



Sealant and Waterproofing
Association of Canada

BULLETIN

FALL 2022, EDITION 2

Members in Action: **Waterproofing The Well In Toronto**

In this issue:

**How It
All Began
The Start
Of SWA**

**Pollution
Insurance
101**

**SWA News
& Events**

President's Message



The SWA takes pride in being the association that brings contractors, material suppliers/manufacturers, design professionals, and other allied members together to network, have fun, and create new ways to improve our great industry. In so doing, we are also honoured to help shape the future of our industry and provide you with resources and support to enhance your career, your company, and our industry.

Despite the headwinds over the past two years, I'm happy to say we're stronger than ever. Our technical seminars are now being live - streamed to reach members across the country, we continue to deliver our technical educational seminars, and our Trillium Awards remain a popular way of showcasing our members' exceptional accomplishments. At the same time, we have launched a new website (www.swacanada.ca), are growing SWA's social media presence, and always looking for ways to be active within the community at large.

The SWA is also working to stay on top of industry developments. Our leadership and association members continue to actively support the latest issuance of the CSA S413-Parking Structures Design Standard. With many of our members being part of the Technical Committee, we have provided valuable input, and our contributions to the committee were integral in providing needed changes to the design standard that will ultimately improve the durability of parking structures.

Of course, there are plenty of issues to contend with as well. There continues to be pressure on the supply chain for construction materials as well as ongoing challenges when it comes to finding, developing, and retaining talented team members and skilled labour. In talking with many people across Canada—including contractors, allied professionals, and material suppliers—the common theme is that they are all looking for more help. That's why SWA

remains committed to working with local colleges and providing scholarships for the next generation of talent and taking every opportunity to promote the great work within our industry so all up-and-coming tradespeople are aware of the abundant and rewarding career opportunities within our sector.

I am confident that we have weathered the worst of the pandemic and are poised to expand our membership across the country, extend the reach of our technical and educational seminars, and discuss the future of our industry.

Regarding industry education, there is no ignoring the mounting discussions on climate change and reducing CO2 emissions, which are driving evolutions in the the design of new and retrofit existing building envelopes. Building Codes are changing to improve performance and make building envelopes more energy efficient. These changes will have a direct impact on our work, but also present growth opportunities for our members. For example, performing "Deep Energy Retrofits" of buildings will be common in the near future to address these changes as owners seek to make their assets more energy efficient. This is what motivated SWA to launch the October Technical Seminar to inform participants about the design and construction of new building envelopes/facades, the different systems, and assemblies, building science and performance modeling, rehabilitation of existing cladding, and fenestration assemblies, while also focusing on what this means for the sealant and waterproofing industry.

Last, but certainly not least, we are eager to welcome you to SWA's Annual General Meeting in Niagara-on-the-Lake on November 3, 2022. This year's event will take place at the beautiful Ravine Vineyard, where we will share our experiences, network with colleagues and friends, and have some fun! Mark your calendar and look for registration details at www.swacanada.ca/events.

The industry is thriving, our association is growing, and we are excited for the future as we continue to engage with our members to bring more value to be members of this association. Thank you for your commitment to the Sealant and Waterproofing Association, and I look forward to seeing you at a future SWA event!

All the best,
Jeremy Horst

Table of Contents

In this issue

How it all began:

Starting the Sealant and Waterproofing Association Industry veteran Robert Bradford looks back on the people, partners, and visions that formed the SWA.

Members in Action: Waterproofing The Well

A look at Enco's work in sealing Toronto's mixed-use megaproject.

Are you covered? An update on pollution insurance

An update on pollution insurance and what it means for SWA members.

SWA News & Events

A snapshot of new members, upcoming events, association developments, and pics from SWA's recent networking events.



MASTER® BUILDERS SOLUTIONS

>> The future fits in the palm of your hand.

MECC GROUP

The advertisement features a large, textured handprint in concrete. In the top right corner is the Master Builders Solutions logo. In the center, a white banner contains the slogan '>> The future fits in the palm of your hand.' Below this, a row of five Master Builders Solutions product containers is shown. In the bottom right corner, there is a QR code and the text 'MECC GROUP'.



