

CONSTRUCTION SPECIFICATIONS CANADA VANCOUVER CHAPTER

SPECIFIER - September 2022

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Words from the Chapter Chair

I can't believe we are already in the second half of 2022 and the executive committee is looking forward to our fall program. We finished off our spring program with our first official luncheon at our new venue Hydra Estiatorio located at the EXchange Hotel. Outside of a few connectivity issues it was a great success with over 40 attendees both in person and online.

We also took the opportunity to invite out students from BCIT's architectural program and were happy to have 7 students attend. It was great to introduce CSC to the next generation of design professionals and try to recruit more members.

We are also happy to be announcing the return of our Table Top Trade Fair. This will be our first table top event since the pandemic began and our guest speaker will be none other than spec writer Glenn Chatten. The topic will be "Understanding the New CCDC 2 2020 Contract and CCDC Div. 01." It will held at the Italian Cultural Centre and the theme this year is Oktoberfest! We are looking forward to seeing all the exhibitors and attendees again. Watch your inbox closely for invites coming soon!

The Executive Committee would also like to introduce two new committee members who have recently come onboard: Ismael Abreu from IKO and Omar Abu Holy from Rockwool. Ismael will be assisting Josh as 2nd program officer and Omar has taken over the role as treasurer. We would also like to thank our past chair Brian Maher and vice chair Randy Smith for their years of serves and dedication to CSC. If anybody would like to volunteer for the board please reach out to one of the committee members as we are always looking for more help.

We look forward to seeing everybody on September 8th for our next luncheon and on October 13th for our Trade Fair.

John Alley Chapter Chair – CSC Vancouver Chapter

September Luncheon

Construction Specifications Canada Vancouver Chapter

Moisture Management In Tile Showers Presented by: Maria Rudman In-Person or Zoom - Thursday September 8th, 2022



Leaks and mold continue to pose serious problems for the construction industry. This seminar will compare traditional waterproofing systems with modern waterproofing technology to show how tiled showers have evolved. The fundamentals of both approaches, including proper design, execution, and function will be presented, with close attention paid to common errors, as well. The benefits of bonded waterproofing technology and how it has improved tiled showers will be stressed.

LEARNING OBJECTIVES

- Identify the benefits and challenges associated with tiled showers.
- Understand the proper design and execution of tiled shower waterproofing systems.
- Recognize the benefits of bonded waterproofing technology and how it has revolutionized tiled showers.

SPEAKER

Maria Rudman

- Bachelor of Commerce in Entrepreneurial Management (RRU, 2005)
- Toastmaster designation Competent Communicator (2016), continuing member
- Architectural specifier / sales rep in BC for the last 15 years (flooring & tile)
- Flooring sub-contractor, project manager, estimator & flooring sales (in same industry) prior to that for 8 years (in BC)
- CAD operator in early career

CLICK HERE TO REGISTER NOW

LOCATION:

Executive Hotel - 475 Howe Street | Room: Townley Studio - 5th Floor

AGENDA:

12:00 am - 1:00 pm	Luncheon (plated lunch)
12:15 - 12:30 pm	Chapter Business
12:30 - 1:30 pm	Guest Speaker Presentation

COST:

In Person Option

\$40.00 plus GST for pre-registered CSC members / Association Executive Directors \$50.00 plus GST for non-members

Zoom

\$20.00 plus GST for pre-registered CSC members / Association Executive Directors \$30.00 plus GST for non-members

PARKING:

There is a pay parking facility across the street

REGISTRATION:

Register through Karelo: **ONLINE REGISTRATION** Registration ends at 4:00 PM on Wednesday before the meeting.

Upcoming Events

October – Trade show presenter Glen Chatten- CCDC Changes November- Waterproof Expansion Joints

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TRADE SHOW

AND WE'RE BACK - The Vancouver CSC Chapter Oktoberfest Trade Fair is a go for 2022!! We are so excited to be able to host this great event after a few years hiatus.

Join us on Thursday October 13th at the Italian Cultural Centre (*3075 Slocan Street, Vancouver*) for the CSC Oktoberfest Trade Fair! This in-person event provides you opportunity to see the latest technologies & product developments the participating manufacturers will showcase. You will also have opportunity to network with key players of the trade, enjoy delicious bites and cocktails, and attend an **AIBC accredited presentation**.

