IIBEC - May 29th, 2026 Spring Seminar
Italian Cultural Center
3075 Slocan Street Vancouver, BC

IIBEC President's Welcome	**8:00**	**Brian Boomars**
Best Practices for Mass Timber Roof Design and Construction	8:00-9:00	Graham Finch RDH Building Science
Modern Supply Chains: Understanding Asbestos and other Hazardous Material Risks in Newer Buildings and Construction Materials	9:00-10:00	Christopher Rahm Rimkus
Coffee and Sponsorship Break	10:00-10:30	
Challenges with Low Slope Metal Roofs in Northern Climates	10:30-11:30	Burt Carver Apex Building Sciences Inc.
Lunch	11:30-12:30	Lunch
Allocation of Risk Through Contracts & Insurance: Reasonable vs. 'Red Flag' Contract Terms and their Implications Upon Your Potential Liability Exposure and Insurance Coverage	12:30-1:30	Karen L. Weslowski Miller Thomson Warren McDonald Axis Insurance
The Roof Observer and His Reports	1:30-2:30	Stefan Hanelt Applied Roofing Science Inc.
Vendor Tradeshow and networking social	2:30-5:00	All

DESCRIPTION OF THE PRESENTATIONS

Best Practices for Mass Timber Roof Design and Construction

Mass timber has become a popular construction material in BC for many types of buildings. However, with its relative newness and popularity comes new challenges and questions about local best practices for designers and contractors. For roofs built over mass timber including cross-laminated timber (CLT) there are several significant design and construction considerations that differ from roofing over concrete, steel decks, or light wood framing. Roofs built over mass timber components require specific attention to careful moisture protection during construction and the protection utilized may also have important design considerations for the roof assembly longevity afterwards. Trapping moisture within mass timber components is of particular concern and therefore designs that are phased to keep the wood dry during the construction process and then allow drying in-service are preferrable where possible. Other questions arise around correct placement of air and vapour control and slope in both protected membrane and conventional roof assemblies along with how wind uplift and tested assemblies may be affected with additional moisture protection layers. This presentation summarizes best practices for mass timber roofs and share experiences of successful solutions for keeping mass timber dry during construction and beyond and meet wind uplift and other roofing requirements.

Learning Objectives

1. Understand fundamental principles for mass timber roof design and construction and differences from other construction materials
2. Identify and apply appropriate moisture protection strategies for mass timber buildings under construction in BC and the importance of mass timber moisture management
3. Evaluate different temporary moisture management strategies and their impact on the final design and wind uplift performance of mass timber roof assemblies.
4. Understand how different roof assembly designs impact leak detection and monitoring and how to correctly specify and place within mass timber roofs.

Biography

Graham Finch, MASc, P.Eng – Principal, Senior Building Science Specialist
RDH Building Science, Victoria, BC
Graham Finch is a building science engineer who specializes in building enclosure design, risk management, research, and investigation work for new and existing buildings. Graham also works with building product manufacturers and other clients on product research and development, and the creation of various industry guidelines and training initiatives. Graham is directly involved with the majority of RDH's mass timber and high-rise wood building projects and instrumental in leading industry research, risk management, and façade development for these new wood buildings. As a result of this experience, he is regularly invited by various organizations and clients to speak to the practical and technical issues of mass timber façade design and moisture management for mass timber buildings.

Modern Supply Chains: Understanding Asbestos and other Hazardous Material Risks in Newer Buildings and Construction Materials

While Canada officially banned the import, sale, and use of asbestos in 2018, global supply chains, counterfeit products, and naturally occurring asbestos (NOA), all combined with a lack of a rigid product testing protocols, means the risk of asbestos and other hazardous materials in newer buildings and construction materials has not been fully eliminated. Using real world case studies, this presentation will explore how unreported and undocumented asbestos and other hazardous materials enter modern supply chains and how this impacts projects.

Learning Objectives
1. How unreported asbestos and other hazardous materials enter modern supply chains
2. Risk potential for asbestos and other hazardous materials to be present in newer buildings and construction materials
3. Protecting your workers from risk and your organization from liability

Biography

Christopher Rahm, B.E.S – Practice Leader, Environmental Health and Safety
Rimkus, Richmond, BC
Chris Rahm is a seasoned Environmental Health and Safety (EHS) professional with over 25 years of consulting experience across diverse sectors, including retail, industrial, institutional, mining, transportation, and government. Chris has built a distinguished career specializing in environmental due diligence, hazardous materials management, industrial and occupational hygiene, indoor air quality, mold, emergency response, and environmental risk assessment.

