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Human Faces

"Putting a Human Face on the Component Industry: Clark County Department of Building Proposes TG-12 to Regulate Engineered Wood Products" by Glenn McClendon & Rich Menge

In early 1999, the Clark County, Nevada Building Department (CCBD) decided to issue regulations with respect to wood truss submittal and review. This was prompted by what CCBD perceived as a lack of coordination between the architect, building designer, truss designer and truss manufacturer. CCBD had for some time maintained a listing of Approved Manufacturers of Engineered Wood Products based on TG-11 (Approval Process for Engineered Wood Products).

The first draft of TG-12-99 was reviewed at the Southern Nevada Component Manufacturers Association (SNCMA) meeting held in March of 1999. The initial intent was an attempt to standardize the requirements and submittal process for Clark County and all local jurisdictions. The other jurisdictions had little interest in a consensus standard and the draft was limited to Clark County only. The first draft was simplistic and intended to generate comments and suggestions. SNCMA and WTCA responded to the first draft on July 15, 1999. The majority of the suggestions related to WTCA 1-1995 and ANSI/TPI 1-1995 definitions and responsibilities.

There was no communication between SNCMA and Clark County for some time and it was assumed that the wheels of progress turn slowly. Unfortunately, this was not the case. Our lack of involvement allowed suggestions by other groups to be accepted without discussion or rebuttal.

In February of 2000, SNCMA received a copy of the current TG-12 draft. The CCBD was ready to implement TG-12 without any additional review or comment. The TG-12 draft dated January 31, 2000, included none of the suggested changes and was contrary to the WTCA 1-1995 and ANSI\TPI 1-1995 provisions and responsibilities. The draft required wet sealed placement plans and shifted much of the responsibility to the truss designer and the truss manufacturer.

The building designer's responsibility consisted of one sentence: "Review truss calculation package for conformance with the construction design documents." The truss designer was required to "Prepare sealed placement plans that provide at a minimum the location assumed for each truss based on the designer's interpretation of the construction design documents." An additional clause required that "The truss calculation package shall be designed under the direct supervision of a professional engineer licensed in the state of Nevada. The truss engineer shall assume all responsibility for their work and the work of all subordinates involved in the preparation of the truss placement plans and truss design drawings."

On February 25, 2000, an unscheduled meeting of the SNCMA was held to respond to the TG-12 draft dated January 31, 2000. As a result, the SNCMA Code Committee prepared suggested changes to the draft. This consisted of specific suggested changes, reasons for these suggested changes and references in support of the suggested changes.

Other industry associations were advised of the situation and offered their help. Through their cooperation a meeting was held on February 29, 2000, with the Framing Contractors Association, the Associated General Contractors, the CCBD, the SNCMA and the Structural Engineering Association of Southern Nevada in attendance. After much discussion among all in attendance, significant changes were agreed upon and incorporated into the TG-12 draft dated March 27, 2000.

In the draft dated March 27, 2000, the building designer's responsibility was expanded to include specifying all design loads, allowable truss deflections, truss supports and anchorage, and permanent truss bracing to resist loads acting perpendicular to the plane of the truss.

The contractor responsibilities were modified to provide the truss manufacturer with all construction documents and revisions thereto, provide the building designer with truss design drawings and placement plans, deliver the truss calculation package to the CCBD for review, and deliver copies of the approved truss design drawings to the truss manufacturer prior to fabrication of the trusses. This is a significant change from previous requirements.

The most recent draft now states that the truss designer is not required to seal placement drawings and is permitted to define his scope of work as provided for in the Nevada Revised Statute and Nevada Administrative Code.

Under the proposed TG-12 draft, the truss fabricator/manufacturer is only required to prepare the placement plans which are to include the project name, structure identification, manufacturer, date, location and spacing of trusses, all bearing points, any concentrated loads, lateral loads, truss to truss connections, truss to solid sawn lumber connections, and bearing enhancer locations. A seal is not required unless the placement plan acts as the framing plan.

The proposed TG-12 draft includes Section 7.0, PROCEDURE: which defines the process required for permit issuance. The truss calculation package is defined as one complete set of wet seals and two copied sets with wet sealed cover letters. The building designer is required to shop stamp or issue a letter of approval upon acceptance of the truss calculation package. The reviewed and accepted calculation package is then submitted to CCBD for permit issuance. Copies of the final approved calculation package must be given to the truss fabricator/ manufacturer prior to the fabrication of the trusses. The permittee is to maintain the calculation package, repairs, revisions and addendum on site.

Section 7.2 Repairs: requires two sets of wet seals on all repairs. One is to be maintained on site by the permittee.

Section 7.3 Revisions, Supplements, and Addendum: requires all changes to the truss calculation package to follow the same approval procedure as the original submittal.

The calculation package, revisions and repairs are record documents to be maintained by CCBD.

The SNCMA general membership accepted the TG-12 draft on April 13, 2000.

This is an example of how the local chapter of the WTCA, WTCA staff and CCBD work together to improve the truss industry. Our involvement clearly impacts the direction our industry will take as well as the future success of our business in this market.

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