

HOUSING DECISION- MAKING TOOL FOR CHIEFS AND COUNCILS

A tool to help us reduce our housing liabilities, improve the quality of our homes and make our houses last longer

FNNBOA

FIRST NATIONS NATIONAL BUILDING OFFICERS ASSOCIATION



INTRODUCTION

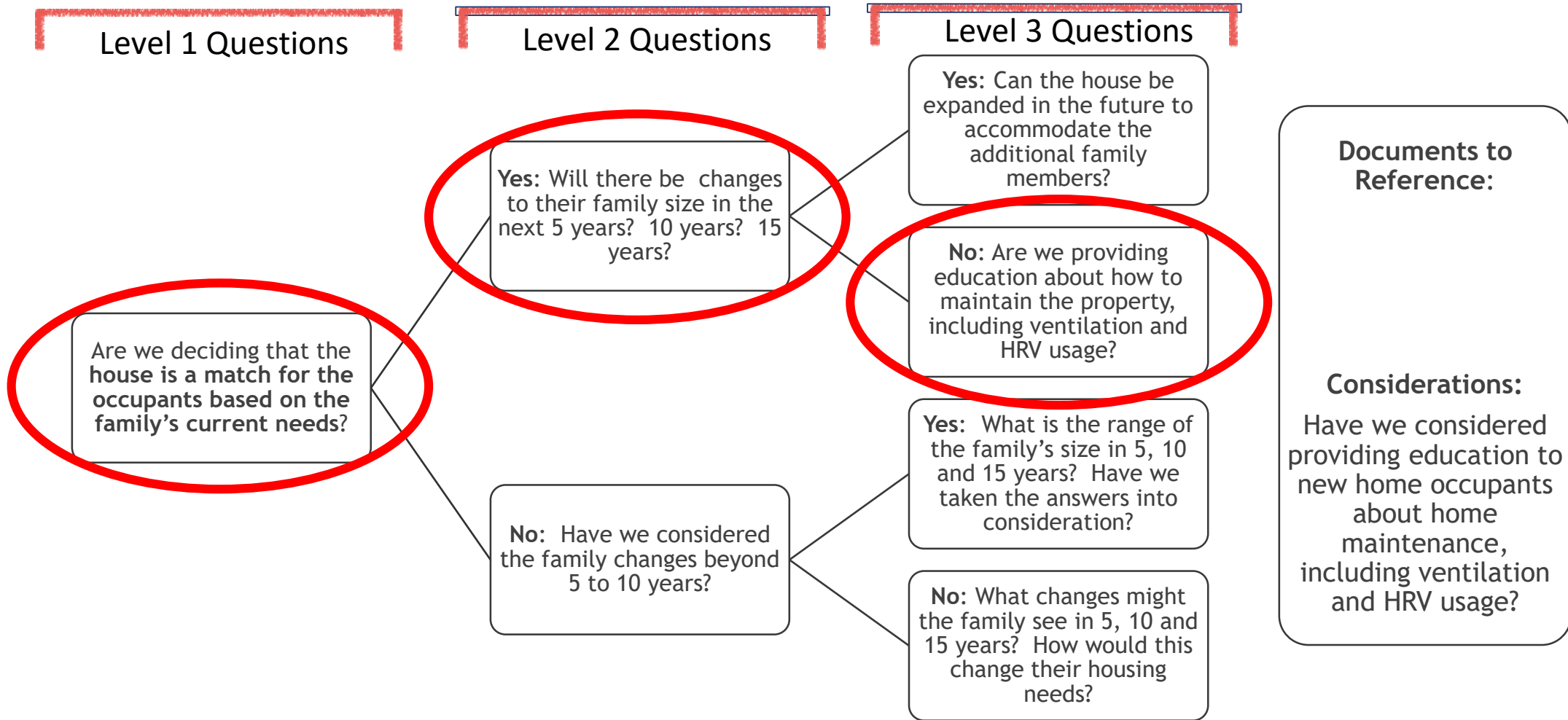
This document is designed as a conversation starter to help facilitate housing decisions that will provide better homes for our band members.

How it works

1. Select your topic from the Table of Contents in the following slides (or do a search based on topic)
2. Start with the question on the left to start the Council's discussion
3. Depending on the discussion, choose the next appropriate question (one of the Level 2 Questions) to the right of the first question
4. Based on the Council's dialogue from the Level 2 Question, choose the next level of question to ask (see example on next slide)



EXAMPLE



BACKGROUND

The First Nations National Building Officers Association (FNNBOA) and the Canadian Construction Materials Centre (CCMC) established a partnership where the expertise from both organizations can work together to improve the levels of health and safety of people living in Indigenous Communities.

CCMC provides an evaluation service focussed on innovative and non-standardized construction products, materials, systems and series. These services provided by CCMC are useful for Indigenous Communities to determine the acceptability of products within the context of their respective regional building, fire, and plumbing, energy code provisions.

The FNNBOA and CCMC/NRC are working together to address other issues such as capacity development, training, and the impact of climate change on the building of residential homes in Indigenous Communities.

For more information please visit:

WWW.FNNBOA.CA

Or email info@fnnboa.ca



TABLE OF CONTENTS

1. Home Occupants
2. Home Occupants
3. Prefab Homes
4. Home Construction Procurement
5. Home Construction
6. New Home Construction
7. Basements and Crawlspace
8. New Prefab Homes



TABLE OF CONTENTS

- 9. New Prefab Homes
- 10. New Construction
- 11. Home Construction
- 12. Home Construction
- 13. New Home Large Appliances
- 14. New Construction Finishing
- 15. New Homes: Mould
- 16. Mould Prevention Strategy