This event is open to: Architects, building envelope consultants, manufacturers, specification writers, engineers, building design professionals, general contractors, design students, etc. Registration is required to attend this event - <u>Register now!</u>

If you are a manufacturer and would like to display at this show, you can find more information HERE.



AIBC Presentation – October 13th, 2022

Understanding the New CCDC 2 2020 Contract and CCDC Div. 01 - What it means for not only Owners and Contractors, but for Manufacturing Reps, Designers and Architects. - Hosted by Glenn Chatten

In the Fall of 2020, in collaboration with the CCA and the CSC, the Canadian Construction Documents Committee introduced the newly revised CCDC 2 Contract and a new Master Specification

Div.01.

This incorporated several important changes within the Stipulated Sum General Contract between the Owner and the Contractor with the intent of eliminating several cumbersome Supplemental Conditions that had existed in the CCDC 2 2008 Contract. A Div. 01 was also created to aid in understanding the "bridge" between these contractual obligations and the technical specifications.

Two years have passed since this new contract has been implemented and there are still some lingering questions and possible misunderstandings that arise from its inception.

This presentation will summarize and illustrate these revisions, additions and deletions that not only apply to the Owner and Contractor, but also to those associated with providing the design and manufactured product assemblies to the construction process itself (Architects and Manufacturing Reps.).

To understand a Contract is to understand a trusted relationship which builds upon and includes all those associated with that relationship.

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NET-ZERO RENOS

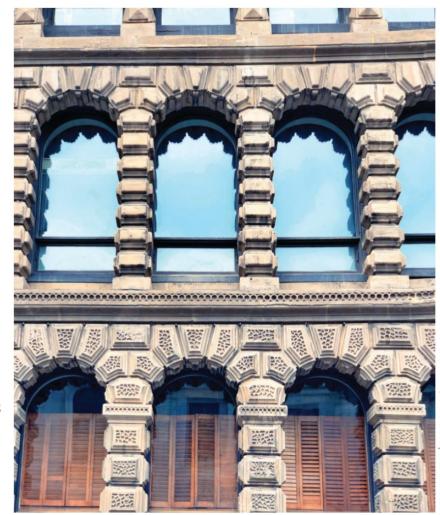
by ANDREW SNOOK

ountries around the world are constantly looking for new ways to reduce their carbon footprints to decrease the speed of global warming. As part of this global effort, Canada and 120 other countries have committed to reaching the goal of net-zero carbon emissions by 2050. One of the keys to successfully meeting these targets will be reducing the carbon emissions produced by existing and new buildings.

This means national goals and standards for building energy efficiency will only continue to increase.

"I do think it poses new challenges, but it also poses new opportunities. The industry is constantly changing and we're constantly improving and trying to get better," says David Heska, director for southwestern Ontario building sciences at WSP Global. "Yes, this is a bigger step forward, but its not like we haven't seen change in the past."

Heska says façade designers and glazing installers have had to re-vamp and adjust as standards and building energy



The challenges of meeting new building energy efficiency targets in older buildings.

targets have changed over the years, and they can do it again. From a new building design perspective, Heska says the

new energy efficiency goals will stress more consideration being placed on looking at every aspect of the building envelope as being connected.

"The building envelope and mechanical system is connect-

ed," he says. "It is much more common now to have the building envelope renewed at the same time you're considering what type of heating and boilers and HVAC systems you need inside your building. If you're going to do both, do them together. Don't think you're just going to tackle the building façade and not touch the mechanical systems at all because if you make

Updating older buildings to meet today's standards can pose a number of unique issues including incompatibility of materials and added strain on the existing façade.

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your façade way tighter you increase the R-value from R2 or R3, which is most glass buildings, to R5 or even up to R10, then the amount of heating and cooling you need changes drastically. You have to consider them both in line."

For glazing contractors, Heska believes the new goals will mean a shift in focus on air tightness.

"All of the details – where the connections of the roof ties into the top of the walls, where the penetrations occur, where there are thermal breaks at balcony slabs or other locations, the amount of air barrier detailing – a spotlight is going to be shined on that in the next five to 10 years," he says. "This will result in glazers not just having to be glass installers but also thinking about the air and vapour barrier. All of their caulking and sealant detailing is critical to installing this curtainwall or window wall glass system."

