



Sealant and Waterproofing
Association of Canada

BULLETIN

FALL/WINTER 2023, EDITION 4

**Members
in Action:**

Rounding Off **CIBC Square**

Also in this issue:

**Reviewing
Excess Soils
Regulations**

**SWA News
& Events**



President's Message



One of our Association's true strengths is how we continue to collaborate on advancing our industry while also looking ahead and adapting to the changing needs of the industry and our members. I believe this is why the Sealant and Waterproofing Association of Canada is successful and poised for greater success and growth.

As I write this message, we are setting our focus on SWA's Annual General Meeting in Niagara-on-the-Lake on November 2, 2023. We are excited to have this year's meeting at the beautiful estate property at The Hare Winery Co., followed by an evening social at The Irish Harp Pub in downtown Niagara-on-the-Lake. This event will highlight the successes of the Association this past year, network with our colleagues and friends, and - of course - have some fun! We have scheduled live music for this event to help create a true "Irish Experience." I am looking forward to seeing all of you there.

I am also very pleased to note that our Association is growing with new members in all membership categories: Contractors, Manufacturers, and Allied professionals. This, combined with the fact our events have been full of so many young professionals and future leaders in this industry, is a testament to our success. It is also evidence that we are well set up to carry on the legacy of this Association for many years to come.

SWA has a lot on its national agenda. Among some of the educational and technical seminars on deck include the following:

- Manufacturers' Product Expo-Spring, 2024
- 2024 Technical Seminar-Waterproofing Wood Structures

- 2024 Technical Seminar- Many Condo Reserve Funds are Underfunded: How this may impact our industry
- SWA's Annual Golf Tournament and Fishing Derby (held in July and August, respectively)

Last but not least, I am pleased to announce we have received many entries for this year's Trillium Award. This award not only showcases our great work and how it benefits our community at large, but it also spotlights the collaboration between our members on a project that led to a positive outcome. Based on the number of entries received, it is clear that our members are working together and are proud to showcase their work. And the winner is...stay tuned! All award recipients will be announced at this year's annual general meeting.

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. I appreciate your commitment to the Sealant and Waterproofing Association and look forward to seeing you at a future SWA event.

All the best,
Jeremy Horst

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Sealant and Waterproofing
Association of Canada

BULLETIN

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PROUDLY REPRESENTING





Contractor:

Bothwell-Accurate

Distributor:

KLAD Envelope Solutions

Structural Consultant:

Read Jones Christoffersen Ltd.

Activity is ramping up at 141 Bay Street, where trades are collaborating to complete the second phase of CIBC SQUARE. Among them is Bothwell-Accurate, which is working in collaboration with structural consultant Read Jones Christoffersen Ltd. (RJC) and waterproofing materials provider KLAD Envelope Solutions to provide waterproofing services for the Toronto office space development.

The project aims to “connect Toronto’s Financial Core to the South Core and Waterfront” by adding two office towers connected by an elevated park spanning the GO Transit rail corridor underneath. Bothwell-Accurate already provided waterproofing services for phase one of the development, the tower on 81 Bay Street and its connecting terrace, and is now delivering similar work for phase two, a 58-storey building taking shape at 141 Bay Street.

“Phase one was a lot of work, but now we’re also doing quite a bit on this second new tower,” explains Ravi Khatri, Estimating Manager, Re-Roofing & Waterproofing, with Bothwell-Accurate, adding, “It’s one of the more interesting projects we’ve done recently, and it’s a challenge we’re happy to take on.”

The scope of Bothwell-Accurate’s work includes applying KLAD Envelope Solution’s materials to 141 Bay Street’s blindside foundation wall (AVM AussieSkin 550) and ground floor roof slab, as well as the above grade roofing and traffic topping. It also includes waterproofing the staircases that rise from the building’s first floor to the fourth-floor terrace and elements of the elevated pedestrian park itself (e.g., planters and water features).

