



Building Envelope Repair Regulations

No.: PERMITS-25

Date: 2000-08-31

Revised: 2016-03-31

Purpose:

To inform owners, designers and repair contractors undertaking residential building envelope repairs of new regulations under the Provincial Homeowner Protection Office (HPO).

Background:

Recently the Minister of Energy, Mines & Natural Gas, the Minister responsible for Housing and the Deputy Premier announced new Homeowner Protection Act Regulations addressing repairs on building envelopes.

Implementation:

- Regulations for the HPO concerning repair contractor licensing and mandatory third-party warranty come into effect for repairs of residential building envelopes effective October 1, 2000.
- On the back of this bulletin is a Provincial issued highlight sheet covering some of the new regulations.
- Detailed information on the regulations can be obtained from the HPO either by phone at 604-646-7055, by facsimile at 604-646-7051, or by their website at www.hpo.bc.ca.
- **NOTE:** The Provincial Residential Repair Contractor Licensing is separate from the City's mandatory business licencing.

See over →



Highlights

Homeowner Protection Act Regulations for Licensing and Mandatory Third-Party Warranty for Building Envelope Repairs

- After September 30, 2000 repair contractors will have to be licensed by the Homeowner Protection Office and provide mandatory, third-party warranty in order to get a building permit for applicable building envelope repairs.
- These regulations do not apply to the following categories: buildings with only one or two self-contained dwelling units, hotels and motels, dormitories, care facilities, floating homes, repairs carried out by the original builder at no cost to the owner, buildings covered with *Homeowner Protection Act* legislated warranty insurance and buildings with repair costs less than the greater of \$10,000 or \$2,000 per unit in the building.

Licensing:

- After September 30, 2000 a repair contractor must be licensed as a Building Envelope Renovator by the Homeowner Protection Office in order to engage in, arrange for or manage building envelope renovations.
- In order to get a building permit for repairs, repair contractors must prove that they are licensed and that the home to be repaired is covered by a third-party repair warranty.
- Building Envelope Renovator licence fees are \$100 for Licensed Residential Builders, otherwise the fee is \$600. Annual renewal fees are \$500 (only one \$500 renewal fee is required for those acting as both Licensed Residential Builders for new construction and Licensed Building Envelope Renovators). For each building undergoing repairs subject to the regulations, an additional \$25 per unit is also charged as part of the licensing fee.
- Building Envelope Renovators must complete a renovation schedule and provide it to the strata corporation / owner(s) before applying for a building permit.

Repair Warranties:

- After September 30, 2000 repair contractors applying for building permits to repair building envelopes are required to provide a third-party warranty provided by an insurance company approved by the Financial Institutions Commission and meeting the requirements of the Homeowner Protection Act and regulations.
- Minimum coverage and standards for repair warranty insurance are now set by regulations. Minimum coverage will always include 2 years on labour and materials. If 60 per cent or more of any wall is replaced, an additional 5-year warranty on water penetration is provided.
- At the request of the strata council / owner(s), a dispute with the warranty insurance company can be handled through mandatory third-party mediation.

Last Updated: July 18, 2000