



Building Better

A First Nations National Building Officers Association publication

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Hire a First Nations Building Officer (FNBO)

Hiring a First Nations Building Officer – Protecting Your Investment

In today's First Nations' communities, housing is a valuable asset. Whether councils are building homes for their members, or individuals are buying homes, these are major investments. As more communities move towards home-ownership programs, more individuals will be making significant home purchases. Lending institutions will also want to ensure your home is built to code and that your investment will last.

To better protect these investments and ensure homes last for generations, initial quality of workmanship and materials is the foundation. First Nations Building Officers (FNBOs) provide technical services to ensure a solid foundation for your investment.

A FNBO works with band councils and community leaders to make sure the home meets national building-code and other standards. While band councils are the authority having jurisdiction to pass building by-laws (This assumes the band council has passed the required by-laws indicating that homes must be built to either the national or provincial building codes.) A trained and certified FNBO will make sure these codes are followed and homes are safe.

What Can First Nations Building Officers Do for Your Community?

FNBOs are uniquely trained and qualified to inspect both new home construction and existing homes. Consequently, their professional training can have a great impact in your community.

If you hire a qualified/certified FNBO when you are planning a project, they will:

- Provide you with expert advice on the latest and best building and renovation practices.
- Review construction plans and specifications to ensure the details are in accordance with or exceed minimum building codes and standards, as well as your communities' specific requirements.
- Inspect construction at key stages to ensure building practices, workmanship and materials meet your expectations.
- Provide pre-inspection of the site to ensure suitability of the location.
- Inspect existing homes in need of repair, recommend appropriate renovations and materials, provide cost estimates and inspect the work for you.
- Provide work descriptions and estimates for repairs, as well as recommendations for preventing problems in

future construction.

- Provide required inspections for new construction, such as foundations or footing, framing, insulation, plumbing, heating ventilation and air conditioning (HVAC), and provide a final inspection report.

These are just some of the services and skill sets that FNBOs can provide to your community. They can also advise on where to find other information about building and renovating homes. They are an excellent source of building information.

FNBOs – Inspect New and Existing Homes

FNBOs combine the skills and knowledge of a municipal building official and a qualified home inspector. As well, FNBOs have special training, communication skills and particular knowledge of First Nations housing policies.

For new homes, FNBOs must be familiar with current and past provincial and national building codes and standards pertaining to health, fire and life safety in construction. They must also be familiar with all aspects of the construction industry, including methods, procedures, practices, materials and equipment. They must be aware of policies and program

(Continued on page 3)



FNNBOA President's Message

This is probably the hardest message I have had to write. It began in discussing with my mother how to translate "authority having jurisdiction" into Cree.

"Okimahkan means chief," said Mom. "Not really what I am looking for," I said. "I mean more in terms of housing, as in: 'Who is responsible for housing?'" Mom looked puzzled as she tried again. "Kapinpaitat wâskahikan ekewin: the person in charge of housing." "It's not really a person I am trying to write about, Mom," I replied.

I was starting to realize that certain words just cannot be translated into our native language and then back again. I remember my grandmother – *nohkom* – rocking me to sleep and singing in Cree "he's a baby man now but he's growing up to be a bad man." She sang it with such endearment that it was comforting and left me feeling loved. It's the way you say it that can't be translated. Cree is a simple language to learn, but it takes a lifetime to master. Putting a wrong ending on a word entirely changes its meaning. You use *wapimaw* when you talk about seeing someone, but if you see something, you say *wapahtin*.

So when the National Building Code talks about the Authority Having Jurisdiction, what does that mean? Each time we FNBOs begin to review plans on a new project, we always verify the current codes of the jurisdiction. More often than not, first determining who to call is the hardest part. The authority having jurisdiction means the governmental body responsible for the enforcement of any part of the code, or the official or agency designated by that body to exercise such a function. As I said to my mother, it's

not a person I want to talk about, but the defining document that lays out the process, defines the responsibilities of the person involved in housing, and sets the standards for the all activities leading up to transforming the *wâskahikan* (house) into the *niganan* (our home).

As many know, homes in our communities are one of our greatest assets. As we move towards some form of home ownership, that word I am struggling to find will become very important.