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TABLE OF CONTENTS

17. Wood-Burning Stove Installation

18. Renovations

19. Home Maintenance

20. Contractors

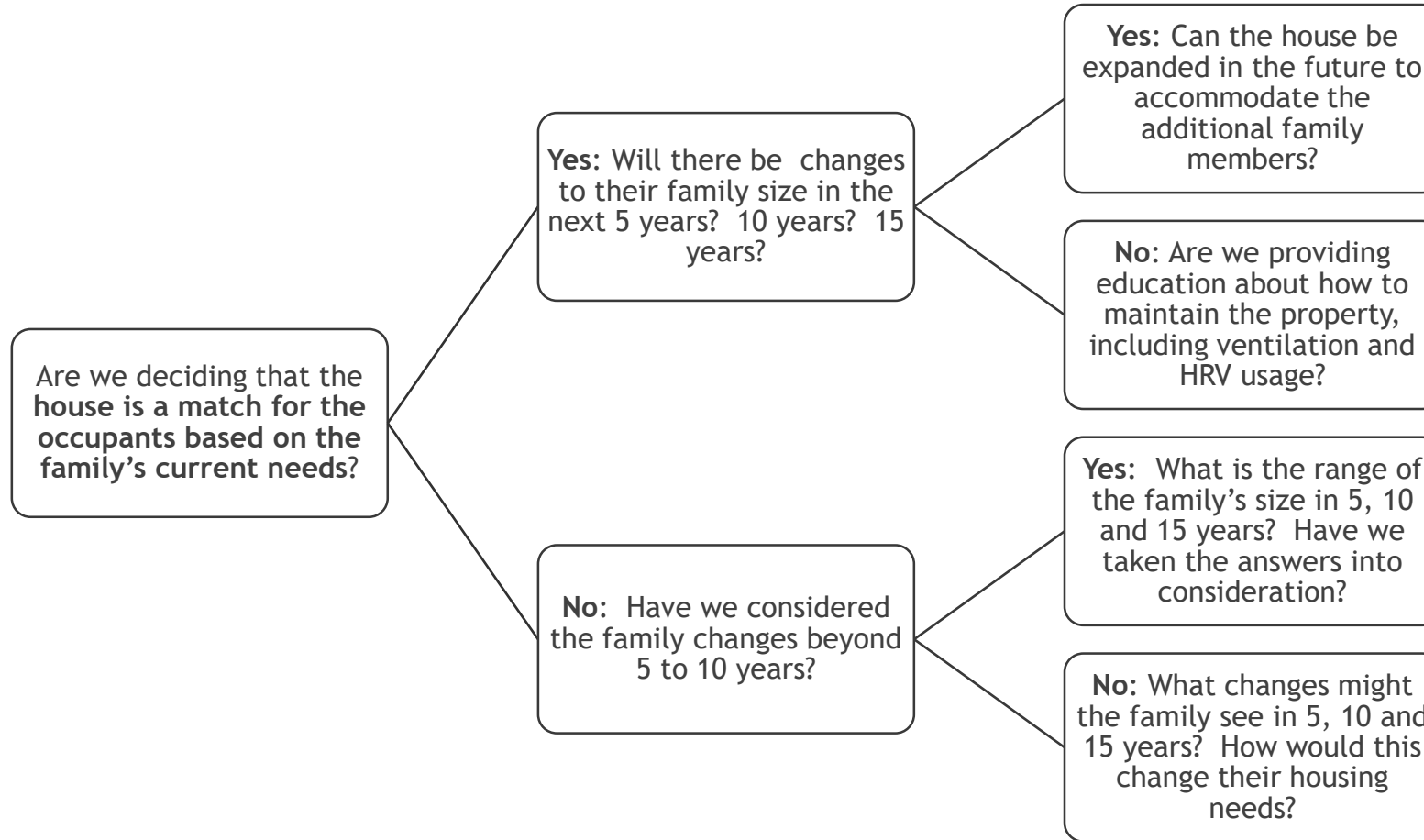
21. Inspector Certification

22. Different Types of Inspections

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1. HOME OCCUPANTS



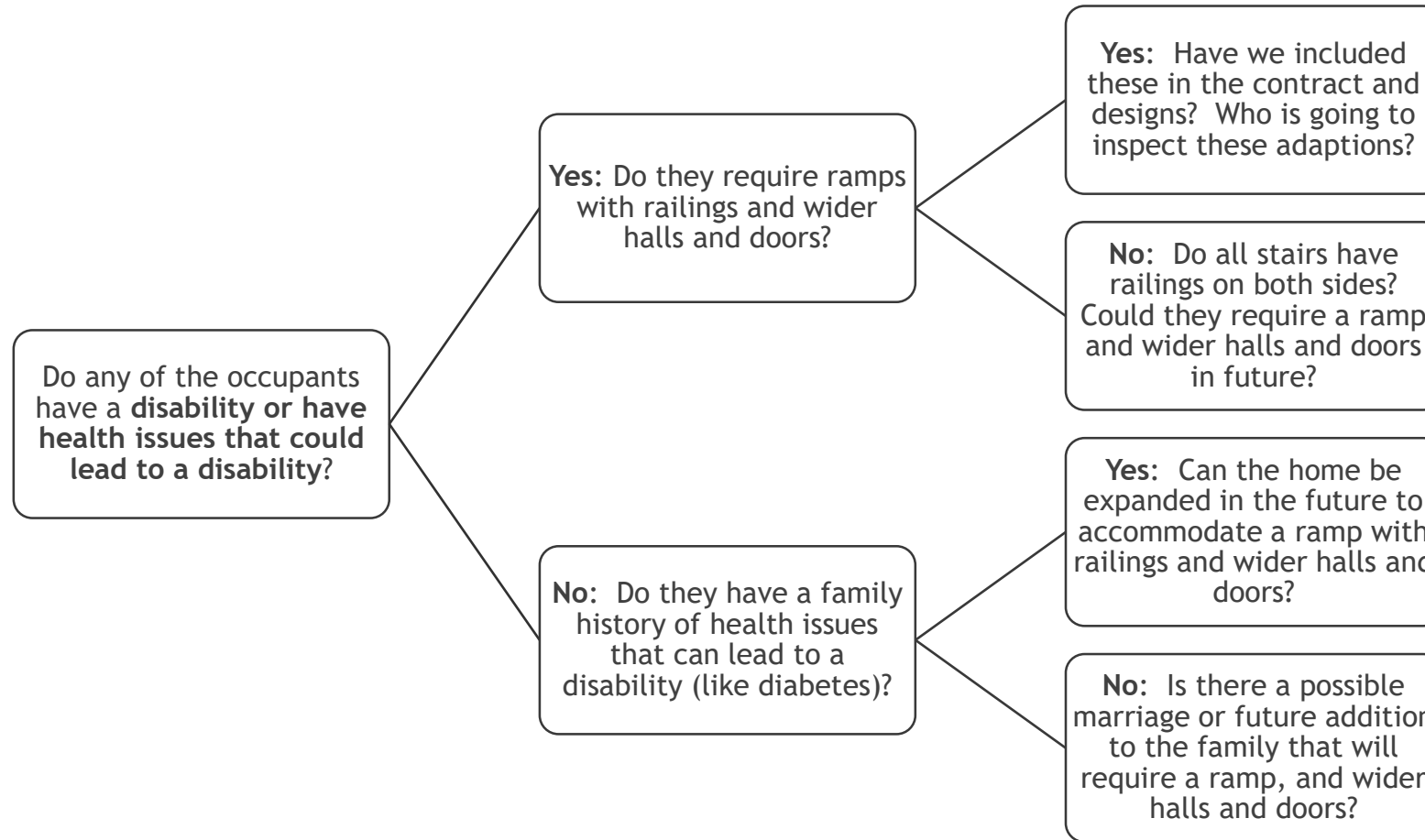
Documents to Reference:

Considerations:

Have we considered providing education to new home occupants about home maintenance, including ventilation and HRV usage?

