

Appendix C

Sample Fictionalized Case Study

Mass Timber Data Trust
Feasibility Study & Prototype



SAMPLE SUBMISSION

BELOW DEDUCTIBLE MITIGATION & REPAIR OUTCOMES

PROJECT INFORMATION

Project: Cedar Ridge Residences

Location: Victoria, British Columbia

Project Type: 10-Storey Mass Timber, Mixed-Use Residential with Retail

Stage of Construction: Concrete podium and elevator/core shaft complete. Mass timber superstructure erected through Level 8. Dry-in underway. MEP rough-in initiating on lower floors.

INCIDENT DESCRIPTION

Incident Date(s): June 2023 – August 2023

Incident Type: Surface staining of exposed mass timber members caused by water exposure during extended drying phase post-rain events in spring 2023.


Incident Details: Despite successful moisture management to achieve drying targets, superficial water staining appeared on visible timber surfaces at Levels 2–9, requiring surface refinishing prior to finishing trades.

MITIGATION & RESPONSE MEASURES

- Visual inspection and mapping of all stained mass timber members across affected levels
- Surface preparation including sanding to remove staining and minor surface discoloration
- Application of compatible wood finish and sealant to restore aesthetic appearance and protect against future moisture exposure
- Coordination with finishing trades to schedule refinishing work to minimize disruption

QUANTITATIVE SUMMARY

Cost Element	Start Date	End Date	Details	Subtotal
Labour – Surface Sanding & Refinishing	July 2023	Aug 2023	2-person crew, 8 hours/day 5 days/week, \$55/hr.	\$4,400/week 4 weeks \$17,600
Materials & Finishes			Sandpaper, wood sealant, finish coatings	\$6,000
Equipment Rental	July 2023	Aug 2023	Sanders, vacuum dust collection systems	\$1,800/week 4 weeks \$7,200
TOTAL				\$30,800



DELAY & IMPACT

Schedule Impact: None Reported

- Refinishing work scheduled concurrently with early MEP rough-in activities where possible to reduce overall delay
- Minor re-sequencing of finishing trades required to accommodate sanding and curing time

LESSONS LEARNED

- Early detection and inspection of surface staining enabled targeted refinishing, avoiding more extensive repairs
 - Collaboration with finishing trades allowed partial concurrency, helping to reduce total project delay
 - Pre-planning refinishing scopes as part of moisture management protocols can expedite recovery after water exposure
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