Band or tribal councils are the authority having jurisdiction, and are responsible for the homes built. As part of this accountability, councils pass by-laws to help control certain activities within the community, including homes being built to building code standards. However, few councils have passed such by-laws, shunning their responsibilities for the homes being built and exposing themselves to liability. The design and maintenance of structures, be they residential, commercial or even industrial, are governed by a defining document rooted in laws and local community standards, which are enforced by the authority having jurisdiction. Based on our membership experiences, councils are paying for repairs for houses not built and inspected to any standards of compliance, but rather for advance purposes only. Funds from programs such as education or health are being diverted to pay for shoddy construction.

Communities that want to preserve their housing stock through measures designed to achieve compliance with building codes have developed building-permit systems. Buildings must be con-

(Continued on page 3)

About This Issue ...

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(President's Message—Continued from page 2)

structured in accordance with the code in effect when an application for a building permit is made. Building officers check on compliance to ensure accessibility, structural soundness, and health and safety. Drive-by inspections (some use binoculars) are less likely to happen.

Just because a medical doctor drives a car does not mean you would use him to inspect your engine. Councils should rely on qualified professionals to advise on code issues, enforcement, health and land management systems. A FNNBO- certified inspector must adhere to standards of practice and codes of ethics that are essential for our profession and the authority having jurisdiction.

Watch our website for a manual on developing successful permit processes. The First Nations National Building Officers Association looked at communities with successful building-permit systems and realized that it is a community effort. We make reference to the housing managers, land managers and financial officers who all contribute to develop sustainable communities.

Cree words are prefaced to indicate to whom the phrase is referring. In English, it would read as myhome, his/herhome, theirhome or ourhome, with no separation between the noun and pronoun. I guess the word I am looking for is ourhomes, ourresponsibility.

Kikinawa piko, ta nâkatetimuk.

(Hire a FNBO—Continued from page 1)

parameters of agencies delivering housing programs to First Nations, including but not restricted to INAC, CMHC, and Natural Resources Canada (NRCAN).

Certified FNBOs provide information regarding the condition of the home's systems and components at the time of the inspection. The FNBO can also review existing homes by providing a visual inspection. This is done by looking at the home's various systems, including both interior and exterior components. The FNBO will check exterior components, including roofing, flashing, chimneys, gutters, downspouts, wall surfaces, windows, doors, the foundation and the grading around it.

Why Hire a Certified FNBO?

Whether you are employed by the council in the area of housing, or buying your own home, when you hire a certified FNBO, you can trust that you will receive the services of someone

who has met an industry-approved standard of qualifications, experience and knowledge.

First Nations National Building Officers Association (FNNBOA) with support from CMHC and INAC, has developed a voluntary national certification program that sets a minimum national standard to ensure the competency and professionalism of home inspectors. FNBOs who have met the requirements of this national certification program are designated either FNBO Level 1 or FNBO Level 2.

A Building Officer Level 1 will perform inspections as they relate to new and existing houses (Part 9 of the National Building Code as applied to House).

A Building Officer Level 2 is expected to perform the entire range of moderately difficult inspections of a variety of new and existing houses and small buildings. A Building Officer Level 2 may also exercise functional and technical supervision over less

experienced candidates, or mentor an intern.

A certified FNBO must also follow standards of practice and a code of ethics. These standards are established by our sectors on- and off-reserve.

Reputable FNBOs generally belong to FNNBOA, or to one of the provincial or regional industry associations.

Importance of Certification

Surprisingly, anyone can be a housing inspector and offer to inspect homes in your community. But carpenters, electricians or plumbers, while they have excellent knowledge of their trade, may lack an integrated understanding of the other systems in a house.

When you hire a certified FNBO, you know your inspector has training and experience covering all areas you need to have reviewed. A certified FNBO is also knowledgeable in build-

(Continued on page 4)



(Hire a FNBO—Continued from page 3)

ing codes, building science and building requirements in your community. Just as it makes sense to have a qualified expert check your investments, it makes sense to hire a home inspector whose qualifications are reviewed by an independent body.

FNNBOA's Certification Council meets all required standards for a body responsible for certification. It was established by First Nations for inspectors working in First Nations communities. The Certification Council mandate has been adopted by other sectors off-reserve, and is recognized by lending institutions and government departments.

Band councils that hire inspectors should insist they become certified. This will not only raise the professional standard of the individual, but will be a step toward improving housing conditions in your community.

If the inspector does not want to be certified by FNNBOA, the council should insist on other certifications, such as those provided by provincial building officials' associations. While this is acceptable, such certification is limited, as it only applies to new construction and does not include knowledge of First Nations building policies. You want your inspector to be fully trained to inspect both new and existing homes.