2. HOME OCCUPANTS

Occupants with Disabilities

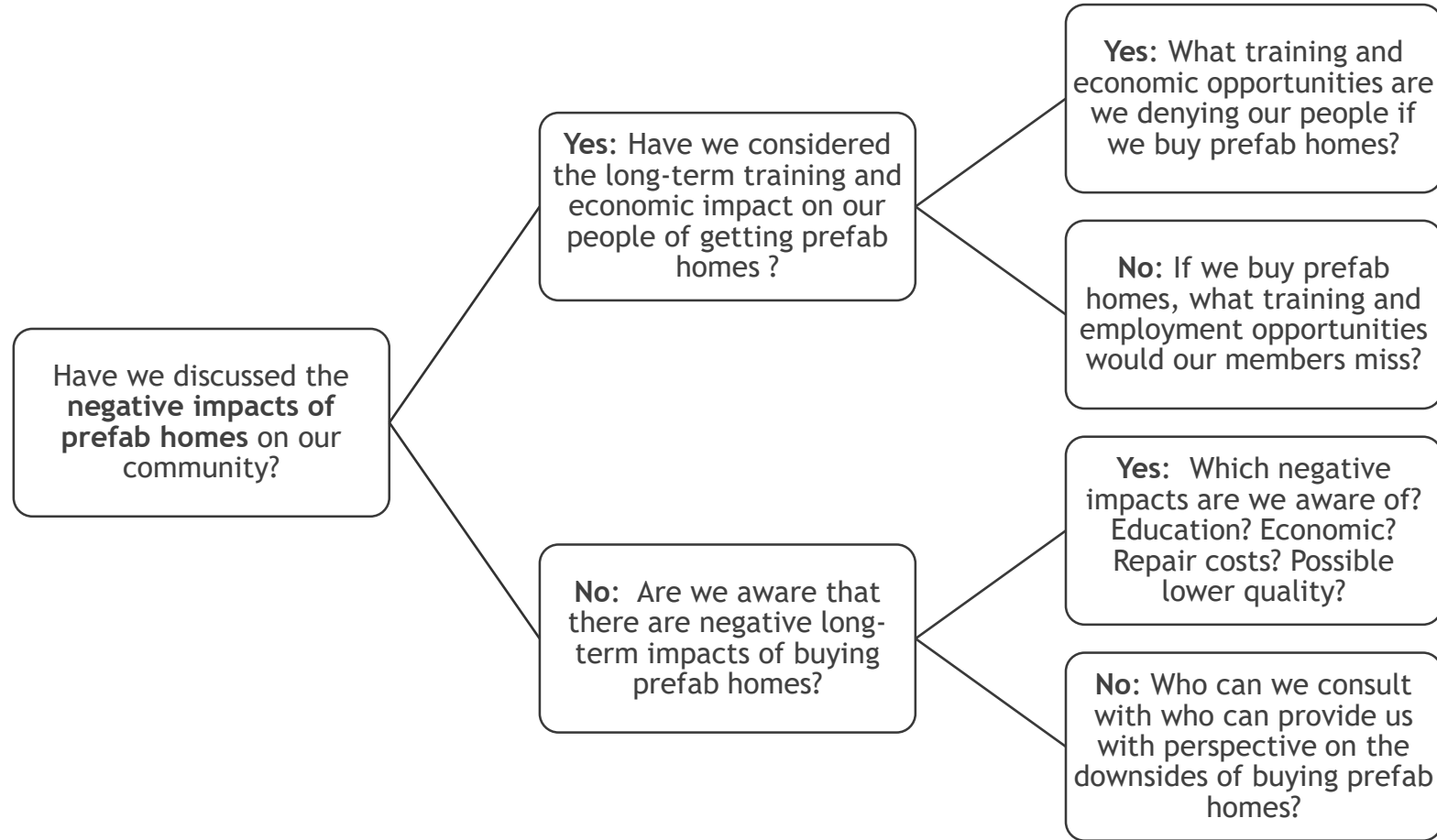


Documents to Reference:

Considerations:
Have we considered asking future occupants of homes about their current and potential health issues to inform their housing adaption needs? Have we considered what is called “Universal Design” (minimizes costs from onset)

3. PREFAB HOMES

Impact of Prefab Homes on Our Community

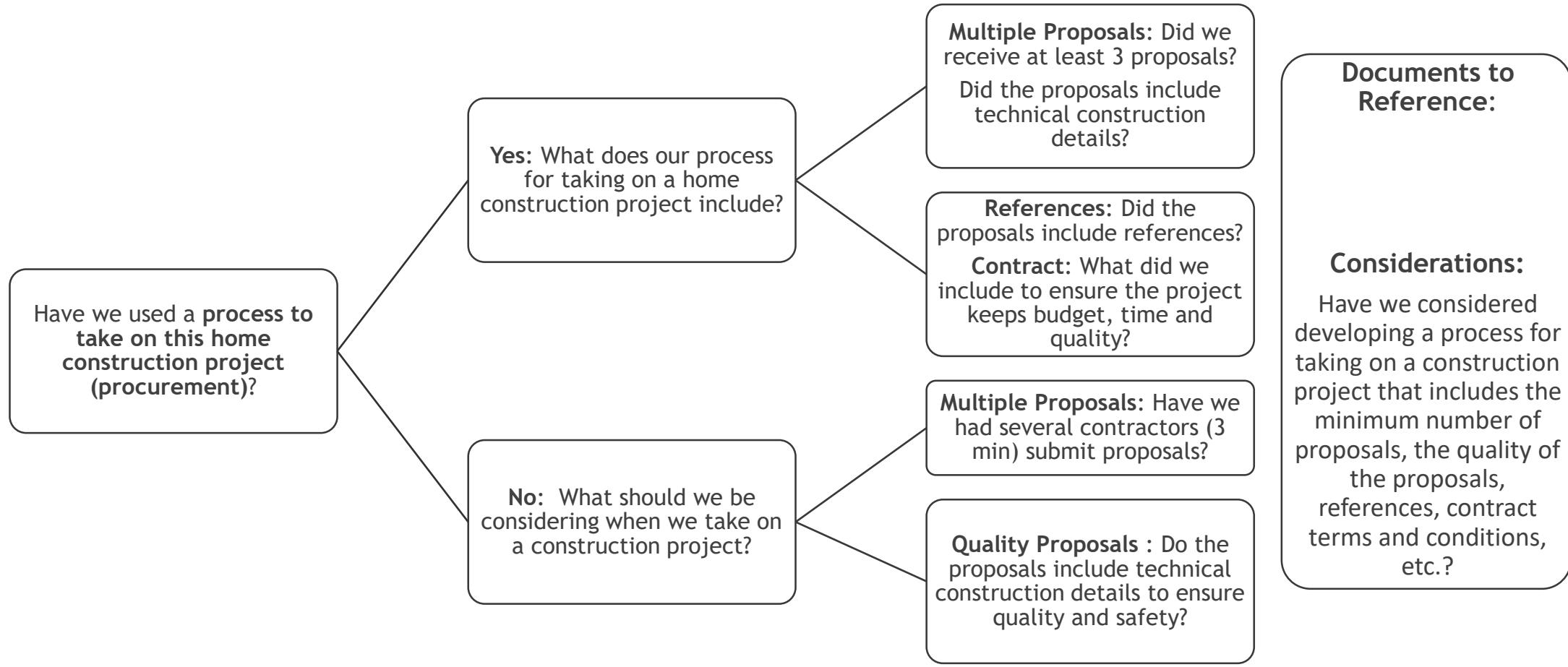


Documents to Reference:

Considerations:
Have we considered exploring the long-term negative impacts of prefab homes on our community?

