



BULLETIN

SEALANT AND WATERPROOFING ASSOCIATION OF CANADA | FALL/WINTER 2025

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PRESIDENT'S MESSAGE

As we welcome the fall season, I'm proud to reflect on what has been a truly remarkable year for the Sealant and Waterproofing Association of Canada. Every event we've hosted in 2024 has been either sold out or exceptionally well attended. This is a testament to the dedication, enthusiasm, and friendship within our membership.

Our first Boat Cruise was a particular highlight, drawing rave reviews from attendees. We are considering hosting another Boat Cruise next year, pending further review. It's these occasions to connect outside of our daily work that strengthen our professional community and remind us why we do what we do.

This year has also brought exciting progress on our Vancouver Chapter initiative. We have made significant headway by contracting administrative services to the Vancouver Regional Construction Association and establishing a dedicated Vancouver Chapter Committee. With 15 passionate committee members expressing interest in board roles, the future is bright for our Western presence.

We are currently working with the committee to plan Vancouver's first technical seminar and social event for 2025. Looking further ahead, 2026 will mark a significant milestone with the formation of a Vancouver Board of Directors and the establishment of formal chapter governance. Once established, the Vancouver Regional Construction Association will oversee administration, while our Toronto team continues to provide guidance and support.

I'm also excited to share that we have invited three members from our Vancouver Chapter Committee — comprising one manufacturer, one contractor, and one associate — to join us at our AGM in Niagara Falls. I encourage everyone to welcome them with open arms as they get to know the wider SWA family.

I'd also like to express my gratitude for the ongoing impact of the SWA Foundation, whose scholarship programs and educational outreach continue to cultivate the next generation of industry talent. If you're interested in supporting this vital work or learning how to get involved, I encourage you to reach out.

I am also looking forward to seeing all the applications for the prestigious Trillium Awards — may the best collaborative projects win! These awards celebrate the innovation, skill, and teamwork that make our industry so exceptional. And don't forget, we're always looking to highlight your successes in our Bulletin's "Members in Action" section. If you have a project you are proud of, please consider submitting it for an upcoming issue.

As we close out 2025, I would like to thank each member for your engagement, feedback, and energy. Your participation is what drives our success, and I'm confident that together, we will continue to build an association that delivers value, fosters connections, and advances our industry.

Thank you for your continued support, and I look forward to seeing you at the AGM in Niagara.

Sincerely,

Amanda Porciello
President, Sealant and Waterproofing
Association of Canada



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Urban development is encroaching on previously industrial or degraded lands, increasing the need for robust technical guidance. With this in mind, the Sealant and Waterproofing Association (SWA) welcomed its members to a luncheon seminar on April 29, 2025, which covered the complexities of waterproofing contaminated sites.

“Building on contaminated sites comes with a unique set of challenges from understanding environmental conditions to selecting appropriate waterproofing and vapour barrier systems that will stand the test of time,” said Marla Cosburn, SWA Board Director and President of DRE Industries. “We’re fortunate to have an excellent lineup of expert speakers with us, each bringing valuable technical expertise and firsthand project experience. They’ll be sharing their knowledge on environmental risk remediation approaches and product solutions, as well as the cost, implications, and performance factors involved in these specialized projects.”

Held at the Richmond Hill Country Club, the technical presentation explored the challenges of working in contaminated sites from multiple angles, focusing on environmental risk remediation, vapour barrier systems, and waterproofing

strategies essential for long-term building envelope protection. It featured insights from James Kerr, Team Lead, Environmental, Englobe Corp.; Stacy Byrd, Global Technical Services Director, Colloid Environmental Technologies Company (CETCO); and Baker Wahibi, Senior Geo-Environmental Project Manager with Englobe, who collectively brought years of environmental consulting, hydrogeology, and waterproofing system design to the discussion.

James Kerr opened the discussion with a deep dive into vapour barrier installations at risk assessment sites. He outlined three common scenarios requiring vapour barriers: Tier 3 risk assessment sites, Due Diligence risk assessment sites, and sites near landfills that require methane control systems.

“Most of the contamination typically results from past uses or activities on the site,” Kerr explained. “These are often linked to heavy industry, commercial fuel storage or distribution, underground tanks, and sometimes even former dry-cleaning operations. The specific contaminants—or types of chemicals—found in the soil or groundwater vary depending on what type of industry was previously present.”

Kerr emphasized the importance of site-specific design, noting that vapour barriers

must be selected based on chemical resistivity, durability, and installation conditions. He walked attendees through several real-world examples, including one particular case involving a 40-mil geomembrane vapour barrier installed below a P2 parking level. Here, Kerr detailed, the vapour barrier sits approximately 300 millimetres below the underside of the slab and is connected by mechanical attachment to the foundations and any other protrusions through the vapour barrier (e.g., internal plumbing or penetrations, foundations and columns) and acts as a barrier for potential groundwater rising above the subsurface drainage system.