Certified FNBO - Scope of Work

A certified FNBO will have the experience and expertise to provide a broad range of work. The certified FNBO will assess the condition of the

house and all of its systems, to determine whether any components are not performing properly, and to identify any items that are beyond their useful life, or are unsafe. The FNBO will also identify areas where repairs may be needed or where problems have existed in the past.

Inspections are intended to provide the client with a better understanding of property conditions, as observed at the time of the inspection. During the inspection, the FNBO considers the building code and other housing standards and applies these rules to the home being inspected.

Following the inspection, the FNBO presents the council and/or home buyer with a written report, consolidating the details of the inspection. The FNBO should be willing to answer any questions a buyer might have, and to clarify the limitations of the inspection to avoid misunderstandings. CMHC recommends that potential buyers accompany the FNBO as the inspection takes place. It can be a valuable learning experience. A FNBO will also be able to provide assistance on hiring a qualified electrician to inspect electrical panels, or other specialized certifications as required by your jurisdiction.

FNBOs Working with the Council, You and the Community

FNBOs are primarily employed by tribal councils, but some also work independently, both on- and off-reserve. Lending institutions that provide loans to First Nations and community members may also contract out their inspection requirements to FNBOs.

FNBOs play a pivotal role in the development of new housing, and help to improve the quality of existing homes under the *Indian Act* and the *National Housing Act*. They must have basic knowledge of housing programs and related technical requirements.

The FNBO, for example, will provide agencies such as Indian and Northern Affairs Canada (INAC), Canada Mortgage and Housing Corporation (CMHC) and others, with reasonable assurances that construction conforms to minimum building-code requirements, and that the completed project provides good value for the financing through various programs.

FNBOs provide technical services to tribal councils regarding new construction and the maintenance, rehabilitation and repair of existing homes, including estimating costs. They prepare information, with recommended corrective or alternative actions to address deficiencies. In many cases, FNBOs are also responsible for providing advisory and advocacy roles to First Nations builders and renovators. FNBOs also provide courses to communities on such important subjects as home maintenance. They are also an excellent source of information on building sciences.

A Final Note:

FNNBOA does not recommend or endorse any individual home inspector or association. CMHC supports national uniform standards of competency for FNBOs. For more information on FNNBOA and the Certification Council, please refer to our website: www.fnnboa.ca



Coming Soon - First Nations HEALTHY HOUSING™ Awareness Session

Since its inception, FNNBOA has been recognized as an invaluable information-sharing vehicle for its members, other technical service providers, builders, renovators, housing managers and First Nations leaders. Our communication tools, such as FNNBOA.ca, newsletters, participation at conferences with speakers and an information booth, have allowed us to inform people not only about our association, but about technical issues as well.

Many FNNBOA members are expert in the delivery of training and information sessions, covering issues from indoor air quality to basic building science, better building techniques, basic home maintenance, and inspection of new and existing buildings. Some of these sessions relate to CMHC's Housing Quality Matters, while others relate to FNNBOA's certification model. The objective is to eradicate poor housing in our communities through education – education that puts skills and knowledge into the hands of First Nations, building the confidence nec-

essary to address these challenges ourselves.

We are pleased to announce that FNNBOA will soon launch an addition to this arsenal of sessions: An Introduction to HEALTHY HOUSING™ for First Nations.

HEALTHY HOUSING™, a CMHC objective-based initiative, promotes housing that is good for the people who live in it, the community and the environment. HEALTHY HOUSING™ is characterized by five key elements:

- Occupant Health
- Energy Efficiency
- Resource Efficiency
- Environmental Responsibility
- Affordability

An Introduction to HEALTHY HOUSING™ for First Nations, targeted primarily to housing managers and technical service providers, will discuss each key element in detail, using examples from First Nations

across the country that have built HEALTHY HOUSING™ homes, and others that have adopted elements of HEALTHY HOUSING™ as a matter of course. These communities have demonstrated the desire, vision and courage to pursue better built, more durable and healthier housing, and to do so in a sustainable and environmentally responsible manner.

Several communities have also used this opportunity to create and develop jobs. They integrated training into earlier home-construction projects, so that now, their own members provide most of the home-building labour, both skilled and unskilled. They no longer rely on off-reserve trades and contractors. These innovations have proven that well built, healthy homes inject much-needed pride into the community.