Ted Redlarski, owner of Noram, says the technologies are available to counter any challenges related to meeting energy targets for existing and new buildings. The question is whether a building owner is willing to pay for those solutions.

"No question the technology is there, but it's expensive. Therefore, few clients are willing to buy. Some lose money on it because the benefits aren't compensating the costs fast enough," he says. "As technology gets invested into further, it will get cheaper. Right now, most of the novelties are expensive for the average investor in any market. The rich companies or governments that spend on PR are going to those novelties, but there's not a high enough return for the average investor."

Existing buildings

Will there be significant differences in older building structures that make it harder to integrate today's windows and curtainwall? Well, it depends.

"Some buildings are easier to integrate than others," Heska says. "Some buildings we are able to reuse and salvage some of the framing elements in place, if it was designed to be able to take larger structural loads. In other cases, we've installed a secondary outer skin – left the first façade and glazing system in place and just re-skinned over top of it and almost abandoned the one in the wall below."

He says that re-skinning over the existing framing can prevent having to demolish an entire section of a building.

"It's helped with some of the façade renewal because, if you don't have to rip everything off, then you can just get rid of those glazing components and vision glass areas once you get there," Heska says. "Contractors and building owners and occupants like it if it can be done in one day because it's fast."

George Torok, principal, façade specialist, at Morrison Hershfield, says the challenges with existing buildings will be wide-ranging depending on the kinds of buildings someone is looking at upgrading.

"Are you considering replacing isolated elements? For instance, if you have an older building with individual punched windows. Or are you thinking about replacing and tearing off exterior skin and starting again? There's a huge difference there, because if you're replacing individual elements, then there's only so far you can go," he says. "There's also a certain rationality there that, typically, windows are the weak point thermally in a building envelope. So, it doesn't make a lot of sense to take a window to the point where it's better than the rest of the surrounding building envelope. Then you're just transferring problems from one element to another."

Different sized openings

When it comes to different-sized window openings, Heska says staying up to date on codes and standards is vital.

"We design professionals need to be on our toes and staying up to the current best practices related to the various changes that are occurring to the Ontario Building Code and other guidance," he says.

This is true for safety as well as energy efficiency.

"The industry building inspectors, as well as some architects, haven't considered all of the factors they need to when designing large window openings," Heska says. "Especially in higher levels of buildings because the wind loads that those glass elements and glazing elements need to take are higher. They also need to withstand any sort of impact load."

Incompatible materials

While not a common issue, some glazers have experienced issues with their current adhesives being incompatible with some of the older adhesives.

One of Torok's colleagues, many years ago, experienced this issue while working on a building that was built with structural silicone-glazed insulating glass units. Constructed in the 1970s, the early days of structural silicone glazing, the units had reached the end of their useful life and needed to be replaced. But when Torok's colleague tried to replace them, he found the new adhesive wouldn't bond with the original adhesive.

"The problem they found was in trying to find new structural silicone sealant that would adhere to the old sealant. Generally, you try to remove as much of the old sealant as you can, but you don't want to damage the surface of the existing frame. So, there will always be some residue on the metal surface," Torok explains. "They could not find a new silicone to bond to the old silicone, so they had to add very thin strips of metal on to the existing frame and mechanically bond that to the frame, which provided the new surface."

Beyond that more sophisticated example, Torok says other issues with older sealants can occur.

"Older sealants, if they go back long enough, might be linseed-oil-putty-based," he says. "It might be very difficult to remove them because they're extremely hard and removing them could cause damage to the underlying material."

That said, there are pre-construction reviews that glazers need to go through for a structural silicone glazing project, and one of those is adhesion testing.

"You want to make sure the sealant will stick to the substrate. Adhesion quality can change depending on the finish material like the paint. You might need to use a primer with a particular sealant. A primer-sealant combination might not work, and then you might have to change," Torok says.

Exceeding weight limits

Older structures can sometimes present a challenge with not being able to handle the weight of today's façades.

