



# Building Officials Newsletter

Building Standards  
July 2001

## Saskatchewan Members of CCBFC Standing Committees

The Canadian Commission on Building and Fire Codes (CCBFC) is aided in its work by standing committees that are responsible for various technical areas in the Codes. We are fortunate to have members from Saskatchewan on four of the seven Standing Committees, namely:

- Building and Plumbing Services
- Energy Conservation in Buildings
- Environmental Separation — Len Semko, Saskatoon
- Fire Safety and Occupancy — Daphne Bowering, Regina
- Hazardous Materials and Activities — Kevin McEown, Saskatoon
- Houses — John Carroll, Saskatoon
- Structural Design.

In turn, Standing Committees rely on Topic Groups and Task Groups for advice on areas of special interest within the committee's jurisdiction. Topic Groups are on-going as they relate to the need of the special interests, while Task Groups have short-

term objectives. Expertise from outside the Standing Committees can be used on both of these groups.

Members of these committees and groups are drawn from all segments of the construction industry: regulators, fire services, architects and engineers, manufacturers and product suppliers, building owners and developers, and building users. They are appointed as individuals and not as delegates from a specific association or company. They are also selected in a way that provides representation from all geographic regions of the country. In all, over 200 members work on about 25 committees, topic groups and task groups.

Final decisions on the technical content of the Codes are made by these committees of volunteers, not by National Research Council (NRC) staff. NRC pays all travel expenses for the committee and group members; this allows input to the process by all those with the appropriate expertise, not only those who can afford to attend. Membership is reviewed twice during each five-year Code cycle; the committees have a significant rate of turnover. §

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*Enclosed with this newsletter you will find a notice about a retirement party for Laurie Labelle. He has decided that 29 years of service to the Saskatchewan provincial government is enough, and that greener greens are calling. We hope that those of you who know Laurie and worked with him will join us in congratulating him by attending the party or by sending him your wishes, directly or through Building Standards.*

*As well, Chris Gates, who replaced Laurie this past year, has decided to pursue other career opportunities in Saskatoon. We wish him the best.*

*Be sure to watch for an advertisement for this position in the near future.*

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### Attached to this issue ...

A-15 Bedroom Windows (letter and advisory)

## You Wanted to Know...

### *How close can I build my house to the property line?*

Frequently, callers to Building Standards want to know where they can locate their building on their property. Building code users will immediately know that this is governed by two sets of rules: the applicable zoning bylaw and the building code. Unfortunately, the explanation of how the building code answers this question (through spatial separation requirements) is not usually as easy as the zoning requirement.

Zoning bylaws typically include provisions that set specific distances between property lines and buildings on the property. For example, distances for a one unit dwelling on a lot in a residential zone could be set at front yard 6.0 m, side yards 1.2 m, and back yard 6.0 m. These distances will likely be different if the lot is a corner lot, or if the building has more than one dwelling unit, or if the building under consideration is an accessory building such as a garage or garden shed. Specific rules may apply to each lot depending on its characteristics, the type of zone that it is in, the type of development that is planned, the permitted coverage of the lot, and the detail of the zoning bylaw.

The building code does not set required distances between a building and its property line. However, the distance between the building and its property line will determine the required construction of and permitted openings in the exterior building face, or, conversely, the proposed construction of and number of openings in the exterior building face will determine the distance that is required between the building and its property line.

Let's go back to our sample lot with the required zoning side yards of 1.2 m. The building code would

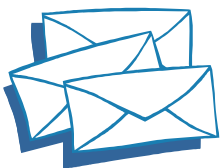
actually allow the side wall of a house to be built right up to the property line, if the wall met certain requirements regarding fire-resistance rating, cladding, and unprotected openings.

If the zoning bylaw permits, the exterior building face of a house where there is no dwelling unit above another dwelling unit:

- located at the property line or less than 0.6 m from the property line — is required to have a 45 minute fire-resistance rating, and noncombustible cladding or vinyl cladding that meets requirements of Sentence 9.10.14.12.(4), and is not permitted to have any glazed openings.
- located at least 0.6 m but less than 1.2 m from the property line — is required to have a 45 minute fire-resistance rating and is not permitted to have any glazed openings. (Cladding may be combustible or noncombustible.)
- located at 1.2 m from the property line — is permitted to have a maximum of 7% of the wall area as glazed openings. (No fire-resistance rating is required and cladding may be combustible or noncombustible.)

