

# Elkford Community Center

Elkford, British Columbia, Canada



## Plasti-Fab® SIPs and ICFs combine for innovative community center

In the Rocky Mountains of eastern British Columbia, the small town of Elkford is home to a new innovative and energy-efficient community center. The 18,000 sq. ft. building will house a multipurpose function room, a children's play area and a tourist information center. But what really makes the new Elkford Community Center special is its unique energy-efficient construction using the Insulspan® Structural Insulating Panel (SIP) System, Advantage ICF System®, and cross laminated timber (CLT) construction.

The community center is the first commercial project in North America to use CLT panels, a structural wood product matching the strength of concrete. With CLT panels and glulam timbers providing the structure, the walls and roof of the building were clad with Insulspan SIPs. Like the CLT panels, Insulspan SIPs are fabricated off site for fast installation.

"We had a fairly short construction window because the winter comes in really quickly in Elkford, and we wanted something that could be fabricated off site and installed quickly," said Mark Porter with Associated Engineering, who served as the engineer of record on the project.

Construction was also expedited with the use of the Advantage ICF System for the building's foundation. The convergence of prefabricated and time-saving building components allowed builder Alfred Horie Construction (AHC) to successfully dry-in the building just hours before a severe winter storm arrived.



"This was a very complicated building and Plasti-Fab really helped us out by working as a team with the CLT and glulam supplier," said AHC Construction Partner John Paone. "There were a lot of prefabricated components and everything worked quite seamlessly."



Paone notes that his crew and subcontractors were amazed at how easy it was to heat the building during the interior phase of construction.

"This is an 18,000 sq. ft. building and during the winter storm temperatures reach -20 deg C," he said. "We had only a few small heaters and the building was perfectly warm—the guys couldn't believe it."