Sealant and Waterproofing
Association of Canada

BULLETIN

The SWA Bulletin is published for the
Sealant and Waterproofing Association.

70 Leek Crescent,
Richmond Hill, Ontario L4B 1H1
(Tel) 416-499-4000

info@swacanada.ca • www.swacanada.ca

Producer:
Hellcat Creative

Writer/Editor:
Matthew Bradford
mirbradford@gmail.com

Contributing Writer:
Robert Bradford

Design:
George Conidis
geocdesign.com

How It All Began Sealant and Waterproofing Association



Robert Montpetit, one of
SWA's early champions

When setting out to describe the beginnings of the Sealant and Waterproofing Association of Ontario (SWAO), an upfront disclaimer is in order. Though records are rumoured to exist about the formation and background of the Association, their whereabouts could not be found by those approached for this article. The following story, then, is recreated from the recollections of those who were there; in particular, Robert Montpetit, who was instrumental in the formative years and remains active in the industry today.

According to Montpetit and others who recall the events of over 30 years ago, SWAO formally began at the start of the 1990s. The Association was essentially the product of a merger (or joint venture, if you prefer between members of the Caulking Contractors Association of Ontario and the Waterproofing Contractors Association of Ontario; one which came after over a decade of discussions to bring the two groups to an agreement.

Several other factors made the formation of this new Association a good idea. First, a look back at the two original groups is necessary to fully understand why they found it beneficial to come together.

Early Days

Both the caulking and waterproofing contractors' associations got into business in the mid-1970s, primarily in response to the introduction of province-wide bargaining in the Ontario construction industry. The legislation called for formal employer organizations to bargain with the construction unions, and the WCA and CCA became those organizations to represent their union members at the negotiating table; specifically, the caulkers with the carpenters union and the waterproofers with LIUNA Local 506. Early provincial collective agreements were bargained within much broader Employer Bargaining Agencies, of which the sealant and waterproofing contractors were relatively small components.

The Waterproofing Contractors Association was started by a small group of contractors that included Robert Montpetit, (then) owner of Northern Waterproofing, and Matt Tomjenovic from Dean Chandler Waterproofing, who went on to become the president of the Toronto Construction Association (TCA) and chair of the Council of Ontario Construction Associations (COCA) during its early years in the 1980s. Montpetit, who served as an early president for the Waterproofing Contractors Association, later started up his current firm, Aquanorth Contracting Ltd., and has handled labour negotiations for the waterproofing contractors for more than four decades.

Other notable founding members of SWA included Geoff Kinney Sr. from Duron; Jim Campbell, who owned Daybue Contracting; and Ed Gator from Griffin Waterproofing. Norm Childerhouse from Dean Chandler and Harry Hakomaki were also active participants in WCA's genesis.

Another notable character was Bob Rowlands, president of Dominion Caulking, who the industry mourned deeply when he was lost to cancer at a relatively young age. Because Dominion was active in both markets at the time, Rowlands did double duty for the associations. Beyond contributing to the WCA start-up, he was also one of the first presidents of the fledgling Caulking Contractors Association. He was joined in the CCA start-up by another young contractor, Larry Bowie, who founded Bowie Contracting Ltd. and built the successful family firm that has expanded into the broader renovations market and is operated today by the next generation: Craig, Kathy, and Keith Bowie.

Both groups formalized their operations around 1980 when they contracted with TCA to provide a full range of financial and administrative services as well as an "executive secretary" to organize meetings and provide assistance in meeting association objectives.

Their work started with meeting the challenges of the collective bargaining process; but eventually, the contractors wanted more. With the structures in place, the group sought to expand its horizons and pursue member priorities like worker safety, promoting the industry to engineers, and talking to the specification writers and architects.

Ultimately, there were some big visions for their future, and the history of the two associations is the story of how they began to see them through.

An initial vision

One of the first priorities for the waterproofers was to develop a standard warranty. By the early eighties, and with the assistance of Bruce Binning from Mathews Dinsdale, they accomplished the goal and produced the document that still serves the industry well today.