To achieve a 45 minute fire-resistance rating in an exterior building face, the assembly is required to be rated from the interior side only. A tested assembly or one based on calculations in Appendix D of the NBC 1995 may be accepted. If the rating of a wood stud wall is calculated, Appendix D states that the wall assembly must have an outer membrane consisting of sheathing and exterior cladding, and must have stud spaces completely filled with insulation conforming to CAN/ULC-S702 "Thermal Insulation, Mineral Fibre, for Buildings" with a mass of not less than 1.2 kg/m<sup>2</sup> of wall surface. Special care must be taken to ensure that the fire-resistance rating is continuous at lintels and at intersections of interior partitions and exterior wall assemblies.

In addition to fire safety considerations, the design of exterior wall assemblies also depends on the thermal and environmental separation characteristics that the wall must provide. Appropriate insulation, vapour barrier, and air barrier materials must be chosen and installed to satisfy these requirements without diminishing the fire performance of the exterior wall. §



### Readers' Letters

*If you wish to comment on anything you've read in the Building Officials Newsletter, please send your letter to us by fax, e-mail or post-mail at the addresses listed on the last page.*

## SBAS Appeal Board Appointments

A call for nominations to the Saskatchewan Building and Accessibility Standards (SBAS) Appeal Board was sent in 2000 to associations representative of various sectors of the construction industry. The Minister of Municipal Affairs and Housing received the nominations and recommended six nominees for appointment. The Lieutenant Governor in Council signed an Order in Council that effected appointment of the following members for a term not to exceed three years.

Arnold Dobroskay, Chair (first appointment)  
*nominated by the Saskatchewan Association of Architects*

Gerry Alexander, Vice-Chair (first appointment)  
*nominated by the Saskatchewan Urban Municipalities Association*

Len Gendall, Secretary (first appointment)  
*nominated by the Saskatchewan Property Management Corporation*

Keith Hanson, Member (third appointment)  
*nominated by the Saskatchewan Home Builders' Association*

Randy Ludwar, Member (first appointment)  
*nominated by the Saskatchewan Applied Science Technologists and Technicians*

Fred Luthje, Member (third appointment)  
*nominated by the Saskatchewan Voice of People with Disabilities*

The new Appeal Board met in May 2001 to discuss their roles and responsibilities, their procedures and issues that they wish to raise. The meeting also provided the opportunity for the members to meet each other, the Crown Solicitor who advises Municipal Affairs and Housing, and the staff of Building Standards.

The new Appeal board has not yet been called to hear an appeal. They are authorized by *The Uniform Building and Accessibility Standards Act* to hear appeals from building owners regarding exemptions from and equivalencies to the accessibility standards, and regarding an order of a building official. Rulings of the board are binding on the applicant and the appropriate local authority, unless the ruling is overturned as a result of appeal to a judge. Building Standards is the administrative office for the board, provides application forms and information about the appeals process, and sets up hearings for the Appeal Board.

We appreciate having had the opportunity to work with departing members of the Board, Daphne Bowering, Bryan Miazga, Hugh Gordon, Terry Rolleston, and Audrey Trombley. Their interest in and dedication to serving the people of Saskatchewan is greatly appreciated. §

***From left to right:  
(standing) Keith Hanson,  
Len Gendall, Randy  
Ludwar, (sitting) Gerry  
Alexander, Fred Luthje,  
Arnold Dobroskay***



## SPAG News

by Tim Macaulay,  
Saskatchewan Health

*NOTE: There is no current news to report from the Saskatchewan Plumbing Advisory Group (SPAG). Those who have questions regarding SPAG should contact Tim Macaulay, Saskatchewan Health at (306) 787-7128, fax (306) 787-3237, or e-mail [tmacula@health.gov.sk.ca](mailto:tmacula@health.gov.sk.ca).*

### Sound Transmission

A recent Canada Mortgage and Housing Corporation (CMHC) Research Highlight of the Week reported the release of a new report titled “*Summary Report For Consortium On Fire Resistance And Sound Insulation Of Floors: Sound Transmission Class And Impact Insulation Class Results.*” The project was managed by CMHC, research conducted by the IRC Acoustics Laboratory of the National Research Council, and supported by a consortium of industry and government groups.