"If you're looking at really old systems that are single-glazed, and you're simply adding another layer of glass in it, making it double-glazed, that's an extra three pounds per square foot for a 6-millimeter-thick glass. So, it does add load," Torok says. "If

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you need to have a more robust system of glazing, then the existing framing may no longer support it. Existing anchors may not be good enough, so you may have to tear the whole system out and re-engineer the anchors."

Heska says he has not worked on any catastrophic failures related to structures not handling the weight of today's façades, but he has heard of projects failing.

"There is a project I'm aware of where the façade loading was too large and, as a result, some of the existing structure began to crack," he says. "Those are one-offs and not common. A designer cannot just assume that the original building can just take this new load. Calculations and analysis need to be undertaken to determine if the new façade works." include exterior ventilation," Torok says. "But how do you integrate that with the mechanical systems of a building? That's a big question."

In existing residential buildings, one of the bigger issues is window-mounted air conditioners.

"I've been in buildings where people have taken hammers and hacksaws to aluminum windows to fit their air conditioners," Torok says. "It makes far more sense to buy a new air conditioner that's smaller that fits better into the opening. But, you own it already, and you have to go out and buy [the new unit]. So, you need an incentive to get rid of the old unit."

Torok watched a presentation years ago by Toronto Community Housing where they were trying to solve

"The insulation of new façade systems has higher insulating values than the Toronto Green Standard is calling for, and that standard is resulting in a greater focus on where the weakest points have been."

Although it is possible for an older structure to encounter weight restrictions, Redlarski says it's unlikely to occur.

"This is applied engineering that can always be solved with different costs, I don't foresee a problem," he says. "Typically, the new facades are lighter than the old ones, and the old structures, they would stand the test of time."

Redlarski says that the real issue is justifying costs to building owners.

"Some owners still withhold going ahead for updating buildings to standards that are leading edge because they cannot increase rents to offset this." he says.

Ventilation challenges

In the old days, people relied on opening their windows to get fresh air but, for decades, people have relied much more on mechanical systems. But with a desire to include more exterior ventilation to help meet future emissions targets, many challenges list head.

Safari ople thinking ahead to al goals – the 2030 and 2050 challenges – there is a desire to the challenge of retrofitting their older buildings where residents were using a variety of older air conditioners causing the building's energy costs to soar. To help solve this issue, residents were offered floor-based air conditioners that have a simple duct system that is placed into the window openings. This solution significantly reduced issues related to air leakage, water leakage and trouble accessing exterior walls for maintenance.

"It saved them operating costs. It was actually cheaper to give everyone a new air conditioner," Torok says.

Insulation and thermal break challenges

The insulation of new façade systems has higher insulating values that the Toronto Green Standard (for example) is calling for, and that standard (and similar ones) is resulting in a greater focus on where the weakest points have been, which are the thermal breaks and transitions, Heska says.

"With all of those thermal breaks and insulation challenges, there are typical details and best practices that can be followed," he says. "Designers now have the ability to determine, if you were to construct it using this certain drawing and details, then you're going to achieve an R-value of five. Where, if you made this slight improvement, you can get an R-value of eight. We can do that when we're designing, but we also need to have the installers in line and understand why these changes have been made. If we just design it, and it doesn't get constructed that way, it's kind of a waste of time."

Heritage buildings

Heritage buildings can sometimes present additional challenges since there is typically a strong desire to maintain the original look of the building as much as possible.

"In can be difficult," Torok says. "For instance, if you have an existing building with steel framed windows, steel can be very high strength. So it can be very narrow, and it provides potentially a very light appearance to the glazing. If you're bound to keep that, it's difficult to achieve that in any material other than steel. It is possible to get thermally broken steel-framed windows that look very similar to traditional, non-broken, steelframed windows. But that's expensive to deal with and the thermal performance is not that great. So, then it becomes a question of looking at other aspects. Are the frames still in good shape? Are there other elements surrounding the windows that might need repair that would justify a replacement?"

Heska says there are certain buildings that can't be brought up to the current standards for air tightness and thermal insulation, because if glazers and designers were to do that, it would cause other issues to the heritage elements of the buildings.