Networking was also one of the most important benefits of the new associations. Soon after their creation, they became a forum for contractors to discuss their problems and consider collective action. As such, Robert Montpetit recalls getting together with Jim Campbell to organize the first golf day about 1982-83. A few years later, a Christmas function was also created.

At first, the contractor members of both associations nixed the idea of bringing associate members into the fold for fear that it would interfere with their focus on contractor issues. By the mid-1980s, however, they realized that firstly associate members could bring the technical expertise they needed to the table and, not incidentally, because it would be a good source of much-needed new revenue. Some of the earliest associate members included W.R. Meadows, Tremco, Flintkote, Perma-Quik, and Hydrotech, which was incorporated to produce its waterproofing membranes only a year or two earlier.



Moving forward

Fast forward to around 1991-92 when the members of the caulking and waterproofing contractors' associations decided to create the Sealant and Waterproofing Association with the aim of taking their non-labour objectives to the next level. This left the two original associations to look after labour relations for their unionized contractors while enabling SWA to serve both union and non-union members in their other priority areas. These included promoting quality workmanship, enhancing networking opportunities, and providing education on products, application methods, and business practices.

"The SWA is the face of the industry," says Robert Montpetit, emphasizing the importance of relationships that have been developed between the industry and the allied professions that have also been brought into the membership.

Still, creating the new Association was an uphill battle. This is according to Montpetit, who also recalls advocating for the new Association since the late 1980s. In fact, he adds, it took over a decade of discussion and

arm-twisting to bring the members of the two groups to the point of consensus.

"I always thought it just made sense to join forces," he adds.

Once formed, the new SWA welcomed both associate and allied professions members. And since the 1990s, the Association has enjoyed a steady rise in membership and support. Today, the Association boasts 43 contractor members, 34 suppliers, and 32 professional members. It is also home to a foundation to provide scholarships and numerous educational and networking programs, such as its popular luncheon seminars, annual golf days, ski days, and fishing derbies.

All combined, SWA's programming and collaborative outreach to the allied professions have played a collective role in ensuring the Association makes good on its vision to be the "most trusted source of knowledge" about the sealant and waterproofing industry.

Pollution Liability 101: Are you covered?



Barrie Ngh, VP, Construction and Infrastructure, Aon Risk Solutions

By Barrie Ngh & Matthew Bradford

When was the last time you examined or reviewed your project risk profile? Better yet, how long has it been since you double-checked your insurance coverage for adequacy? These are questions that all constructors operating in Canada are compelled to consider, given the recent amendments to CCDC 2 (2008) and CCDC 41. One such new requirement is the mandatory requirement for contractors to obtain Contractor's Pollution Liability which is a new stipulation on top of the standard insurance coverage.

"Pollution insurance—or environmental insurance—is a standard contractual requirement now," informs Barrie Ngh, vice president, Construction and Infrastructure practice, Aon Risk Solutions. "It can, however, be removed via an addendum, only if that is agreeable to all parties/stakeholders involved in the contract, but otherwise, it is something that needs to be considered in order to be contract compliant."

This newer requirement arrived with a slate of changes to CCD2 and, by extension, CCDC 41, back in December 2020. Specifically, it calls for all contractors to carry Pollution Liability Coverage with a \$5,000,000 occurrence limit for bodily injury, death, and damage to property. This policy provides contractors coverage for events they are found responsible for that create a pollution event during the course of construction/operations for which they are accountable

or liable. Importantly, this coverage includes potential defense costs and clean-up, and mitigation expenses.

"There are several scenarios where this could apply to sealant and waterproofing contractors," notes Ngh. "For example, there may be damages that develop as a result of mold from chemical intrusion(s) or when a contractor accidentally spills sealants without noticing, which in turn causes damages over time."

"It's in cases like these where pollution coverage would come into play and respond as needed," he asserts.

Whatever the pollution event, and no matter how long it takes to materialize, it is important for contractors to ensure that they are adequately covered and compliant with these current CCDC 2020 amendments.

"Overall, these changes have been implemented to show the evolution of construction and the risk associated," adds Ngh. "As a project stakeholder, it is critical for contractor's understand their risk(s) and that these changes are acknowledged and controlled accordingly. Otherwise, one's balance sheet will be exposed."