The Highlight includes numerous interesting points for building officials and builders such as “*the location of the insulation within the joist cavity does not matter [to sound transmission]*” and “*adding more insulation, or denser insulation improves acoustic performance, however it is not significant without resilient channels.*” It notes that “*Good practice that improves sound control may reduce fire control, and good practice that improves fire control may not improve sound control.*” Samples of the test results for common floor assemblies constructed with solid, I, or truss joists are included.

The full report is available from the Canadian Housing Information Centre (CHIC) at 1-800-668-2642. The Research Highlight of the Week can be found in a link from [www.cmhc-schl.gc.ca/research](http://www.cmhc-schl.gc.ca/research) or call Building Standards for a copy. §



Saskatchewan Municipal Affairs  
and Housing  
[www.municipal.gov.sk.ca](http://www.municipal.gov.sk.ca)



Saskatchewan Building Officials Association  
[www.sboa.sk.ca](http://www.sboa.sk.ca)

The Canadian Abilities Foundation has launched a new book, *Making a Difference: Profiles in Abilities*, by Daryl Rock. The book profiles well-known and not-so-well-known Canadians with disabilities through inspirational stories. The writer dedicated a year to travelling across the country, seeking out extraordinary individuals, and interviewing them along with their friends and families to draw vivid pictures of the kind of person it takes to make a difference. For more information or to place an order for the book, please contact Canadian Abilities Foundation, 489 College Street, Suite 501, Toronto, Ontario M6G 1A5 or call 1-888-700-4476. To view the online version visit [www.enablelink.org/MakeADif/Wel.htm](http://www.enablelink.org/MakeADif/Wel.htm). §

### ITS Listings Available Online

Intertek Testing Services (ITS) has made its directory of product listings by Warnock Hersey and ETL available electronically for the convenience of all users. Go to [www.etlsemko.com](http://www.etlsemko.com), click on “Product Directories,” click on “Warnock Hersey Mark” or “ETL Listed Mark,” and then search by company name, type of product, standard, etc.

### Alberta STANDATA on Exterior Cladding

In May 2001, Alberta Municipal Affairs and the Safety Codes Council issued a STANDATA Information Bulletin “Exterior Wall Assemblies for Residential Buildings.” Recent studies in Alberta suggest that designers, builders, and local authorities need to pay close attention to the design, installation, and review of exterior wall assemblies, to meet the health and safety expectations of the building code.

Although no similar studies have been completed in Saskatchewan, our proximity to Alberta suggests that we share design, installation and material trends and that we would be well advised to heed the good advice in this STANDATA.

You can find STANDATA posted on the Alberta Safety Services website at [www3.gov.ab.ca/ma/ss/ss-standata.cfm#building](http://www3.gov.ab.ca/ma/ss/ss-standata.cfm#building). While you’re there, also check out the Information Bulletin on “Manufactured Stone and Brick Used in Exterior Cladding Systems.” §

## News from the CCBFC Standing Committees

As part of the improved code development process for the National Building Code of Canada (NBC), Building Standards now receives agenda packages for all the Standing Committee meetings at the same time as the committee members. The Standing Committees prepare the requirements of the building, fire and plumbing codes, and report to the Canadian Commission on Building and Fire Codes (CCBFC). We receive this information to keep us up-to-date with code development activities, and to allow us the opportunity to provide Standing Committees with Saskatchewan's perspective on issues. Since we do not know the issues that you are dealing with locally, we will do our best to keep up with the agenda packages and pass some of the information on to you.

The following is a partial list of items that were on the agenda for Standing Committee meetings. In addition to the specific issues listed, the Standing Committees are also beginning to review the intents database. All the intent and application statements have been reviewed and revised as necessary to achieve consistency in language and format, and logic throughout and across the codes. If you have interest in more detail about what the Standing Committee planned to discuss, please contact us.

