To describe the importance of analyzing and accommodating wood shrinkage in mid-rise wood frame construction pursuant to (and beyond) current building code requirements,
- To provide an understanding of why current building code requirements are not addressing all potential issues,
- To give an overview of the extent of published information and available resources that address wood shrinkage issues, and
- To provide recommendations for design details that would reduce the potential for adverse conditions to develop.

BACKGROUND:

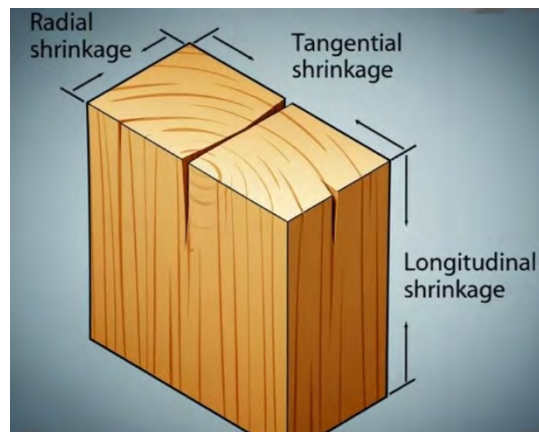
- Wood is hygroscopic, which means that wood absorbs and releases moisture in an effort to reach equilibrium with the surrounding environment.
- Wood is commonly used in construction of mid-rise buildings.
- A net decrease in moisture content from construction to in-service conditions causes shrinkage of wood framing components. When significant shrinkage occurs after construction, it can result in differential movement and stresses within a building unless properly accounted for in design.
- The most significant moisture-related movement occurs across the grain of wood (tangential and radial directions), which is typically across the width or thickness of a wood member. Shrinkage in the longitudinal direction, typically along the length of the wood member, is significantly less.
- Moisture-related movement of wood depends on the species and grain density. Most softwood species commonly used for lumber in North America exhibit a maximum cross-grain shrinkage of about 6% when drying from the green condition to an equilibrium moisture content under typical interior conditions.
- Dry lumber has maximum moisture content of 19% at time of manufacture. While lumber moisture content will generally reduce over time when protected from wetting, actual moisture

practices. In service (after the building is enclosed), wood members commonly dry to a moisture content of approximately 9% to 12%, depending on the environmental conditions, climate zone, and construction details. This change in moisture content results in shrinkage of wood members used in construction.

- While it depends on the framing details, most shrinkage in the vertical direction within a building typically occurs at floor lines. This is particularly true with platform construction because sill plates, rim joists and other members are installed with the grain perpendicular to the height of the building.

- If not properly accommodated, shrinkage of wood framing can impart stresses in the building enclosure components (i.e., cladding and fenestration elements) attached to the wood-framing, as well as components that extend through or are connected to the framing (i.e., mechanical, electrical, and plumbing). For example, windows installed in wood framed walls can experience compression, if shrinkage of the rough opening is not accommodated.

- Another example that should be on a slope; the have more lumber shrinkage than the
- Of particular which expands combination of expansion can building enclosure. prone to wood shrinkage.



is the important consideration given to constructing buildings downhill side of the building will and can experience greater uphill side.

importance is clay masonry irreversibly in service. The wood shrinkage and masonry cause many issues with the Other cladding systems are also experience issues related to

- The building code recognizes the importance of wood shrinkage and requires design professionals to perform an analysis to the satisfaction of the building official for buildings with wood walls supporting more than two floors and a roof.

- While wood shrinkage has been addressed in building codes for more than two decades, shrinkage analysis has been required since the 2003 Edition of the International Building Code (IBC), and each of the subsequent five editions.

- In many cases, local Building Officials do not require or enforce an analysis to be submitted as part of the permit process.

- The absence of enforcement of the shrinkage analysis requirement in some jurisdictions, combined with a lack of understanding regarding the potential effects of wood shrinkage, has resulted in significant issues on numerous projects. It should be noted that in addition to shrinkage of wood resulting from drying, other movements in wood structures can adversely affect other building components and systems. These include long-term deflections induced by loads. This Technical Advisory does not address these additional movements in wood structures. content at time of installation may be greater or less depending on environmental conditions and material handling.

[DON'T MISS THE EXCITING CONCLUSION HERE!](#)

WHAT'S COMING UP NEXT FOR YOUR IIBEC-WC CHAPTER EVENTS?

SAVE THE DATE!

IIBEC-WCC – 2026 AGM & TRADESHOW

Friday, Jan 30, 2026 – Italian Cultural Centre

Mark your calendars for everybody's favourite AGM & Tradeshow each year! Yes! It is the upcoming IIBEC-WCC 2026 AGM & TRADESHOW January 30th at the Italian Cultural Centre. "Sign up" has not quite been activated and details are still being flushed out by our busy Education committee ensuring we have another tremendous line up of speakers and sponsors to bring our members the quality programming they have gotten used to. Watch out for more upcoming information!



2026 AGM & TRADESHOW

- **INDUSTRY ANNOUNCEMENTS:** Did you or one of your colleagues get a promotion? Did something great happen at your firm? Is there a new hire you would like to acknowledge, or did someone receive their RRO? Send in announcements you would like to see included in the next issue of the IIBEC-WCC Telegram to sean@roofixinc.com.

PICTURES FROM THE OFFICE



WE NEED YOUR HELP!!

We are looking to add some content to our newsletter and are hoping to get some crowd participation!

- **PICTURES FROM YOUR OFFICE:** Everyday we are out and about our great province and city seeing some of the most interesting views you can see, best seats in the house as they say! See a spectacular view you would like to share with your peers? Send in your photos to sean@roofixinc.com and we can include them in the next issue.



IIBEC-WCC “EDUCATE, ADVOCATE, PARTICPATE”