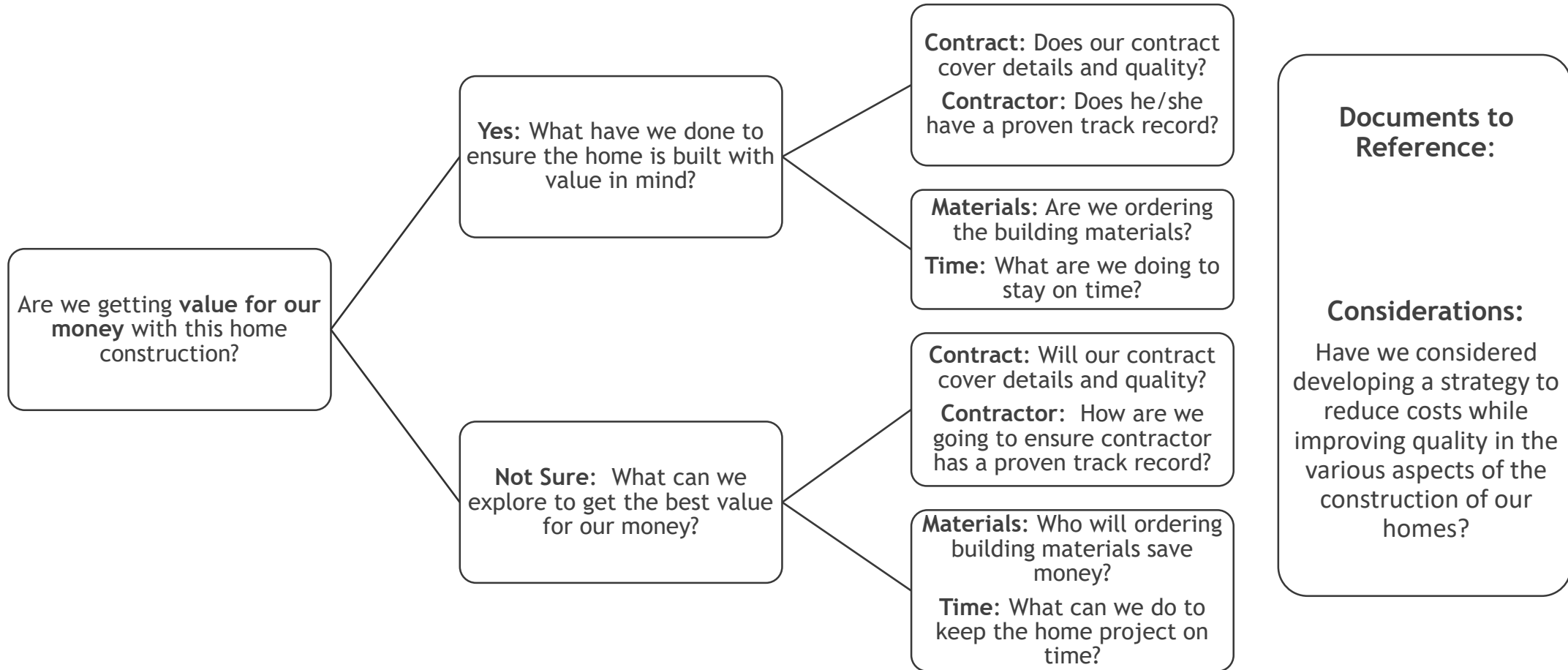
4. HOME CONSTRUCTION PROCUREMENT

Process of Taking On Construction Project



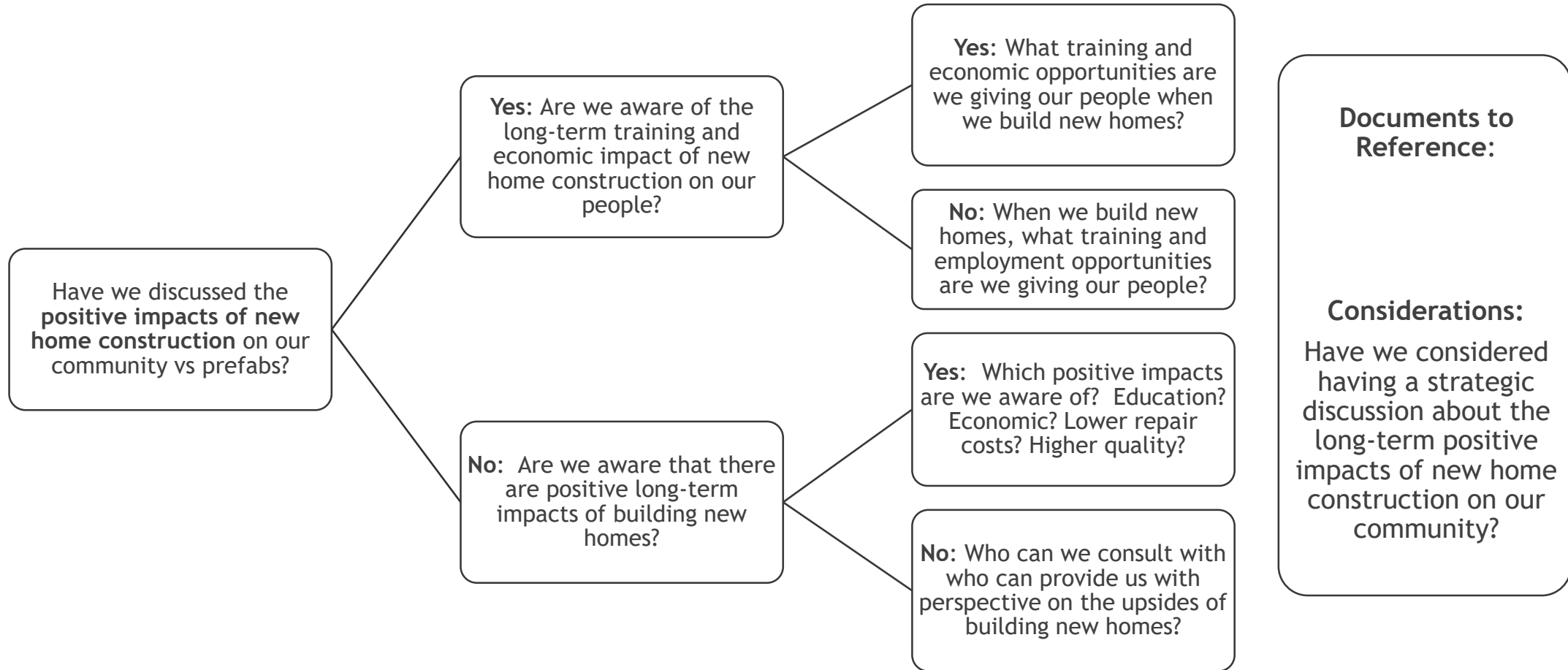
5. HOME CONSTRUCTION

Ensuring the Success of Our Home Project



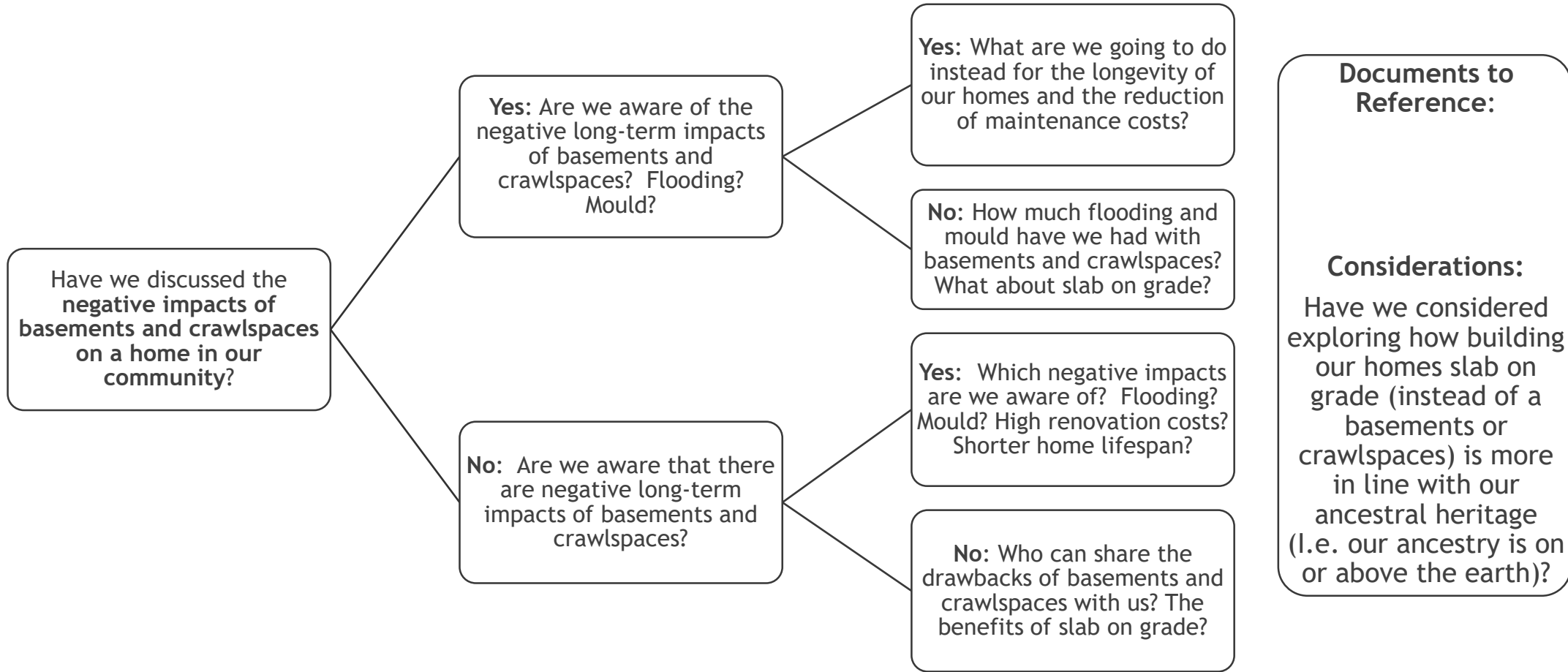
6. NEW HOME CONSTRUCTION

Impact of New Home Construction on Our Community



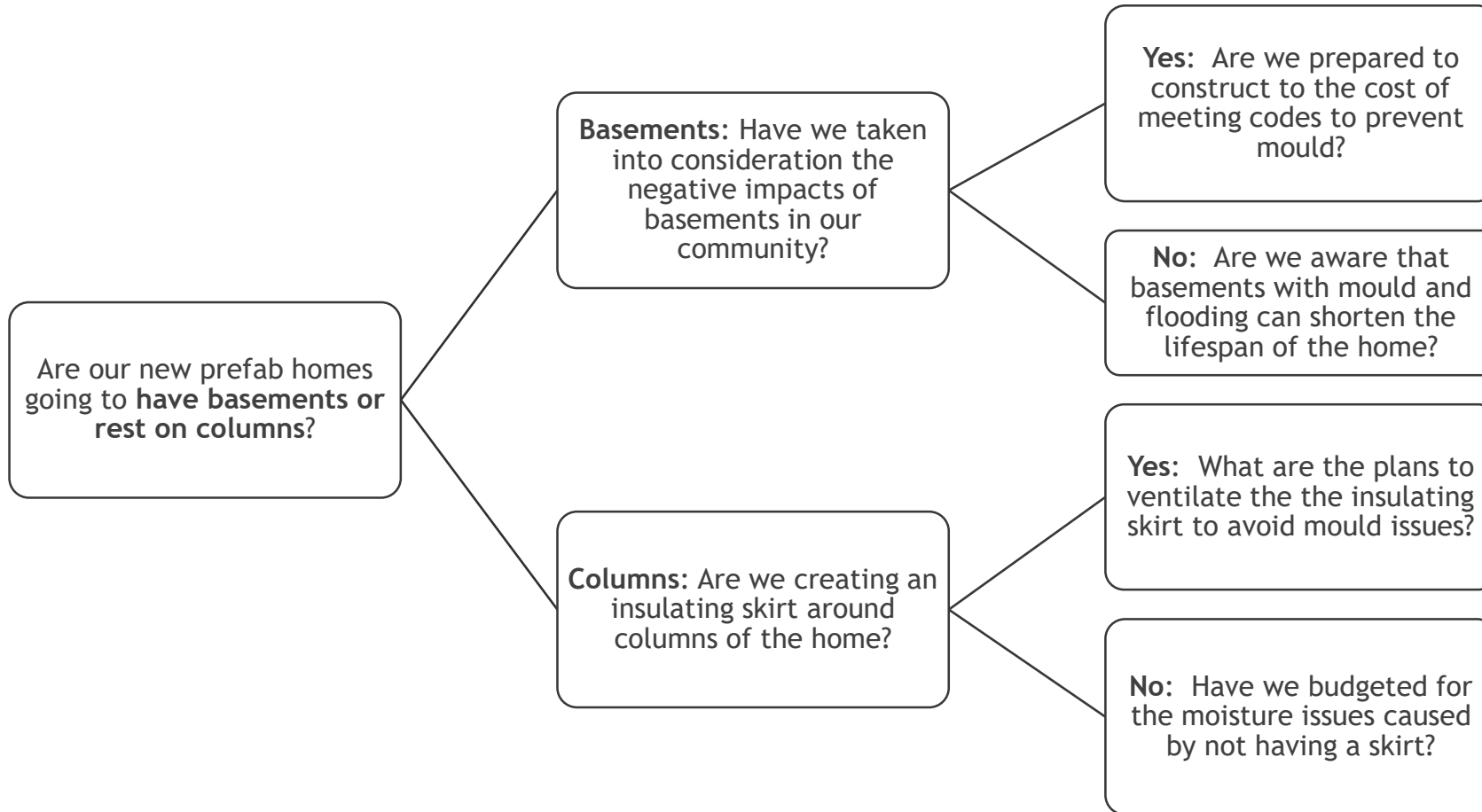
7. BASEMENTS AND CRAWLSPACES