"There has to be some discussion between the owner of the building, the engineer-designer, and the local jurisdiction looking at imposing the efficiencies of buildings, because there's a bit of trade-off between the two in some cases. Most of the people that I've talked to on the owner's side, and the enforcement side with inspectors, understand they don't want the nicest building in downtown Toronto that are heritage to all of a sudden have components falling off the outside face because they've insulated the inside too much."

MARCH SURVEY RESULTS

Thank you to all those who took the time to fill out the survey. Your opinions are valued and appreciated.

The majority just over 25% of the respondents attend a CSC event once a year, while the majority of the respondents attend between 4-6 times a year.

The top 5 topics that respondents would like to see as education presentations are in order:

- 1. Division 7
- 2. Division 8
- 3. Division 9
- 4. Division 3
- 5. Division 4

The majority of the respondents would like Hybrid (in person and zoom meetings) to continue, with a close second of online only.

The majority of the respondents also would like to keep the presentations as luncheons over moving to a breakfast or dinner time slot.

The Golf Tournament was tabled this year, but look for information on next year.

MEMBER SPOTLIGHT



John Alley – Chapter President Name: John Alley Company: Custom Building Products

John Alley is the Commercial Architectural Services Representative in Western Canada with Custom Building Products. John has been in the industry since 2006 with the last 7.5 years with Custom based out of Vancouver, Canada. John is active with the (TTMAC) Terrazzo Tile and Marble Association as a board member and presenter and sits on the (CSC) Construction Specifications Canada Vancouver Chapter Executive Board.

CSC MAY 2022 LUNCHEON AWARDS



NEW MEMBERS AND CERTIFIED MEMBERS AND LONGEVITY AWARDS

Allan Choi Aous Churbaji Auday Al-Salihi Brian Jaeger **Daniel Ritchie** Daniel Wong David Rebbeck Denis Charbonneau Dennis Aviles Dylan Leclair Gabe Kosztrub Glorianne Devamanoharan Grace Bergen Gregory Wilson Ismael Abreu Jaclyn Louie Jamie Bishop Jennifer Owen Jessica Prosser Jiten Kapoor John Bourcet Johnson Teodocio Josh Bowman Karamjit Grewal Kevin Harbottle Kevin Nagle Kiyoshi Kuroiwa Kyle Linhares Leonoever Racela Marc Henri Gauthier Marie-Claude Girard Mariusz Pietrzak Mark Zettler Mark Zettler Mateusz Kalata Matt Paulus Michael Phillips Mohamed Al-Kohlani Mohammed Shahbaz Nicole Hildebrand Olufemi Awogboro Patricia Espinola Paul Jensen

Toronto	CCCA
Toronto	CCCA
Toronto	CCCA
Toronto	CCCA
London	CCCA
Vancouver	CSP
Edmonton	CCCA
Calgary	CTR
Winnipeg	CCCA
Calgary	CSP
Toronto	CTR
Toronto	CSP
Vancouver Island	CCCA
Vancouver	CTR
Grand Valley	CCCA
Edmonton	CTR
Calgary	CTR
Vancouver Island	CCCA
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London	CTR
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Winnipeg	CCCA
Toronto	CTR
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Toronto	CTR
Calgary	CCCA
Ottawa	RSW
Montreal	CTR
Montreal	CTR
London	CCCA
London	CSP
Toronto	CCCA
Toronto	CTR
Vancouver Island	CSP
Toronto	CCCA
Edmonton	CCCA
Vancouver	CSP
Toronto	CCCA
Hamilton Niagara	CSP
Calgary	RSW
Calgary	

Pierre Hebert	Montreal	CTR
Sara Hagos	Vancouver	CTR
Selena Bil	Atlantic	CCCA
Shaddy Endrawes	Vancouver Island	CCCA
Shahn Wilkinson	Ottawa	CTR
Sherry Hastings	Regina	CCCA
Sherry Hastings	Regina	CSP
Shreedhar Thotapally	Toronto	CCCA
Srinibash Prasad Acharya	Saskatoon	CCCA
Stan Bury	Hamilton Niagara	RSW
Steve Kadivnik	Toronto	CTR
Subhadyuti Chanda	Edmonton	CCCA
Vincent Covatta	Hamilton Niagara	CCCA