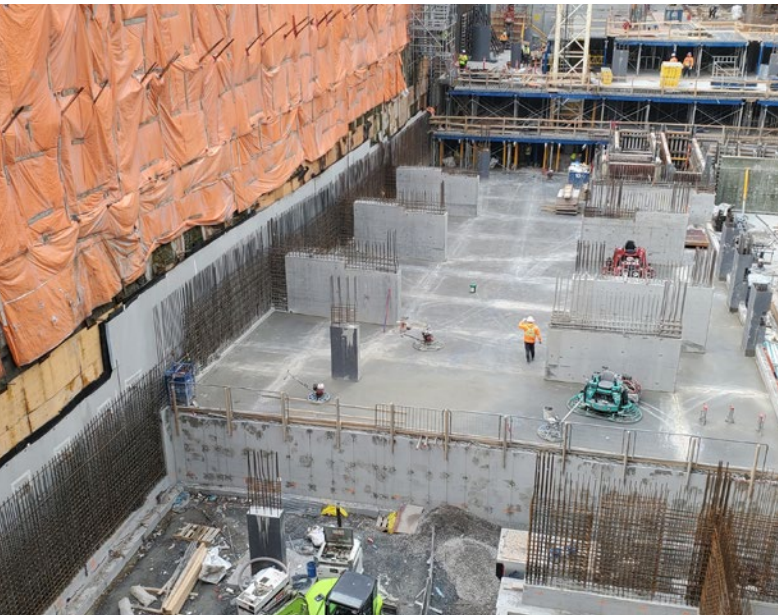
There has been plenty to keep Bothwell-Accurate busy. One of the most unique components of the job, however, lies at the base of the tower.

“At the bottom of the tower, they’ve created a thick concrete ‘crash wall’ dividing the two

Rounding off CIBC Square

Bothwell-Accurate’s
towering project





structures to address the risk of a train crashing into the wall,” explains Khatri. “To keep the noise and vibration from passing trains kept to a minimum, the acoustic engineers determined that vibration mats were needed to separate the crash wall from the two buildings. So, one of the more unique parts of our job has been making sure the waterproofing we complete onsite does not damage those isolation mats.”

Mitigating damage to the isolation mats means keeping the waterproofing separate from the mats where possible. Where it is connected, Bothwell-Accurate’s team has to ensure the mechanical fasteners embedded into the mat are not flush but instead a quarter-inch in to ensure the vibration from the track side is separated from the building structure.

“That was a challenging part of the installation; trying to figure out how we can make sure that the fasteners were embedded into the mats properly because they were pretty high density,” Khatri adds. “On top of that, they started from the ground slab down, so we had to make sure we had the waterproofing around the slab done beforehand so the membrane is continuous on the foundational wall.”

Working in a tight site has also been tricky. Having the ground floor slab as the team’s staging area means working ‘on top’ of other



trades and bringing in materials as needed in order to work around the limited space.

And then, says Khatri, the recent fire that broke out nearby didn’t help either: “That happened back in August and it set all the teams back, including us. The fire melted the isolation and drainage mats, so we had to go back and redo some of that area. Luckily, the fire was kept to one area, so we could actually get back in and fix things.”

Growing the Portfolio

Bothwell-Accurate and RJC’s experience have been an asset at CIBC SQUARE, as has the use of KLAD Envelope Solution’s industry-proven materials. Moreover, it’s thanks to Bothwell-Accurate’s airtight collaboration with internal colleagues and project partners that the team says its looking forward to adding another high-profile waterproofing job to the company’s portfolio.

“We’ve come across some challenges, but our experience over the long term has helped ensure we’re well coordinated and prepared,” Khatri reports. “It also helps that our team has grown over the years. We can have dedicated project coordinators, project managers, and site supervisors at the site full-time, putting that experience to work.”

Digging in on Excess Soils

Insights from SWA's Spring 2023 Seminar



SWA welcomed members to the Richmond Hill Country Club this spring for a luncheon seminar covering Ontario Reg. 406/19: On-Site and Excess Soil Management. Led by Freesia Waxman, Senior Project Engineer with Grounded Engineering, the info-rich presentation dug deep into the regulation's details, timelines, and implications, while providing attendees with additional insights and resources to bring into their respective operations.