The Long-Term Impact on Homes



8. NEW PREFAB HOMES

Basement or Columns for Prefab Homes



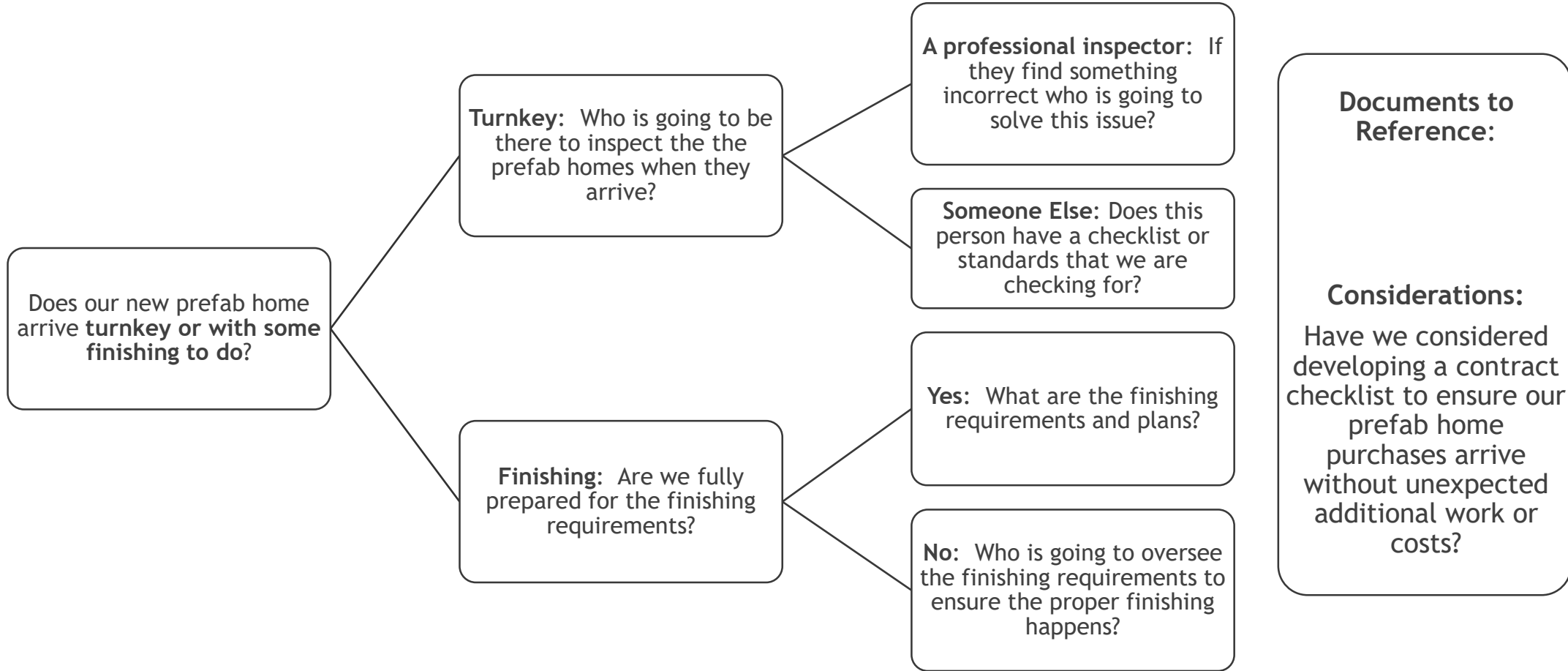
Documents to Reference:

Considerations:

Have we considered adding the topic of mould prevention to each of our housing decisions when determining what to place a prefab home on (including and exploration of the advantages of slab on grade)? Has our inspector reviewed the site and plans before construction?