FNNBOA wishes to acknowledge the support of the First Nations and Inuit Health Branch and CMHC in supporting the development of this addition to Housing Quality Matters.

Constructing Better Homes with Building Permits

New homes are being built and existing homes are being renovated. But have the site or plans been approved? Will a qualified building officer inspect the construction to make sure the home is built or renovated to the building code? Has the plumbing or electrical panel been installed properly? Is the band council raising any revenues from these activities? These are all important questions that a community can address by introducing a building-permit system.

Fans of the Home and Garden channel are familiar with the format from This Old House: A renovation contractor

comes in for a simple job, only to find that the original contractor has hidden shoddy construction, neglected to inform the homeowner of potential problems and failed to file building permits. The end result is that the renovation project costs more than the original build.

Building permits maintain accountability over the quality of housing construction and ensure it meets minimum building codes, standards and specifications. Most important, building permits ensure that homes are safe and habitable, not only for today, but for many

(Continued on page 6)



(Permits—Continued from page 5)

years to come.

Although few First Nations communities have introduced building permits, FNNBOA believes they should be a requirement, because they enable a band council to ensure all buildings meet the terms set out by band by-laws – ideally, these include provincial or national building-code standards and health and safety regulations.

The permit is a formal written approval from the band/tribal council to construct, add on to, renovate, alter or demolish existing buildings. The building-permit system protects homes as an investment, and helps communities deal with the following concerns:

- Safe accessibility for disabled and frail elderly persons
- Excessive moisture and resulting mould
- Shoddy construction
- Inappropriate construction materials
- Poor design and quality of the foundations

- Faulty wiring and plumbing
- Hazardous wood stoves
- Limited or no inspections
- Homes that are built on flood plains or other areas where the soil/ground is unacceptable
- Protect their capital investment
- Reduce liabilities where band or tribal councils are responsible for the construction of homes in their communities
- Housing standards and building practices that are appropriate to the geographic location of the First Nations communities
- Support for 3rd-party financing

Councils must pass three basic by-laws related to the development of land in First Nations communities. Section 81 of the Indian Act provides the council of the band to make by-laws for the following activities:

- Zoning - Section 81(g), the dividing of the reserve or a portion thereof into zones and the prohibition of the construction or maintenance of any class of

buildings or the carrying on of any class of business, trade or calling in any zone.

- Buildings - Section 81(h), the regulation of the construction, repair and use of buildings, whether owned by the band or by individual members of the band.
- Land Survey - Section 81(i), the survey and allotment of reserve lands among the members of the band and the establishment of a register of Certificates of Possession and Certificates of Occupation relating to allotments and the setting apart of reserve lands for common use, if authority therefore has been granted under section 60.

FNNBOA has developed a manual to help communities introduce a building-permit system. Even those that only build a few homes a year can pick from one of the three models.

The manual will be ready this spring. Please check the FNNBOA website on how to get your copy.



Saskatchewan Regional Update

CMHC hosted a meeting of the Saskatchewan region NISI Inspectors on November 1, 2007. Discussion items included:

- FNNBOA Annual General Meeting, motions and voting process
- Discussion on devolving the Native Inspection Services Initiative (NISI) responsibilities to FNNBOA
- Motion to approach INAC for core funding similar to other First Nations organizations, such as AFOA

(Continued on page 7)



(Saskatchewan—Continued from page 6)

- and CANDO
- CMHC First Nation Market Housing Fund.

Sask. NISI / FNNBOA Annual General Meeting

Nominations were held for Provincial Rep. Erick Gordon of the Pasqua First Nation and Active Inspector for the File Hills Qu'Appelle Tribal Council was the successful candidate. Until such time that resolution #36 is accepted by all FNNBOA members, two executive positions, Western Co-Chair and Treasurer are open for nomination. It was recommended that the Saskatchewan NISI Inspectors nominate a Provincial Rep and put the name forth for either of the two FNNBOA board positions as well.

Discussion on devolving the Native Inspection Services Initiative (NISI) responsibilities to the FNNBOA

Partnership development is extremely important in today's complex world, regardless of whether your interests lie in finance, education, health or building homes. Partnerships are critical, particularly so for a new organization, with ambitions like those of FNNBOA.