Additional coverage, additional costs

Naturally, extended insurance requirements come with added costs. Yet as with anything related to insurance, contractors have options.

"It's no different than buying auto insurance," says Ngh. "The cost of carrying a pollution policy comes down to the contractor's size, annual sales volume, past claims history, and other factors."

"The best advice is to do your research and find the coverage that suits the individual need," he adds.



Contractor:

Enco
Caulking &
Maintenance

Supplier:

Tremco

The Well is being called one of Toronto's most innovative and ambitious mixed-use projects. And today, several SWA members are on (and below) the ground floor.

Taking shape on Wellington Street, the mixed-use development will introduce six new buildings offering 1.1M sq. ft. of office space, 500,000 sq. ft. of retail space, and 1,700 residential units just a few blocks from Union Station.

The project is being led in partnership between RioCan REIT, Allied Properties REIT, Diamond Corp, Tridel, and Woodbourne Canada Management, Inc. Together, the developers have comprised a team of industry-leading contractors from across the country, including Enco Caulking & Maintenance from Oakville, Ontario.

"It's a massive project but one for the history books," says Brandon Pasta, project manager for Enco and a SWA director.

Enco is responsible for a sizable portion of The Well's building envelope and fire safety components. The scope of its contract includes caulking multiple building envelopes and performing fire stop work for suites, common areas, and below-grade spaces, some of which reach as low as the actual "Well" itself on P8, for which the project is named.

"The below-grade work alone runs underground from Spadina to almost Bathurst, which is a massive undertaking by itself," says Pasta, adding, "It's a lot of work, but we're up for it."

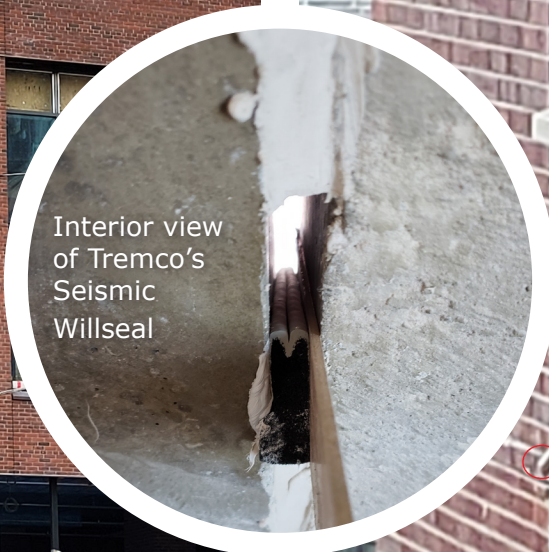
Unique project, innovative solutions

Without a doubt, waterproofing The Well is a monolithic task that draws on Enco's 38 years in the business. And while the project's size

Waterproofing The Well: Sealing Toronto's Mixed-Use Megaproject



Interior view of Tremco's Seismic Willseal



is daunting in itself, Pasta says one of the main challenges was finding an innovative way to work around The Well's precast components.

For example, Pasta says, "On the envelope side of things, two of the six buildings installed unusually thick concrete panels above grade, approximately 10-12" in width. Due to this thickness, we realized upfront that the dual-stage precast sealant drainage system would sit too far to the front—or exterior side—of the panel and would not allow any water trapped further back to be adequately drained away from the building."

Enco knew the backer rod would not be rigid enough to maintain profile, making it difficult for crews to perform their work. With this in mind, Enco president Neil Pasta suggested installing a long ramp from the interior construction side that would be fully caulked and span the entirety of the panel to drain the water.

"This was close," says Pasta, "but the next question was, 'How would we find a type of ramp that was completely continuous, waterproof in the drainage plane, compatible with other sealants, and the like?'"

"We had to dig deeper for a complete solution,"

he adds. The search for a more effective solution led Enco to Tremco's custom-sized Seismic Willseal, a pre-compressed, factory sealant-coated, and self-expanding foam that proved a better fit for the task.

"We were drawn to Tremco's Seismic Willseal because it is a factory-applied seal and an impregnated foam backing that is much more rigid than the backer rod," Pasta explains. "This allows for a strict continuity of the seal and maintains its strength in high movement scenarios, such as what we experienced working on those precast joints."

