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**WESTCOAST HOMES**

THE VANCOUVER SUN, SATURDAY, SEPTEMBER 7, 2002

**Steel and concrete house  
will be 'like the Rock  
of Gibraltar'**

**Steel framing adds to a building's cost, but Martin  
McLeod's house will withstand earthquakes**

By **ROD NUTT**

**M**artin McLeod is building himself and his family a house that will never rot or leak and will withstand the strongest of earthquakes.

The reason: It's a galvanized steel-framed and concrete structure.

"We are basically using commercial technology in a residential situation," he says. "I wanted all the advantages that go along with steel and concrete."

The superstructure of the home uses Mega Building Systems' so-called light steel and concrete framing system.

"This building system is normally used with multi-storey projects up to eight storeys, such as condos, apartments, hotels, assisted living facilities and student and seniors residences," McLeod says. "MBS has just finished the superstructure for three four-storey condominiums on Arbutus for Bastion Developments."

McLeod, who is business and development vice-president with associated company Power MBS Structures Inc., estimates steel framing adds at least \$20,000 to the cost compared to a traditional wood-framed house.

The 4,500-square-foot, four-bedroom house was started in July and should be completed in early January.

The studs are 14 gauge galvanized steel manufactured by Bailey Metal Products of Vancouver.

All the joists, manufactured by Vulcraft Industries of the U.S., are open web steel which will take all the utilities: wiring, plumbing and heating ducts, etc.

"There aren't any bulkheads in the house," says McLeod.

The second floor is welded to the joists and a 3.5-inch concrete slab will be poured.

"It'll be like the Rock of Gibraltar," McLeod says. "You could hold a party for 50 people and the floor still wouldn't move."

The house has a two-car garage and a dumb waiter to take the groceries to the kitchen on the main floor (2nd floor).

The ground floor has two bedrooms, a wine cellar, four-piece bathroom, theatre room, and large rec room.

The upstairs, which has a magnificent view overlooking Semiahmoo Bay, has a master bedroom with en suite bathroom, guest bedroom, dining room, kitchen and a large sundeck over the garage.

"The main floor facing south was designed with an open plan concept," McLeod says.

The cabinets, made of Andean Spanish cedar, are supplied by Rory Palfrey & Son of Vancouver.

McLeod has opted for a California stucco exterior; the exterior finishing system is supplied by Akrlon Industries of Calgary.

The house is located on Hardie Avenue, White Rock.

For more information on the steel framing system log on to [www.thepowercorp.com](http://www.thepowercorp.com) Web site or call McLeod at 604-813-0753.

Westcoast Homes Reporter  
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Martin McLeod supervises construction of his White Rock steel-frame house.