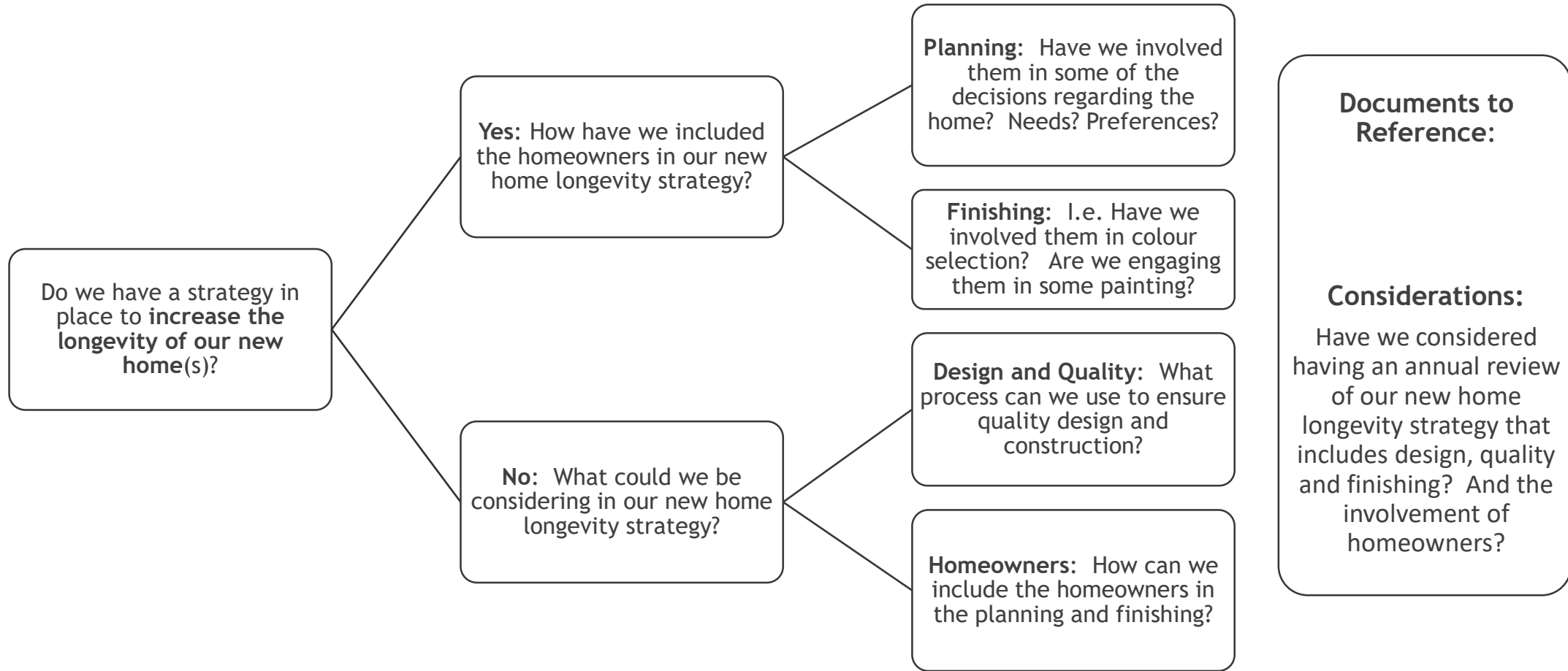
9. NEW PREFAB HOMES

Turnkey or Finishing



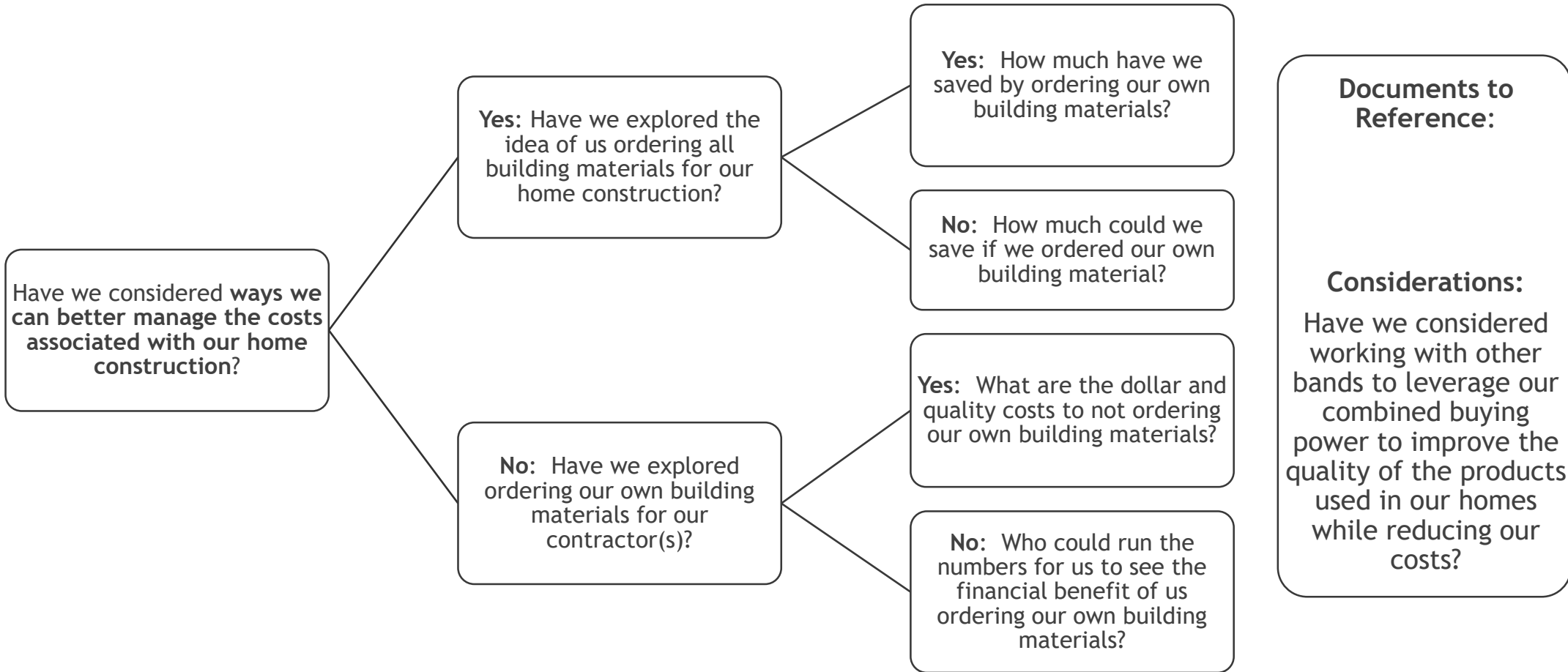
10. NEW CONSTRUCTION

Longevity of the Home(s) (Pride of Ownership)