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### ***Standing Committee on Building and Plumbing Services, June 2001 meeting***

*(bracketed references to National Plumbing Code of Canada 1995)*

- Alberta's amendments to the NPC (4.9.2., 5.8.4., 6.2.4.),
- lead waste pipe and fittings (2.7.8.(1)),
- roof drainage (3.3.8.(1)),
- support for horizontal piping (3.4.5.(5)),
- direct connections to drainage systems (4.2.3.(1)(e)),
- drainage system cleanouts (4.7.1., 4.7.2.(5)),
- PVC sched. 40 and 80 pipe and polyethylene plastic pipe underground (Tables A-2.5. to 2.7),
- rapid effective fire fighting system (new),
- sumps or tanks (4.6.3.(6)),
- connection of subsoil drainage pipe to sanitary drainage system (4.5.3.),
- size and capacity of pipes (6.3.),
- tests and inspections (3.6.1.),
- neutralizing and dilution tanks (4.4.4.),
- traps for storm drainage systems (4.5.2.),
- trap seals (4.5.5.),
- size of pipes serving water closets (4.9.2.),
- hydraulic loads from roofs or paved surfaces (4.10.4.),
- emergency floor drain (1.3.2.),
- polyethylene plastic pipe used underground (2.5.10.(1)),
- rain conductor leaders (4.9.5.),
- pressure tests of potable water systems (3.7.2.),
- units for pipe size (1.3.2.),
- combined sewers (new),
- floor drains in all washrooms with more than one water closet and urinal (referral from FSO),
- shower valves (2.10.7.),
- minimum inside diameter for water service pipe (6.3.4.),
- connections to potable water systems (6.2.1., 6.2.3., 6.2.6.),
- standard for hydromassage tubs (2.2.2.),
- grease interceptors (2.3.2.),
- additional standards for concrete pipe (2.5.3.), polyethylene pipe (2.5.5.), PVC pipe (2.5.7.), plastic pipe (2.5.10. and 2.5.12.), solvent cement (2.5.11.), cast iron pipe and fittings (2.6.4.), stainless steel pipes (2.6.10.), solder (2.9.2.),
- standard for drinking water fountains and coolers, storage type service water heaters, backwater valves, floor drains, roof drains, water hammer arrestors, trap seal primers, air gaps, pipe hangers and supports, drinking water treatment units (2.10.),
- protection from backflow (4.6.4.),
- installation standard for residential electric storage tank and heat pump water heaters,
- Hydronics Institute manuals,
- task group on water pipe sizing,
- task group on trade waste systems,
- venting proposal,
- referencing updated standards.

*(bracketed references to National Building Code of Canada 1995)*

- pressurized corridors and suite ventilation (6.2.2.),
- air contaminants (6.2.2.4.),
- hazardous gases, dusts, or liquids (6.2.2.5.),
- air duct systems (6.2.3., 6.2.4.),
- referencing updated standards,
- standard on thermal environmental conditions for human occupancy,
- impact of humidification and pressurization on building envelopes (A-6.2.1.1.).

***(continued on page 6)***

**Standing Committee on Structural Design, May 2001 meeting**

*(bracketed references to National Building Code of Canada 1995)*

- draft Part 4 and Appendix notes,
- draft User's Guide—Structural Commentaries,
- loads and effects due to earthquakes (4.1.9.),
- professional designer (4.1.1.2.),
- structural members and connections (4.1.1.3.),
- lateral deflections (4.1.1.5.),
- fatigue and serviceability limit states (4.1.3.3.),
- loads on exterior areas (4.1.6.5.),
- live load variation with tributary area (4.1.6.9.),
- floor loads due to file and record storage (4.1.6.7.),
- changes to commentary on wind loads on gable roofs,
- live loads in attics with limited accessibility (Table 4.1.6.3.),
- heavy timber construction (3.1.4.6.).