10 Year Award

Hooman, Aboutalebi-Pour, CCCA John Andersen MacGregor Anderson, CTR Ryan Ardiel, CTR Pierre Luc Baril Alan Bell Grace Bergen Martin Bissonnette Charles Bosworth Mark Bowyer, CTR Mary Cooke, CSP Donna Cooper, CCCA Craig Corner Colin Craig Percy Crossman Shawn Crow, CCCA Andrew Deineka Jenny Dergousoff Kim Dianey Tomasz Dobrowolski, CTR Jill Dusyk Marty Dziadek, CCCA Jacqueline Ferkul Frederic Gagnon Chris George Todd Gerrard, CTR Rob Glenney Jeffery Halashewski, RSW Paul Jensen, CSP, RSW Steven Kemp Calvin Kimmitt

Julie Kozachuk, Trenton Lalonde Rob Lawrence Gale LeBlanc, CTR Caleb Leham Karen Lumme, CSP James Mann Marco Merolle John Mills Brittany Moore, CSP Ralston Mooring, CCCA Jason Moryski Katrina Nagle Chris Naugler Wing Kwong Ng, CCCA Doug Nowlin Benjamin Nycum Kevin Osborne Lance Plamondon Robert Rumbolt Reid Ryerson Tyler Simpson, CTR Carrie Spencer, CCCA Joseph Thoms Chris Vermette, CTR Chris Vopni, CCCA Shane Waggoner Isaac Walter Heather West Tony Yip Andrew Zammit

15 Year Award

Mackenzie Adkin, CTR Parviz Bakhtiary, CTR Brett Balog Brad Beharrell, CCCA Stacey Bogdanow Bruno Bonavitacola Peter Boskovic Karel Brozik Mark Clemmensen, RSW Beverley Darling Derek DeCooman, CTR Sasha Donskov, Mike Eikermann Shawn Frayn, CTR Patrick French, CCCA Richard Gluns, Paul Hargest

Aaron Hatch, CTR Marc Hebert Chris Hunter, CTR, CCCA Robert Jocelyn Kazim Kanani, FCSC, CCCA, CSP

Shamanna Kelamangalam, CTR Don Lagimodiere Tony Lourenco Pino Mascioli John-Nevan, McCulloch Bradley McWilliam, RSW, CCCA Michael Owen Allan Randall Terri Randall James Robertson Christopher Roszell Joelene, Schultz, CTR Wendy Scott Shaune, Smith, CCCA Randy Smith, CTR Edward Soenke Leon Starobinsky, CTR Tracey Stawnichy Luciano Teseo,

Jeff Thompson Jori <u>Toniello</u> Eugene Valentine Elizabeth Veloso Murray Wilson

Derek Young, CCCA

20 Year Award

Arthur Anderson, CCCA Bill Anglin, CCCA Dan Austin, CCCA Kevin Boologoiski

Sarah-Jane Carpenter James Chaney Brian Charette Sandro Cipparone, CCCA Chris Davidson, CTR Glorianne, Dexamanobaran, CSP Ingrid Eelso Daniel Fournier Manny Francisco James Greenshields Conal Hancherow, CTR Ted Handy

Allan Johnston Jay Jones John Karman, RSW John Lake Brian Linner, CCCA David Maksymec Phillip McDade Don Moore, CTR Melodie, Pike, CTR Lionel Scribner Ross Spiegel Roger Steers Michel Theauvette, CSP Rick Thomas, CTR Nancy Vruwink Brian Wilson

25 Year Award

Mitchell Brooks, FCSC Mark Buckshon Paul Driedger Kamal Elliott, CTR Walter Ferri Keith Lusty Peter Macnab David Organ, RSW, CCCA Philip Sarvinis Garett Shandler Jerry Slavish Ed Van Qene, CTR

30 Year Award

Joseph Amodeo Corinne Golding, FCSC, RSW Greg Love Glenn MacKay Susan Morris, FCSC Joseph Patai Jeff Werschner Brian Wiles, RSW

35 Year Award

Denis Gingras Rick Hadubiak, CTR, CCCA Michael McClure Barry Ruth Don Stewart Glenn Tench

40 Year Award

Philip Evans, FCSC Wayne Hydeman Eileen Martin, FCSC, RSAW

45 Year Award

Franklin Hillman David Illsey Aldert Miller David Wilson, FCSC, RSW