Next, Enco brought Tremco's solution to Tridel and BVDA consultants, where Pasta recalls, "We came to them and said, 'I know you have a two-stage drain system on the outside, but how do you plan to drain the panels? What about trying this as an addition?'"

In the end, he adds, "The solution was very well received, and they agreed to put it on all the precast buildings involved in the project."

Room to move

Working on a crowded site within a dense downtown district has also presented some hurdles. As such, one of Enco's biggest tasks



Enco swing stage used for tying in Tremco Willseal to vertical exterior caulking

has been coordinating material deliveries and quickly getting them to where they're needed. "The sheer size of the site has made logistics a bit of a nightmare," Pasta says. "There are shared hoists in the commercial and common areas and alternate hoists to take you up the towers. You have to have a plan in place when you go on site and ensure you know where your teams are situated and where the material storages are located."

To make this work, Enco has specific team members tasked with getting the materials that arrive on site to the correct tower, floor, and installer.

Overall, says Pasta, "Without a detailed plan, this jobsite can be very overwhelming and easy to get lost in."

Cohesion at the core

Between site coordination and innovative problem-solving, success at the Well has required airtight communication between all parties. Recognizing this from the start, Enco outfitted its crew leaders with connected mobile devices (e.g., tablets, smartphones, and radios for below grade) that enable them to stay in close contact with their colleagues and project partners.

This focus on team cohesion has been critical to The Well's progress, both through the good times and not-so-easy phases, such as during the height of the pandemic when nothing could be taken for granted. Here again, says Pasta, "With help from our manufacturers and distribution partners, we were able to weather the storm and take care of our clients, even if that meant finding alternative products or colours when needed."

Reaching deep

Enco is one of three Ontario caulking trades tackling The Well. When finished in 2023, the multi-property addition is slated to become a top Toronto showpiece and another successful project for Enco, Tremco, and its partners.

Learn more about The Well at www.thewelltoronto.com

WELCOME NEW MEMBERS



NEW WEBSITE

SWA has launched a new website at www.swacanada.ca to mark its incorporation as the Sealant and Waterproofing Association of Canada. The new site features advanced search functions and is optimized for mobile navigation. Drop by and give us a click!

GETTING TOGETHER

2022 SWA Golf Day

SWA swung for the fences (and a few holes) during this year's Golf Day on July 12, 2022, at King's Riding Golf Club.



SWA Fishing Derby 2022

SWA hosted another sold-out fishing derby on August 17 and 18, 2022. 13 boats joined us for the event. Congratulations to Angel Adrianza on Eagle Restoration's boat, whose 27lb fish earned them the SWA Fishing Derby trophy for another year.



2022 Product Expo

Thanks to everyone who came out for this year's Product Expo on May 3, 2022, at the Scarborough Town Centre.



UPCOMING EVENTS

Mark your calendars for the Sealant & Waterproofing Association Canada's Annual General Meeting on Thursday, November 3, 2022, at the Ravine Vineyard Estate Winery in St. Davids, Ontario. Attendees will enjoy a wine and cheese pairing at Rivine's Barrel Cellar, followed by the AGM, and then cocktails and dinner at the winery. This year's Trillium Award winner will also be announced!

Jan 27, 2023 Ski Day at Osler Bluff Ski Club

Feb 16, 2023 SWA Winter Technical Seminar

March 5-8, 2023 SWRI Winter Technical Meeting in Honolulu



SWA BOARD OF DIRECTORS

Jeremy Horst	President
Jeff Barbieri	Vice President
Charles Doke	Secretary/Treasurer
Bill Mackay	Past President
Marla Cosburn	Director
Rino Dupont	Director
Jason Gheda	Director
Wayne Gomes	Director
Bruce Hudson	Director
Brandon Pasta	Director
Amanda Porciello	Director
Jillian Wilson	Director

Read Jones Christoffersen Ltd.
Multiseal
The Restorers Group
Macdero Construction
DRE Industries
Tremco Canada
SST Group of Construction Companies
Master Builders Solutions
Sika Canada Inc.
Enco Caulking
Maxim Group General Contracting
WSP Canada Inc.