

# MuniNews

*“MuniCode Services Ltd. strives to preserve life; every person, of any capacity, has the right to be safe in any structure”*

## Winter Construction

When almost half of the year can experience temperatures below 10° C, construction can't always wait till spring...



**MuniCode has been at the forefront of construction for over 20 years.**

With our professional office situated at 409 Central Street West in Warman, Sk., we are capable of reaching any of our 35+ municipalities within a reasonable time, from La Ronge to Estevan or Shaunavon to Moosomin.

Being a fully staffed, professional, friendly, knowledgeable office gives us the ability to receive and handle daily requests either through phone, fax, email or general walk in traffic all in a timely manner.

At MuniCode we have five Licensed Building Officials with diverse backgrounds. Our officials have all had extensive training as well each official comes to MuniCode with a minimum 15 years experience in the construction industry and in some cases, in excess of 30 years experience.

## Building Officials

- Wayne** President. Class 3 Building Official, CRBO, technologist and Journeyman Carpenter.
- Clayton** R-Class 3 Building Official, with focus on code interpretation & applications.
- Darrell** Class 3 Building Official, CRBO, Journeyman Carpenter, previous Chief Building Official in Victoria, BC.
- Ryan** R-Class 3 Building Official, with focus on code interpretation & applications.
- Jason** R-Class 3 Building Official, technologist with focus on code interpretation & applications.



Although residential construction appears to be slightly decreasing, in some regions, construction as a whole is up approximately 22% from last year, “Saskatchewan Construction Association”.

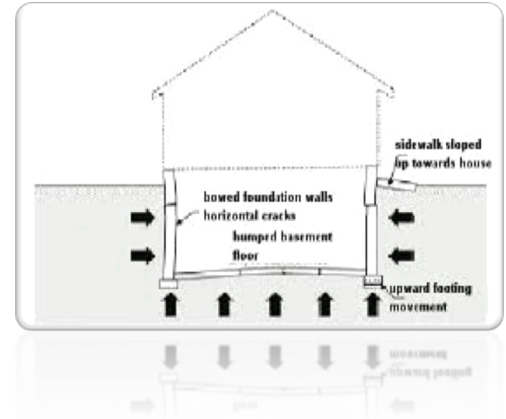
## Winter Construction

When almost half of the year can experience temperatures below 10° C, construction can't always wait till spring. Timelines and demands constantly push for construction throughout the whole year.

Things we **HAVE** to remember:

- When air temperatures are below 5° C, concrete shall be kept at a temperature of not less than 10° C while being mixed and placed. Also, that temperature **MUST** be maintained for 72 hours.
- The bottom of excavations shall be kept from freezing throughout the entire construction period.
- Different additives to concrete to prevent freezing may have diverse effects to the footings and/or foundations.
- When applying stucco in winter conditions the base is to be maintained above freezing and stucco shall be maintained above 10° C for not less than 48 hours.

*"National Building Code of Canada 2010 Volume 2"*



### Discussion Topic:

#### Occupancy before a Final Inspection:

A growing trend, owners are willing to occupy a dwelling prior to a Final Inspection. A Final Inspection ensures a structurally and an environmentally safe place for all persons.

**What if:** a home based daycare opens without occupancy approval, and has 10 children (2 yrs. – 12 yrs.), would you risk your child's safety to be supervised in a potential construction site?



With an extensive filing and recording system in combination to our custom, electronic data and reporting program, MuniCode Services Ltd. has the ability to pull detailed history on projects or save the future project details for years to come for reference at any given time.

## Construction projects in Saskatchewan

There were 485 projects recorded in 2013, valued over \$2 million each. This number is constantly being revised as commercial growth is ever increasing. Since 2003 the Construction Sector has been delivering over \$8.9 billion annually, "Government of Saskatchewan".