Kerr also addressed the practical challenges contractors face during installation, such as pipe penetrations, sump pits, and sequencing issues. "We've spent a lot of money buying a product in order to place the 40-mil vapour barrier," he noted. "What is sometimes overlooked is all the other elements that allow potential soil vapour to enter into the building space."

As such, Kerr stressed the importance of sealing sump pit lids and other penetrations to maintain the integrity of the vapour

barrier system, adding, "While an excellent job can be done on the vapour barrier, it's also important to make sure that the sump pit lids are well protected and sealed."

Post-construction monitoring was another key topic. Kerr described how air samples are collected from below the slab to test for vapour intrusion. "The results show, particularly in this situation where you have a lowered vapour barrier - which is below where you're collecting your air samples - whether it's doing its role in stopping soil vapour from entering the building."

Waterproofing systems for hydrostatic conditions

Stacy Byrd followed Kerr's time at the podium with a look at waterproofing system designs for hydrostatic conditions and contaminated sites. He distinguished between basic vapour retarders and high-performance membranes, emphasizing the need for durability and chemical resistance.

"These welded thermoplastic membranes have fairly good chemical resistance against contaminant vapours," Byrd said, noting their effectiveness as a barrier to TCE, PCE, and benzene.

Byrd also introduced pre-applied and post-applied membrane systems, highlighting the importance of selecting the right facer material. "The EVOH polymer is a very good barrier," he explained. "Out of the three different polymers, it's the best for vapour retarding."

Among the other insights shared, Byrd discussed the importance of seam integrity and overlap techniques, especially when working with shotcrete or in high-pressure environments. "You only have one chance to do it right before the concrete's poured over it," he warned.





Plume migration and long-term risk

One of the most compelling discussions came during the Q&A, when Byrd posed a question to his fellow presenters: “What happens when the soils have been remediated, the site is clean, but there’s the potential for a plume coming back in?” Baker Wohayeb responded with a layered approach to protection. “The first line of protection is a permeable reactive barrier on the border toward the groundwater flow,” he said. “The second line is waterproofing of the foundation wall and vapour barrier below the slab.”

Moreover, Wohayeb emphasized that design must anticipate future exposure, even if remediation has occurred, adding, “You need to design regardless of whether you’re remediating, because it’s in play always.”



Industry Impact and Future Outlook

SWA’s April luncheon seminar highlighted the increasing complexity of building on contaminated sites and the necessity of integrating environmental and waterproofing strategies. It was a timely topic for attendees, especially at a time when Ontario’s regulatory framework is evolving and urban development is intensifying, prompting professionals across disciplines to seek more collaboration and use opportunities like the luncheon to gain clarity.

“There are more and more of these projects coming up,” Byrd noted. “We all learn when someone asks a question.”



MAKING CONNECTIONS AT SWA

SWA's social calendar has been packed over the last several months. From golf greens to fishing waters, curling arenas to soccer stadiums, we have been proud to host our members for numerous events and to continue finding new ways for our industry to connect. Join us in celebrating scenes from 2025!



Curling Social March 21, 2025

It was a packed house at the Thornhill Curling Club during SWA's Curling Social. Teams at the sold-out event enjoyed fun competition on the ice and great company during the post-game social. Special thanks go to our sponsors: Complete Concrete Restoration, Maxim Group Contracting, and Xcel Construction.



SWA Fishing Derby June 10 & 12, 2025

Thanks to everyone who cast off at Port Credit Marina for two days of fun and fellowship on the water.

Congratulations to SST Group of Construction Companies, our company boat winner. Jason Gheda is pictured above receiving their trophy from SWA President Amanda Porciello.



SWA's Member Appreciation Day **June 25, 2025**

This summer, SWA proudly welcomed 150 of its members for a pregame celebration at BMO Field. We truly appreciate your continued support and were thrilled to share this special day with you.



SWA Golf Day July 15, 2025

The conditions were ideal for SWA's annual Golf Tournament at Greystone Golf Club, thanks to the amazing weather, good times, and entertainment throughout the day. Congrats to the winning foursome – Nate Greer, Chris Huntley, Duncan Rowe and Andrea Mucciarone and our Longest Drive winners: Aiden Stannard and Tania Stalteri. See a full list of our honoured sponsors at swacanada.ca/gallery/golf-day-2025.



Boat Cruise July 29, 2025

It was clear skies during the SWA Boat Cruise. Members toured the Toronto Harbourfront aboard the Yankee Lady III on Toronto's Harbourfront, enjoying excellent weather, stunning views, and good vibes all around.



TAKING THE STAGE IN VANCOUVER

SWA Brings CSA S413 technical seminar to new Western Chapter



Discussing CSA S413

This spring, the Sealant and Waterproofing Association (SWA) headed west to host the first technical seminar for its newly formed Western Chapter in Vancouver, BC. The presentation invited waterproofing professionals and industry stakeholders to take an in-depth look at the updated CSA S413 Parking Garage Design Standard. More importantly, it marked a new era of professional development and collaboration with SWA's partners in Western Canada.