Motion to approach INAC for core funding similar to other First Nations organizations (e.g. AFOA and CANDO)

CMHC First Nation Market Housing Fund

FNNBOA will be instrumental in the implementation of the Aboriginal Housing Trust Fund, and consequently should receive core funding to ensure that policy objectives for homes being built to code and protection for the "consumer" are incorporated.

Motion to continue to advocate mandatory inspections, especially under the Aboriginal Housing Trust Fund.

FNNBOA and its members will play an important role in the implementation of the Trust Fund. The importance of mandatory inspections has been advocated in the past to both INAC and CMHC, and these same arguments need to continue to be put forward. It is also important to stress that while those living off reserve have access to warranty programs for new homes, First Nations communities and especially for those being built with money from the Trust Fund, do not. Thus, for the home owner,

chief, council, and ultimately the Trust Fund, mandatory inspections will help to offset or address any issues with respect to homes not built to building codes and standards.

Alberta NISI / FNNBOA Annual General Meeting

Nominations were held for Provincial Representative Richard (Bud) Jobin was the successful candidate with Ray Gadwa as alternate. Invitations to sit in on the meeting were extended to Saskatchewan and Manitoba. Attending on behalf of these provinces were Eric Gordon and Durwin Chartrand respectively. Discussion centered on program delivery in each province. The group agreed that challenges facing the inspectors were similar, and supported the motions coming out of the Saskatchewan meeting. Training programs requested by the group included a Part 9 course, HVAC course and Codes refresher course.

NISI - Backgrounder

NISI developed in 1995 to allow First Nations greater involvement in inspection processes for delivery of CMHC Programs.

This initiative provides for the contracting out of CMHC inspections relating to on-reserve programs for First Nations technical/inspection service providers. Through this initiative, CMHC is participating in building the capacity of First Nations technical services.

Any First Nation technical service provider such as a tribal council, First Nation technical/professional firm or individual meeting the NISI minimum technical qualifying criteria may be eligible.

The NISI allows CMHC and others to hire, on contract, qualified First Nations inspection services to undertake construction-plans review, construction inspections and inspections of existing projects on its behalf. To further support the development of First Nations inspectors, CMHC may assist individuals to acquire training through provincial building officials' associations and community colleges.

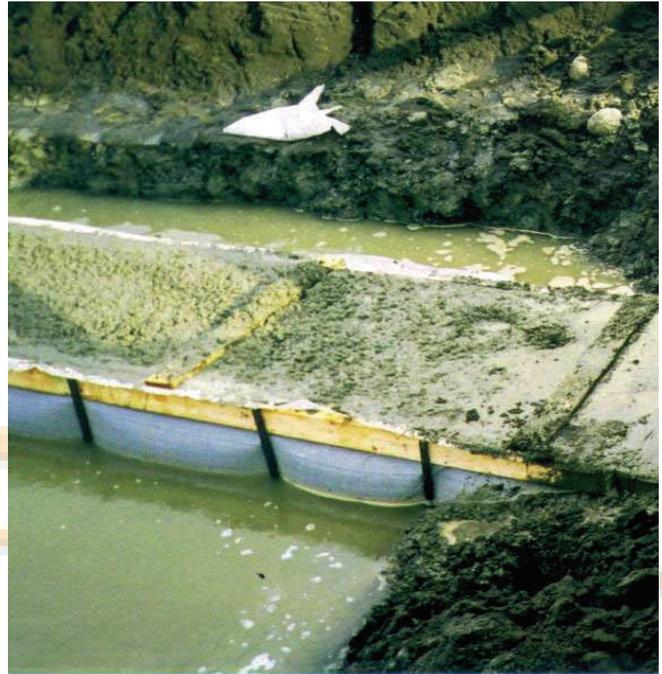
CMHC has a fee schedule that allows payment for each plan examination, new construction unit and existing unit inspection, along with basic mileage rates.



Eagle's Eyes on Housing: Fabric Forming

Footings. The Rodney Dangerfield of construction. They get no respect.

Insulated concrete forming systems are now the standard. Not only do they increase energy efficiency, they also have moisture-protective qualities. Good foundation contractors will use these innovative wall-forming systems, but still use traditional lumber for strip footings. Eventually looking homeless, the lumber ends up on the scrap pile. The footings just don't get the same consideration as foundation walls. Literally the low man on the totem pole, footings bear the weight of the entire building, and should also be given the same moisture-protecting qualities as the rest of the building. In fact, manufacturers for the cribbing industry do now offer moisture-protective footing systems that make wood crib systems obsolete. These systems save time and labour, decreasing construction costs. Originally designed for use underwater, such as in piers and damworks, fabric forming has found a place in footings.