"O.Reg. 406/19 is important for anyone in Ontario with a project that will move soil off-site," Waxman tells SWA Bulletin. "As soon as that happens, you need to know how this regulation will apply to your work because it very likely will."

Waxman says projects involving soil on top of parking structures are a perfect example for SWA members, noting, "If there is no room on-site to stockpile the soil while you replace the roof for a parking structure or make repairs, the soil will have to go off-site, thereby becoming 'excess soil' and subject to the regulation."

Asphalt rehabilitation projects are another area where SWA members may deal with excess soils. Again, any soil moved off-site without compliance with O.Reg. 406/19 is classified as a "waste," leaving the project leader exposed to possible fines for illegal dumping, being sued, or other penalties.

As for why it is important for SWA members to understand excess soil rules, Waxman adds it is both a logistical and business advantage: "It's important to make clients aware of the additional costs associated with analytical testing and reporting and be able to explain the rationale of the new regulation so that they can understand. Of course, there can also be timing implications to consider for additional studies or delays for soil movement while suitable reuse sites are identified."

A Rundown of Ontario Reg. 406/19

Re-implemented in January 2023, O. Reg. 406/19 seeks to govern the sustainable use of



certain soil movements, and provide transparency.

5. Provides soil standards that help build confidence to beneficially reuse soil as a resource in a manner that is safe for the environment and human health.

Beyond explaining key definitions within the regulation, Waxman took attendees through an overview of reuse/receiving sites and clarified when, how, and where excess soil may be put to beneficial use.

Specifically, the presentation outlined several reuse rules, including:

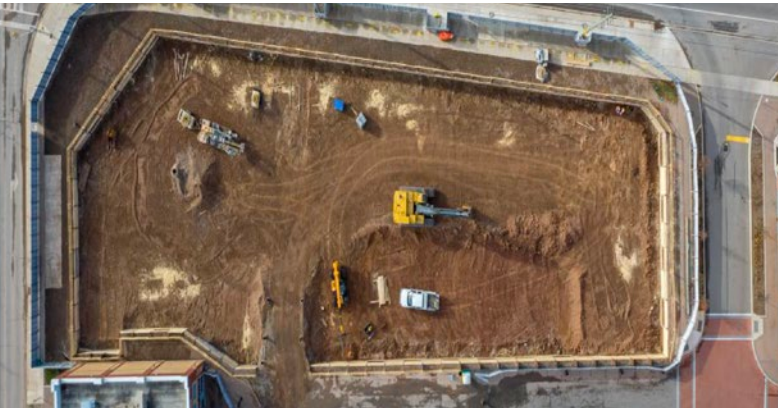
- The quality of excess soil must meet the applicable soil quality standards (generic) or property-specific standards (BRAT or RA) of the Reuse Site.
- The primary purpose of the excess soil must not be to deposit excess soil and must be an identified beneficial purpose (i.e., backfill, final grading for development, site rehabilitation).
- The excess soil must not exceed the quantity needed for the beneficial purpose.
- The final placement of the excess soil must be within two years of receipt; however, this timeline can be extended and infrastructure projects are exempt.

excess soil under the understanding that it is a valuable resource that should not be left to waste. To that end, the regulation puts forward rules that, according to Waxman's presentation, "protect human health and the environment from inappropriate relocation of excess soil, and enhance opportunities for beneficial reuse of excess soil," therefore reducing soil disposal at landfills and mitigating a landfill's environmental and financial impacts.