Currently serving as Practice Leader at Rimkus and an Adjunct Professor of Health and Safety at Fanshawe College, Chris has led and managed complex, multidisciplinary projects across Canada, the U.S., South

America, and Australia. His expertise spans the development and implementation of EHS compliance programs, environmental due diligence, hazardous materials management and abatement, disaster recovery, and occupational safety. He has provided critical on-site leadership during emergencies such as explosions, floods, and industrial incidents, and has conducted extensive training on topics ranging from asbestos management to ergonomic risk assessments.

Chris' work is grounded in regulatory compliance and best practices, with a strong focus on risk mitigation and worker safety. He has authored and presented on occupational exposure, industrial hygiene, hazardous materials, and community safety and emergency response planning at regional, national, and international forums. With a comprehensive understanding of environmental legislation, technical standards, and practical field implementation across multiple jurisdictions, Chris is a trusted advisor to clients seeking strategic and operational excellence in environmental health and safety.

Challenges with Low Slope Metal Roofs in Northern Climates

Presentation will examine several case studies of projects where clients faced challenges with low slope metal roofs including leaking, physical damage and condensation related items.

Biography

Burt Carver, RRC, RRO – Owner
Apex Building Sciences Inc., Abbotsford, BC
Mr. Carver is the Owner of Apex Building Sciences Inc. founded in 2008. He has been involved in the building science sector since 1998. In that time he worked in a variety of sectors including restoration, new construction, and asset management. As one of his roles his focus has been the assessment and remediation of building enclosures and various roof assemblies.

Allocation of Risk Through Contracts & Insurance: Reasonable vs. 'Red Flag' Contract Terms and their Implications Upon Your Potential Liability Exposure and Insurance Coverage

Both contractors and consultants must deal with contracts in the course of their projects. This presentation will review typical construction project liability risks and discuss, to what extent, such risks can be controlled via terms included in a project contract. This presentation will also review how terms aimed at limiting liability in contract intersect with insurance policies and how enforceable such terms are. Finally, this presentation will review how to identify and push back on "unreasonable" or "red flag" contract terms.

Learning Objectives

1. What are the typical liability risks in construction projects (for both building envelope engineers and contractors) and what steps can be taken to allocate that risk to another party?
2. What contractual terms are effective to allocate liability risk and which are not? How do these terms intersect with your insurance policy?
3. How to identify and push back on unreasonable contract terms (without losing the project to another engineer or contractor).

Biography

Karen L. Weslowski, the Leader of the Insurance & Risk Management Group at Miller Thomson, is an experienced practitioner in insurance coverage and defence, construction, and commercial litigation. In her insurance defence practice, she represents a wide range of professionals, including architects, engineers, lawyers, brokers and contractors. A large portion of her work in recent years has involved complicated multi-

party construction claims. She has represented clients at all levels of court, including the British Columbia Supreme Court, the British Columbia Court of Appeal, the Federal Court of Canada, and the Supreme Court of Canada.

Warren McDonald is an Insurance Broker at Axis Insurance specializing in professional liability and risk management for Architects & Engineers. With over a decade of industry experience, a Canadian Accredited Insurance Broker (CAIB) designation and a member of Professional Liability Agents Network (PLAN), he works closely with clients to manage complex construction-related risks and develop proactive loss prevention strategies.

The Roof Observer and His Reports

The presenter will discuss the Role, Responsibility, Authority, and General Practices for Quality Assurance Observers, as well as Field Procedures and Reporting.

Learning Objectives

1. Understanding the different Roles and Responsibilities of a Roof Observer and their impact on the success of a project.
2. Preparation for a site visit including understanding the different safety requirements for different types of roof under construction.
3. Effectively communicate with the different project teams including the RCABC and manufacturers.
4. Recommended practices of how to accurately write unbiased Quality Assurance reports.
5. The Art of taking photographs on site, and their importance.

Biography

Stefan Hanelt
Roof Consultant
AScT, RRO, REWO, GRP, GRIMP, RSE
Stefan Hanelt, AScT, RRO, REWO, GRP who actively volunteers on the local IIBEC chapter, is a registered member of IIBEC, ASTTBC, and Green Roofs For Healthy Cities. Stefan is an RCABC accepted observer and the founder and principle of Applied Roofing Science Inc offering Roof Consulting and Roof Observation services to a variety of different clients. His extensive knowledge in the roofing industry is based on 35 years of experience as professional installer, manufacturers' service technician, service manager, instructor, and roof consultant/observer.