**Standing Committee on Hazardous Materials and Activities, June 2001 meeting**

*(bracketed references to National Fire Code of Canada 1995, unless otherwise noted)*

- bulk merchandising buildings,
- leakage detection of storage tanks and piping systems for flammable or combustible liquids (4.3.15., 4.3.16., 4.4.6.),
- relocating requirements and cross-referencing in the NFC and NBC,
- fire safety at construction and demolition sites (NBC 8.2.2., 8.2.3., NFC 2.14., 5.8.),
- integration of requirements for

- piers and wharves into other requirements (4.7.),
- rooms in buildings for storage tanks (4.3.13.),
- exception for transmission pipelines (4.4.1.1.),
- piping systems for flammable or combustible liquids (4.5.2.8. to 4.5.2.11.),
- fuel dispensing procedures (4.5.8.6.),
- bulk plants (4.6.),
- clearance from sprinklers for indoor storage (3.2.2., 3.2.4., 3.2.6.),
- heating equipment for indoor storage of combustible fibres (3.2.2.6.),
- storage of compressed gases (3.2.8., 3.3.5.),
- transportation dangerous goods regulations update,
- lead-acid battery fires,
- underground parking indoor propane fuelled vehicles (2.12.1.9.),
- propane and/or natural gas dispensing in conjunction with gasoline,
- unattended self-serve stations,
- classification of combustible liquids,
- inspection, maintenance and testing of fire safety devices,
- accumulation of combustible materials,
- fuel-fired and battery-powered industrial trucks,
- exception for Class I products (3.2.7.17.),
- short or long term storage (3.1.1.1, 3.2.1.1., 3.3.1.1.),
- spill control (4.1.6.1.),
- spills and leaks (4.1.6.3.),
- ventilation (4.1.7.),
- provision of valves (4.3.6.1.),
- location of underground tanks (4.3.8.),
- separation chart for the storage

- of dangerous goods (Table 3.2.7.6.),
- card or key activated dispensers (4.5.8.4.),
- electrical equipment (5.7.3.4.),
- refrigerated storage (5.7.5.4.),
- highly unstable substances (5.7.5.5.),
- fire safety plan exemption for small buildings or quantities (3.2.2.6.),
- location of hazardous materials (3.2.2.7.),
- Level 2 or 3 aerosols (3.2.5.4.),
- loose combustible fibres (3.2.6.3.),
- storage arrangements (3.2.7.5.),
- fire suppression systems for small quantities (3.2.7.9.),
- individual storage areas and clearances (3.3.4.2.),
- fire safety plan (5.1.5.1.),
- spray coating operations (5.4.2.1.),
- additional fire protection equipment (4.1.5.2.),
- basement storage (4.1.5.9.),
- portable tanks (4.2.1.1.),
- used engine oil (4.2.3.),
- storage in fire compartments (4.2.4.2.),
- storage in dwelling units (4.2.4.5.),
- storage and handling in mercantile occupancies,
- storage quantities, suppression, drainage (4.2.7.),
- incidental use (4.2.8.4.),
- explosion venting (4.2.9.6.),
- cabinets for container storage (4.2.10.2., 4.2.10.5.),
- atmospheric storage tanks (4.3.1.2.),
- fire department access (4.3.2.4.),
- fire protection systems (4.3.2.5.),
- double walled tanks (4.3.7.4.),
- much, much more!

*(continued on page 7)*

*(News from the CCBFC Standing Committees — continued from page 6)*

**Standing Committee on Houses,  
June 2001 meeting**

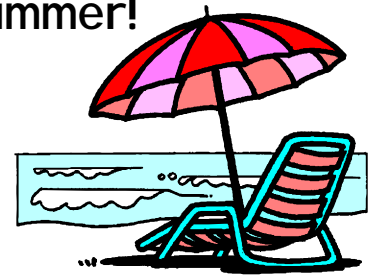
*(bracketed references to National Building Code of Canada 1995)*

- site-mixed concrete (9.3.1.),
- application of specified loads (9.4.2.1.),
- window standard CSA A440 (9.7.2.1.),
- limiting distance for a skewed or staggered building face (9.10.14.12.),
- installation of loose-fill insulation (9.25.2.4.),
- seismic restraint of heating equipment (9.33.4.5.),
- post-disaster buildings,
- criteria and testing procedures for air barrier systems,
- roof flashing materials and thickness (9.26.4.1.),
- lighting outlets (9.34.2.),
- exits, fire separations and washrooms in mini-warehouses,
- penetration of fire separations by combustible water distribution and sprinkler piping (9.10.9.6.),
- reduction of separation for Part 9 repair garages (9.10.9.17.),
- limiting distances for: carports, zero-lot-line housing, combustible projections,
- task group report on mechanical ventilation requirements for houses,
- task group report on stairs, ramps, handrails and guards,
- bracing and lateral support (9.23.10.2.),
- balconies and decks (9.4.2.3.),
- minimum depth of foundations (9.12.2.2.),
- columns supporting balconies and decks (9.17.1.1.),
- design of walls supporting drained earth (9.4.4.6.),
- headroom clearance, clear