Lumber-form strip footings are installed similarly. First, the strip footing location is identified, stakes are driven into the ground and 2x4 s are attached to the stakes at the top of the strip footing. Next, a strong flexible interwoven fabric is laid out and secured between the formwork. The concrete is placed, leveled and allowed to set. Since the formwork is protected from the concrete, it can be re-used, often without having to be cleaned.

Rain or high water tables don't wash out the footings. The fabric itself is waterproof, providing additional moisture protection. Ideally suited for wet areas, it provides a capillary break between the ground and the concrete, and can be used on uneven ground. Fast and easy to set up, it is relatively inexpensive. Since this is a temporary form system, codes should not be an issue, however, extra large footing pads and strip footings should be designed by an engineer. Contact your local code official for any regulatory questions related to the use of the product. Manufacturers of form fabric may have supplied your community with the lining used in waterworks or sewage lagoons. Contact your concrete supplier or ICF supplier for availability of form fabrics in your area.

Thinking about Building Permits in Your Community?

Express your views
with others across Canada on
FNNBOA's discussion board. Members
login to the Private Members Area and
click on the icon you see here!





Revised: Technical Qualifications for Housing Inspectors Under Contract to CMHC

PURPOSE:

CMHC provides this document to assist CMHC regions, First Nations and CMHC's partners, such as technical service providers, in their planning and delivery of inspection services under contract to CMHC. Before CMHC will consider entering into a contract with service providers to provide the services of an inspector, the service providers must provide evidence of having the qualifications set out below. This document replaces its predecessor entitled "Minimum Technical Qualifications."

INSPECTOR: A general term used in this document referring to any individual used in the performance of residential inspections at any time in the course of carrying out inspection services pursuant to agreements or contracts between CMHC and technical service providers. Inspections are for CMHC's purposes only and are not used to assess code compliance.

In addition, Appendix A provides a list of inspection knowledge and skills. It is provided to guide the examination participants and as a guide of CMHC's expectations for an inspector who has provided evidence of meeting the Required Technical Qualifications and wishes to further their training and experience.

KEY ISSUES:

- the types of acceptable documented evidence of qualifications required of inspectors, and
- CMHC's discretionary process to test inspectors for the required qualifications
- for an inspector who has provided evidence of meeting the Required Technical Qualifications and wishes to further their training and experience, Appendix A provides a list of suggested skills and knowledge

INSPECTOR QUALIFICATIONS REQUIRED BY CMHC

CMHC requires documented evidence of one of the education requirements listed below **or** the work experience listed below (subject to the CMHC discretionary process to test inspectors for the acceptable qualifications, see next section) or professional certification.

Required Education:

- A bachelor's degree in architecture or engineering in building technology, or;
- Diploma in building science, building technology or other academic discipline from a recognized college. The academic discipline must be relevant to residential inspections;

OR

Work Experience:

A satisfactory letter of recommendation or reference from a former employer(s) demonstrating a minimum of two years work experience AND at least one of the following:

(Continued on page 10)



(Technical Qualifications – Continued from page 9)

- At least three years of residential inspection experience, specification writing and cost estimating
- Fully qualified in a trade with at least two years of post-apprentice experience. (Provide letters of recommendation or references from previous employers or on-site supervisors who are qualified tradespersons.)
- Construction generalist with at least four years experience in residential construction or renovation

Or

Professional Certification

- Professional engineer, architect, technologist or technician with experience in the appropriate residential sector and with demonstrated inspection experience.

Or

- Designation as qualified/certified from established professional organizations such as:
 - First Nations National Building Officers Association (FNNBOA) Level 1 certification or higher, or
 - Municipal/Provincial building official associations.

For further clarity, certification or designation is provided by one of either of the two following categories of professional organizations:

- a building inspection professional association (national, provincial or regional) with legislated authority to certify members, or
- a professional association that is mandated by the sector itself and offers duly established building inspection certification for members. Duly established refers to those associations that have clearly developed and defined: charter and by-laws; occupational standards; standards of practice; code of ethics; and a certification process.