In summary, the regulation:

1. Designates when excess soil is a waste and provides criteria that, if satisfied, removes this designation.
2. Provides rules for beneficial reuse of soils not considered waste.
3. Specifies when waste approvals are needed and when exemptions are provided.
4. Sets out minimum requirements for certain generators of excess soil to ensure information (e.g., site history, soil characterization) is available to facilitate the appropriate reuse of excess soil, track

The seminar also answered the important question of who bears responsibility for excess soil management. It ran through roles and responsibilities shared by key stakeholders (e.g., project owners, contractors, and jobsite leaders), as well as what the regulation defines as a Qualified Person (QP) which is, "an employee or sub-consultant retained by the Project Leader who meets the qualifications in accordance with O.Reg.153/04 (P.Eng or P.Geo) to be involved for the entire lifecycle of the project" to complete several objectives.



“This is new territory for many, and education is still a major requirement,” says Waxman. “Be sure to get a competent, qualified person who knows how to navigate the regulation to avoid as many headaches as possible.”

A QP’s objectives include:

- Preparing excess soil reuse planning reports.
- Overseeing the implementation of an excess soil tracking system in coordination with the Project Leader.
- Overseeing the registration of the Project Area on the Environmental Site Registry, again, in coordination with the Project Leader.
- Working on an ‘as needed’ basis with the Project Leader to develop a Soil Management Plan to ensure proper management of soils in accordance with O.Reg. 406/19.



A sizeable portion of the presentation was dedicated to excess soil planning. This includes assessing the past use of the source site, sampling and analysis plans, reporting obligations, tracking system requirements, and registration processes.

Information was also shared about a host of factors that would negate the need for excess soil planning, as well as a look at where liquid soil fits within the O.Reg.406/19.

Waxman capped her seminar with a Q&A session before leaving attendees with several resources to help companies navigate the regulation further. Additionally, she encouraged members to reach out to Grounded Engineering (www.groundedeng.ca) for further information or workshops concerning excess soil regulations.

SWA thanks Waxman for her deep information and insights regarding a critical component of the industry.



Defining Excess Soil

Excess Soil is defined as soil, crushed rock, or soil mixed with rock or crushed rock that has been excavated as part of a project and removed from the project area for the project.

WELCOME NEW MEMBERS



GETTING TOGETHER

Excess Soil Disposal Luncheon Seminar

Special thanks to Freesia Waxman, PEng QP-ESA, Senior Project Engineer, Environmental Engineering Services, who led an information seminar on excess soil disposal at the Richmond Hill Country Club. Read the overview in this issue.



2023 Golf Day

It was good times on the greens this summer. This July 11, 2023, SWA staff and members grouped up for its annual golf day at the Wooden Sticks Golf Club in Uxbridge, Ontario.



2023 Fishing Derby

It was a nine-boat cast for SWA's 2023 Fishing Derby. The event was held August 16th and 17th, and saw a Stephen Volante and Josh Hazlett make a team effort on the Complete Restoration boat to catch a 26lb fish for the win. Thanks to everyone who joined us on the water!





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UPCOMING EVENTS

FEBRUARY 9, 2024

SWA Ski Day at Osler Bluff Ski Club

FEBRUARY 18-21, 2024

SWRI Winter Technical Meeting at Fort Myers, FL, USA

APRIL 11, 2024

Product Expo at Scarborough Town Centre

Learn more at <http://www.swacanada.ca/events>



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The advertisement for Triumph Inc. features a central photograph of a construction worker in an orange safety vest and red hard hat, using a long-handled tool to apply a white membrane to a flat roof. In the background, another worker is visible, and a city skyline is seen under a clear blue sky. The ad is framed by a red border. At the top left, there are logos for COR and IHSA.ca. The word 'TRIUMPH' is prominently displayed in the center top. To the right of the name is a gold anniversary logo for 35 years (1988-2023). Below the name, a red banner lists services: WATERPROOFING · DAMP PROOFING · COATING, TRAFFIC TOPPING · LIQUID MEMBRANE, and VAPOUR BARRIER · HOT RUBBER. The SWA logo is on the left of this banner. At the bottom, contact information is provided: 1 Connie Street, North York, ON M6L 2H8; website www.triumphinc.ca; email info@triumphinc.ca; and phone (416) 534-8877. Social media icons for Instagram, LinkedIn, and Facebook are also present.

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