- heights, and ceiling heights in stairs, exits, access to exit and storage garages (9.5.3., 9.6.3.1., 9.8.3.4., 9.9.3.4.),
- glass area and thickness in patio doors (9.6.6.1.),
- windows in combination bedrooms (9.5.1.2., 9.7.1.),
- windows opening into a window well (9.7.1.),
- fire protection of exits serving a dwelling unit (9.9.4.6.),
- fire-resistance rating of floors beneath service rooms (9.10.10.2.),
- protection of soffits (9.10.12.5.),
- vinyl on exposing building face of houses (9.10.14.12.),
- deleterious material in backfill (A-9.12.3.3.),
- access hatches (9.19.2.1.),
- tolerances for mortar joints (9.20.4.1.),
- application of 9.23. (9.23.1.1.),
- vapour barrier for high humidity conditions (9.25.1.2., 9.25.4.2.),
- loose-fill insulation in basement walls (9.25.2.4.),
- ASTM standards for gypsum ceiling board (Table 9.29.5.3.),
- insulated concrete form wall construction,
- finishes around urinals (9.31.1.1.),
- medical gas piping systems (9.31.1.1.),
- fire stop materials,
- plumbing system noise,
- seismic restraint,
- treated wood and ventilation intakes (9.3.2.9., 9.32.3.12.),
- sheet metal thickness (9.3.3.1.),
- galvanized sheet metal (9.3.3.2.),
- bedroom windows (9.7.1.3.),
- window standard (9.7.1.2.),
- windows in exit stairways

- (9.7.5.3.),
- fire escapes (9.9.2.3.),
- required stairs in dwelling units (9.9.9.1.),
- suspended membrane ceilings (9.10.3.4.),
- separation of exterior openings (9.10.12.1.),

## Have a Great Summer!



- location of smoke alarms (9.10.18.2.),
- minimum depth of foundations (9.12.2.2.),
- dampproofing, waterproofing and soil gas control (9.13.),
- masonry foundation walls (9.15.2.3., 9.15.4.1.),
- vent requirements (9.19.1.2.),
- masonry design, standards, mortar, support, veneer, facings (9.20.),
- lateral stability of masonry chimneys (9.21.4.5.),
- sealing of sill plates (9.23.7.2.),
- required roof sheathing (9.23.15.1.),
- roof slope (Table 9.26.3.1.),
- valley flashing (9.26.4.2.),
- attachment of cladding (9.27.5.1),
- protection from precipitation (9.25. to 9.27.),
- clearance between steam or hot water pipes and combustible material (9.33.8.3.),
- combustible ducts serving dwelling units.

*(continued on page 8)*

*(News from the CCBFC Standing Committees — continued from page 7)*

**Standing Committee on Environmental Separation, June 2001 meeting**

*(bracketed references to National Building Code of Canada 1995)*

- protective material and component properties (5.6.1.2.),
- sound transmission (3.3.4.6.),
- exterior acoustic insulation,
- structural requirements for environmental separators (A-4.1.1.4., 5.1.4.1.).
- drawings and other information required (2.3.5.),
- reference standards (5.1.4.3.),
- resistance to vapour diffusion (A-5.5.1.1.),
- protection from precipitation (A-5.6.1.1., 9.25. to 9.27.),
- sealing and drainage (A-5.6.2.1.),
- pressurization and humidification (A-6.2.1.1.),
- venting crawl spaces and attic/roof spaces (6.2.2.7.),
- resistance to air leakage (5.4.1.1.),
- design for high humidity buildings,
- CGSB and ASTM sealant standards,
- CGSB standards on air barrier materials and systems, vapour barriers and sheathing membranes. §



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