CMHC'S DISCRETIONARY PROCESS TO TEST INSPECTORS FOR THE REQUIRED QUALIFICATIONS

In addition to, or in the absence of the foregoing requirements, CMHC may require that the individual pass an examination. If there is a professional association or provincial technical service provider with a similar examination process acceptable to CMHC, CMHC may rely on that association or service provider to administer its own examination.

The CMHC examination process may involve the following:

- a written or oral examination, or both, to assess knowledge of various aspects of building construction and rehabilitation including codes, standards and required knowledge and skills.
- An on-site exam, to evaluate applicants' inspection skills, during which applicants will be asked to identify corrective measures and prepare a work description and cost estimates.
- A review of a set of house plans to identify deficiencies.

(Continued on page 11)



(Technical Qualifications – Continued from page 10)

Appendix A contains a list of knowledge and skills that are CMHC's expectations of an experienced inspector and that guide the examination participants.

APPENDIX A

LIST OF KNOWLEDGE AND SKILLS EXPECTED OF AN EXPERIENCED INSPECTOR

Inspectors are expected to have demonstrated knowledge of all of the following building-code subjects:

- Site work
- Foundations
- Floor framing
- Wall framing
- Roofing
- Windows and doors
- Exterior finishes
- Electrical systems
- Plumbing systems
- Heating systems
- Ventilation systems
- Interior finishes
- Water supply
- Sewage disposal
- Fire safety
- Barrier-free access
- Thermal and moisture protection

General building knowledge includes topics that are relevant to improving housing design and construction.

Topics include:

- Energy conservation
- Materials and systems evaluations
- Heat loss calculations
- Cost-benefit energy analysis
- Environmental assessments
- Air quality and contaminants
- Replacement reserve and life-cycle costing



FNNBOA Member Profile: Dan Horkas

Dan received his Journey Certificate in 1981, and worked for many years on various residential and commercial projects throughout Alberta, as a carpenter and then as a supervisor. He served the Mikisew Cree First Nation in their Technical Services department from 1990 until 2005. He received his CMHC Housing Inspector Certification in 1996, and completed the First Nations National Building Officer (FNBO) Level 1 Certification in 2007. That year he also received a Safety Codes Officer (SCO) Level 1 Certificate of Competency. Dan currently serves CMHC as a RRAP Agent, and performs miscellaneous housing inspections for the Mikisew Cree First Nation-Fort Chipewyan, the Athabasca Chipewyan First Nation-Fort Chipewyan, the Chipewyan Prairie First Nation-Janvier, the Fort McMurray First Nation-Anzac, and the Fort McKay First Nation-Fort McKay in north-eastern Alberta. This year, he'll also complete a Business Administration Management Diploma at Keyano College. "I feel personally honoured to be serving the First Nations in this region and to be playing a part in improving the quality of First Nations Housing," says Dan. We think he perfectly demonstrates the saying: "If you want to get something done, ask a busy person."



FNNBOA Member Profile: Erick Gordon

Erick, a member of both FNNBOA and SBOA, is from the Pasqua First Nation #79, in Saskatchewan. He currently works for the Fire Hills Qu'Appelle Tribal Council, Treaty Four Territory. He's been a contractor and builder for 30 years, with 18 years experience in concrete construction. He's been a housing inspector since 2000, and was a councillor for the Pasqua First Nation from 1993 till last year, with the portfolio of Housing, Economic Development, Recreation, Land Claims and Intergovernmental Affairs. Before taking his current position with the Fire Hills Tribal Council, he worked as an independent housing inspector of new construction, RRAP, INAC and band housing renovations.



Become a FNNBOA Member

Current Home Mailing Address

First Name	
Middle Name	
Last Name	
Suffix (e.g. Jr. Sr.)	
E-mail address	
Address	
City or Town	
Province	
Postal Code	
Home Telephone	

Office/Business Mailing Address

Contact First Name	
Contact Middle Name	
Contact Last Name	
Suffix (e.g. Jr. Sr.)	
E-Mail Address	
Company Name	
Address	
City or Town	
Province	
Postal Code	
Office Telephone	
Office Fax	

Type of Membership

- Full (\$100/yr plus a one-time \$50 Initiation Fee):
- Associate (\$250/yr):
- Corporate (\$500/yr):
- Student-Internship and Mentorship (\$50/yr):

Mail your cheque to:

First Nations National Building Officers Association
 Attn: Keith Maracle
 5717 Old Hwy #2 | P.O. Box 219
 Shannonville, Ontario
 K0K 3A0