"The seminar in Vancouver was an excellent opportunity for SWA to expand beyond our borders, showcase the national visibility of the association, and come together as Canadians to reinforce the importance of a Canadian-only association focused on sealant and waterproofing restoration," said Jeremy Horst, past SWA President and Principal, Building Science and Restoration, RJC Engineers, who was among the day's presenters.

More than that, he adds, "Events like these are really about learning from each other. For us, that meant understanding how things are done in British Columbia, how projects are approached, and how the market operates."

Held on May 28, the seminar drew a strong turnout from consultants, engineers, and building envelope specialists, many of whom were eager to understand the implications of the newly revised CSA S413 standard. The standard, which governs the design and construction of parking structures in Canada, has recently undergone significant updates to address durability, exposure, and protection systems in response to evolving industry needs and environmental conditions.

"There was a lot of interest from people within the industry just constantly trying to learn about the systems, different techniques, and stuff like that," said Don Singer, Technical Sales Rep with Sika, who joined Jeremy at the podium. "There were a lot of consultants there as opposed to contractors, and they're constantly craving information and details on best practices and techniques."

The seminar began with a brief overview of traffic deck coating systems before diving into the key changes in the CSA S413 standard. Presenters walked attendees through updates to material specifications, joint placement, membrane requirements, and protection systems.



Expanding West

SWA's technical seminar in Vancouver marks a new chapter for the Association. In addition to drawing interest from local waterproofing specialists, the event also helped build momentum for the Western Chapter's future programming.

"It signaled the start of a new chapter, and the hope within the industry is that the chapter takes off and they start to have regular technical presentations throughout the year," Singer said. "There's a lot of interest here in Vancouver, so it's a good time to start."

With strong interest from the local industry, SWA is eager to host more seminars in the region throughout the year. Horst reports that several key steps are already underway, including bringing on staff to oversee operations in British Columbia and establishing a local committee with plans to create a formal board of directors.

As for building on May's event, SWA is reviewing feedback from its attendee survey to shape future seminars and networking opportunities. All told, says Horst, the momentum is clearly building for a vibrant and collaborative Western Chapter. "There's a lot of excitement about expanding SWA's footprint, and it's clear there's strong local support in Vancouver for the association."

Throughout their talk, Horst and Singer took time to explain the rationale behind the changes and their practical implications for design and construction. The presentation also included a troubleshooting segment that linked common issues in parking structure performance to the new code requirements. This helped attendees connect the dots between real-world challenges and the technical solutions embedded in the updated standard.

"There's always ongoing interest from the consultants, especially in educating themselves on why they have some of these problems," Don noted. "And this was a timely discussion, because people are just starting to learn about it and wrap their heads around what's changed and what the requirements are."

Feedback from attendees was overwhelmingly positive. Many appreciated the depth of information and the opportunity to engage directly with experts in the field. "We were thrilled with the turnout and the level of engagement from BC," says Horst. "The event was sold out and everyone there was engaged in what we had to say."



NEWS & EVENTS

NEW MEMBERS



SWA BOARD OF DIRECTORS

President: Amanda Porciello, Maxim Group General Contracting Limited

Vice President: Ravi Khatri, Bothwell-Accurate

Treasurer: Frankie Savage, Flynn Group

Past President: Jeremy Horst, RJC Engineers

Directors: Bill Mackay, Macdero Construction (Ontario) Ltd.

Marla Cosburn, DRE Industries

Jason Gheda, SST Group of Construction Companies Ltd.

Brandon Pasta, Enco Caulking & Maintenance

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Ilia Ghotbi, Tremco CPG

Markus Merrill, Sika Canada

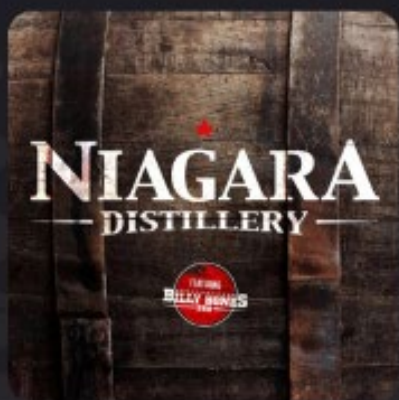


SEALANT AND WATERPROOFING ASSOCIATION OF CANADA

ANNUAL GENERAL MEETING

THURSDAY NOVEMBER 6TH

4:00 pm to 11:30 pm



UPCOMING EVENTS

SWA's Annual General Meeting is slated for Thursday November 6th, 2025 in Niagara Falls. Register now for the AGM & Social at the Niagara Distillery on Clifton Hill and dinner and live entertainment at the Morton's Grille Niagara Falls restaurant.

Learn more about hotels and sponsorship opportunities at:

[**swacanada.ca/events**](https://swacanada.ca/events)

Also look out for other SWA's other upcoming events:

Jan 16, 2026

SWA Ski Day

Jan 29, 2026

SWA Hockey Day

March 6, 2026

SWA Curling Day

April 15, 2026

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