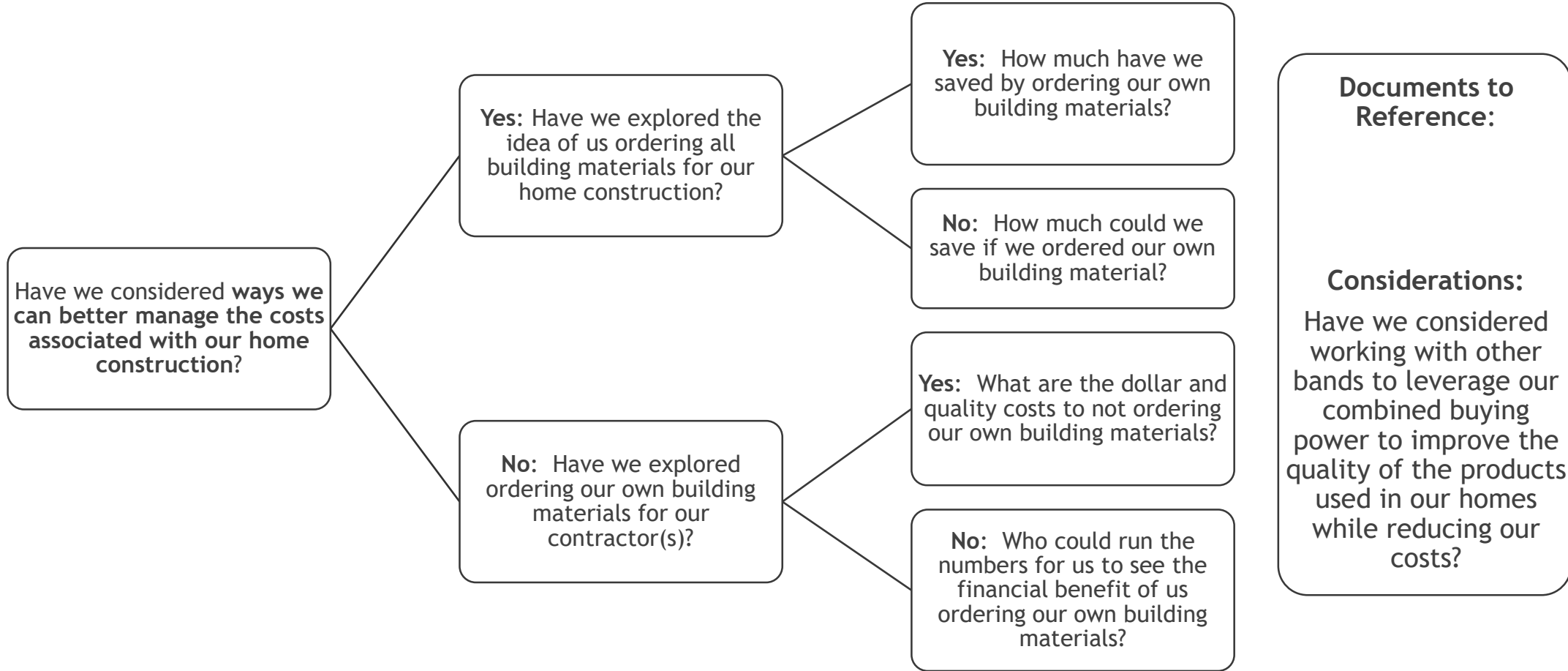
11. HOME CONSTRUCTION

Reducing Costs Associated with New Home Construction



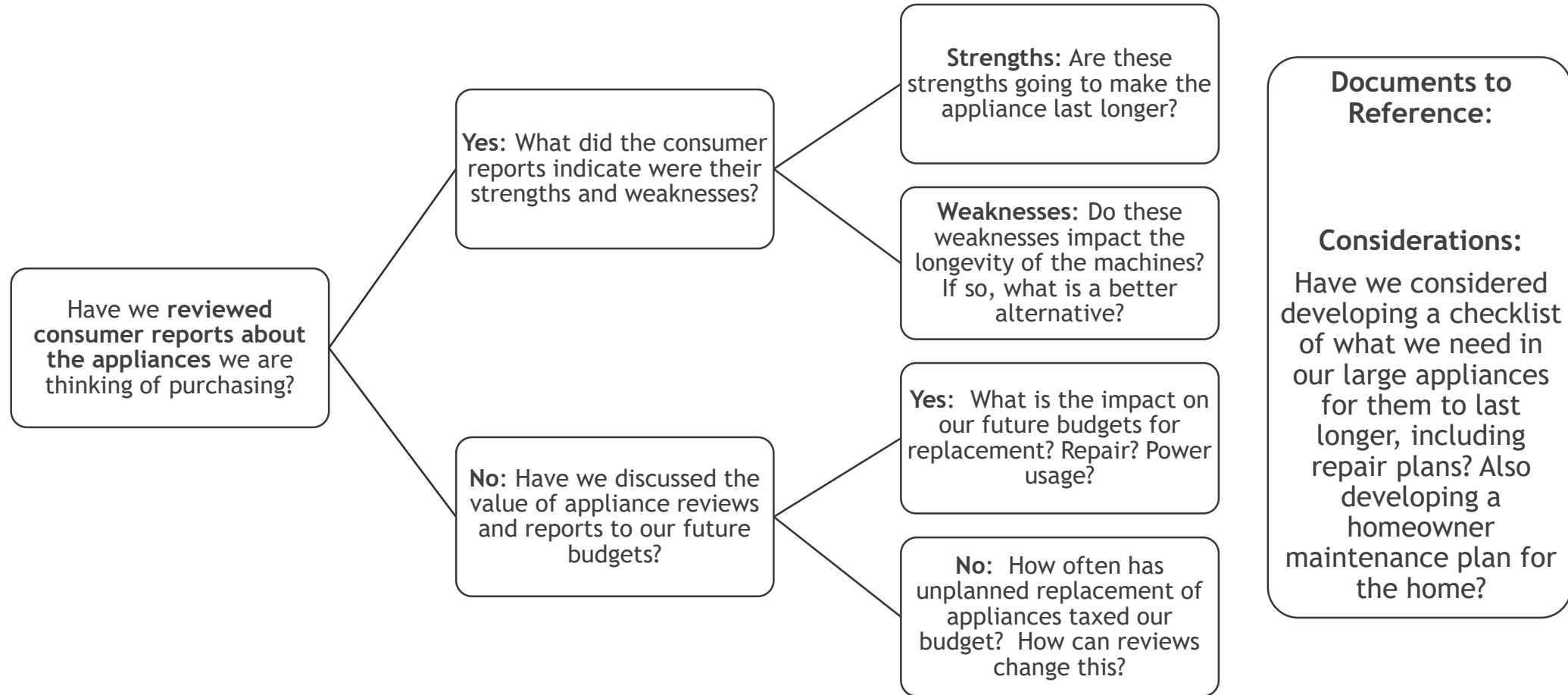
12. HOME CONSTRUCTION

Reducing Costs Associated with New Home Construction



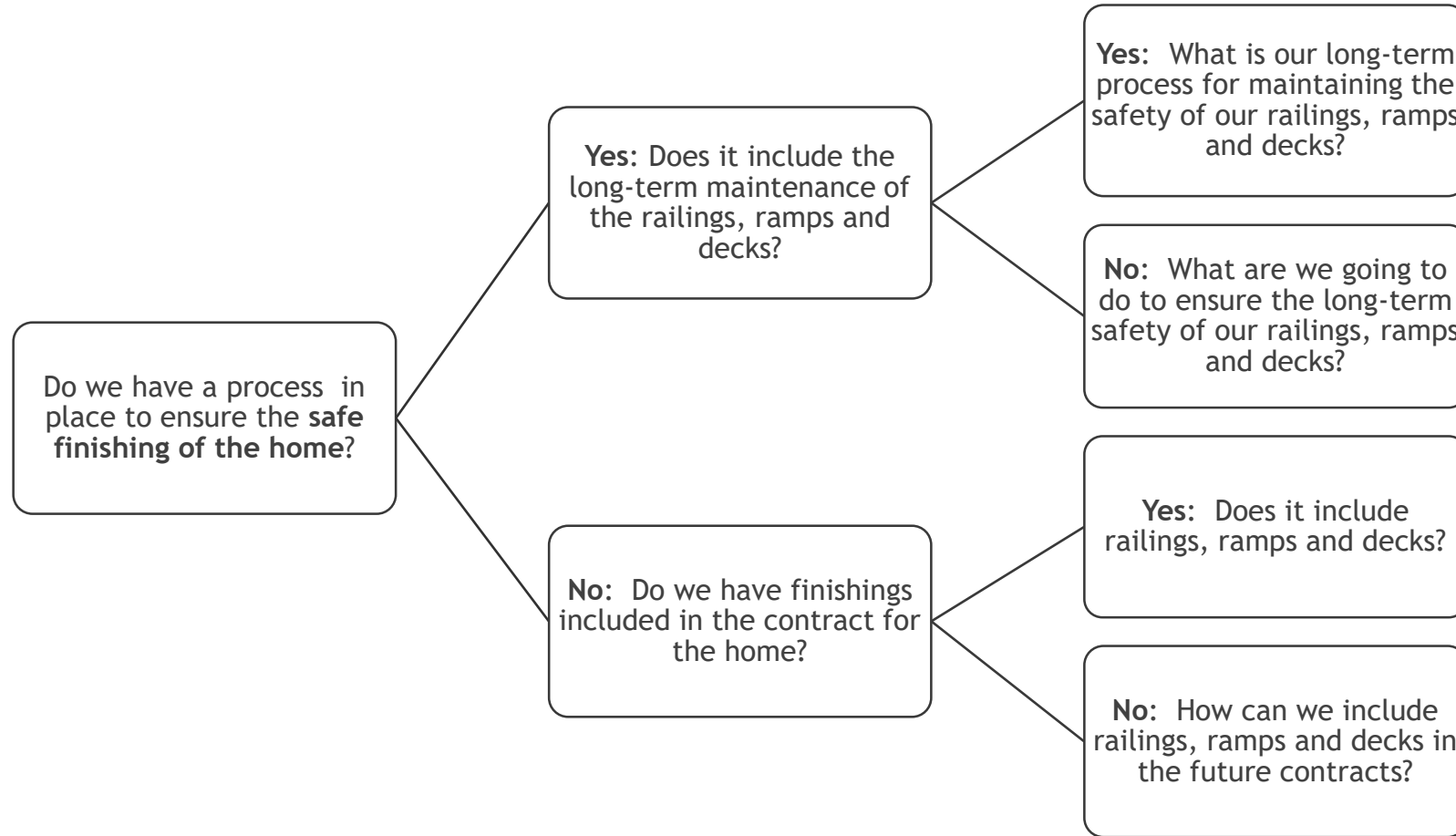
13. NEW HOME LARGE APPLIANCES

Making Appliances Last Longer



14. NEW CONSTRUCTION FINISHING

Railings, Ramps and Decks



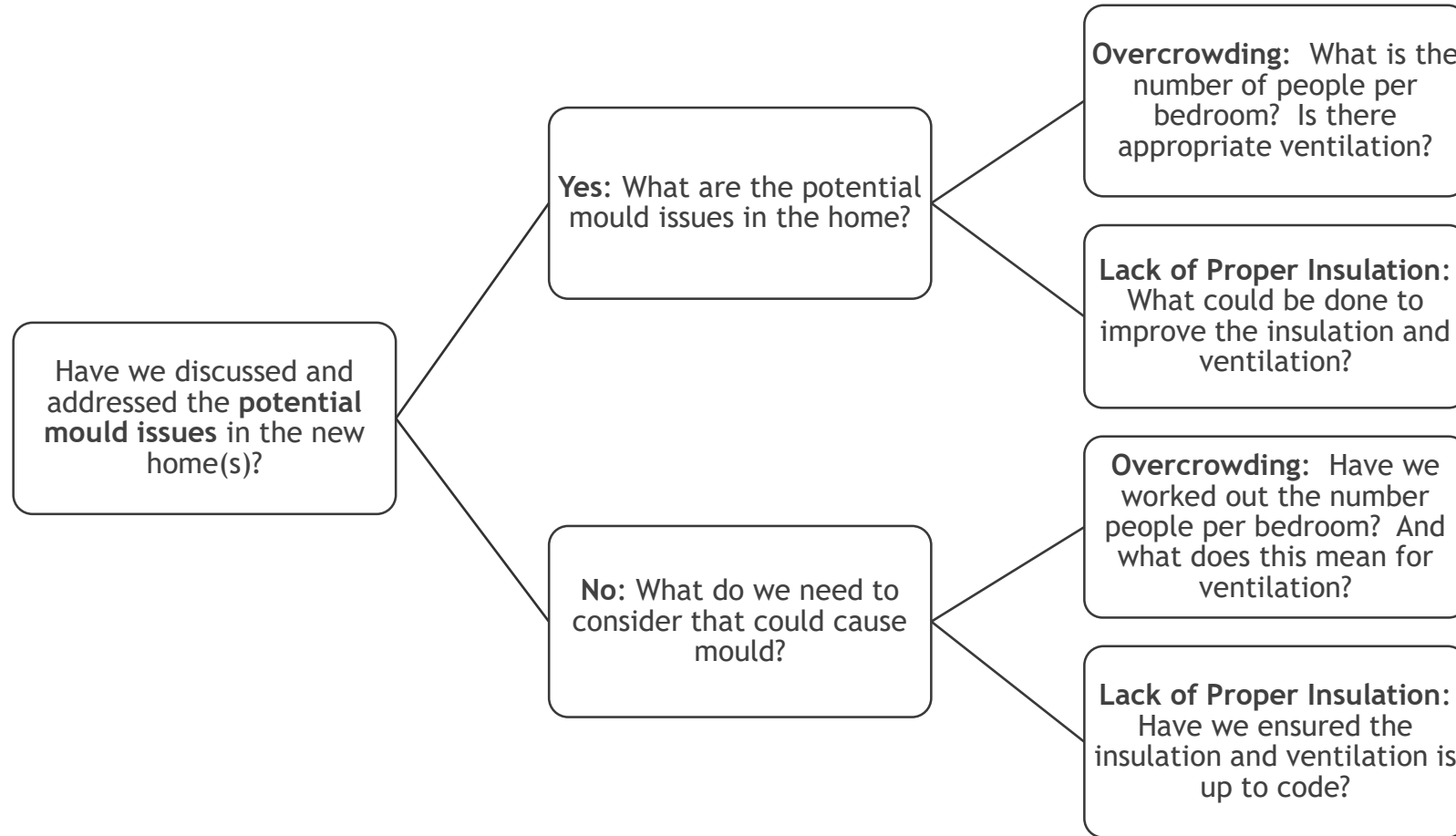
Documents to Reference:

Considerations:

Have we considered developing a checklist for home finishing to be used in contracts and inspections? Also developing a homeowner maintenance plan for the home?

15. NEW HOMES: MOULD

Mould Prevention

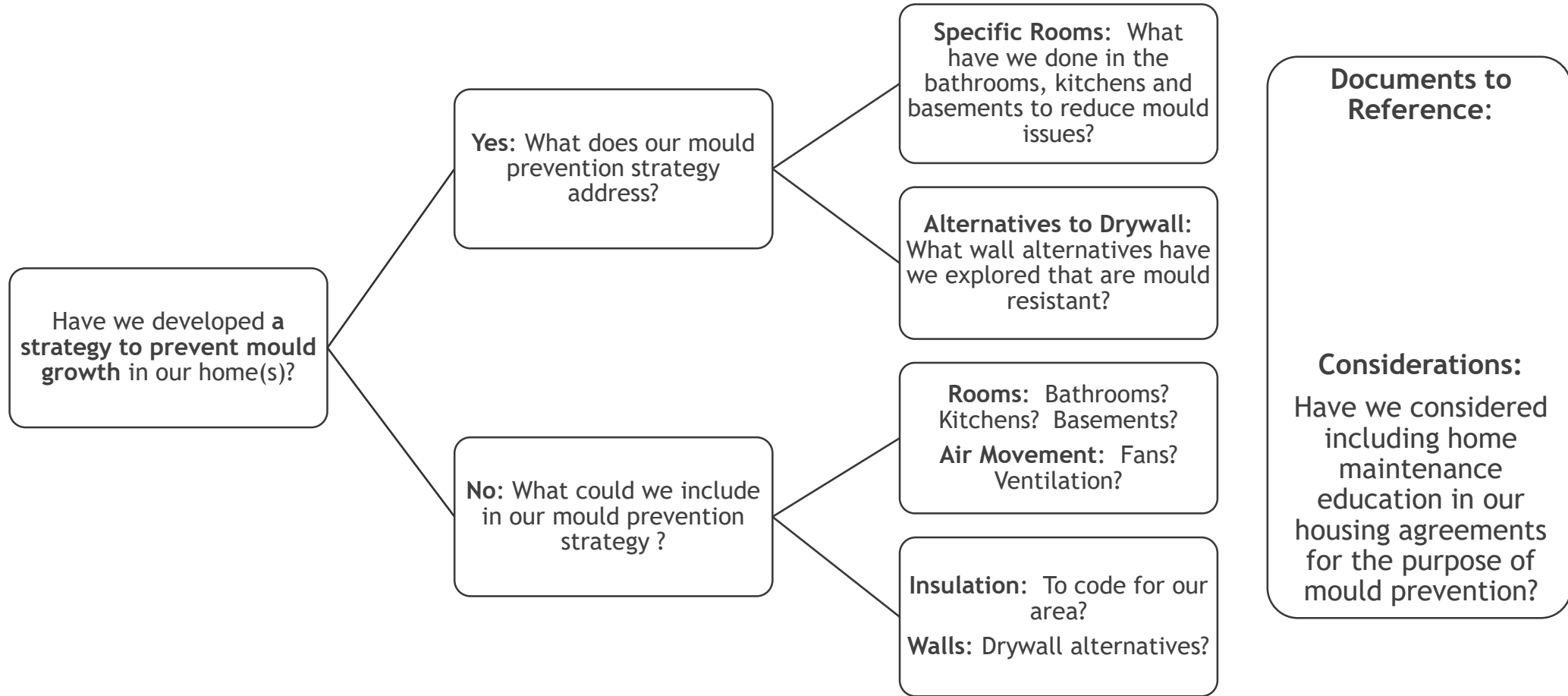


Documents to Reference:

Considerations:
Have we considered walking new home occupants thru their home to discuss maintenance, including ventilation and HRV usage, before they move in?

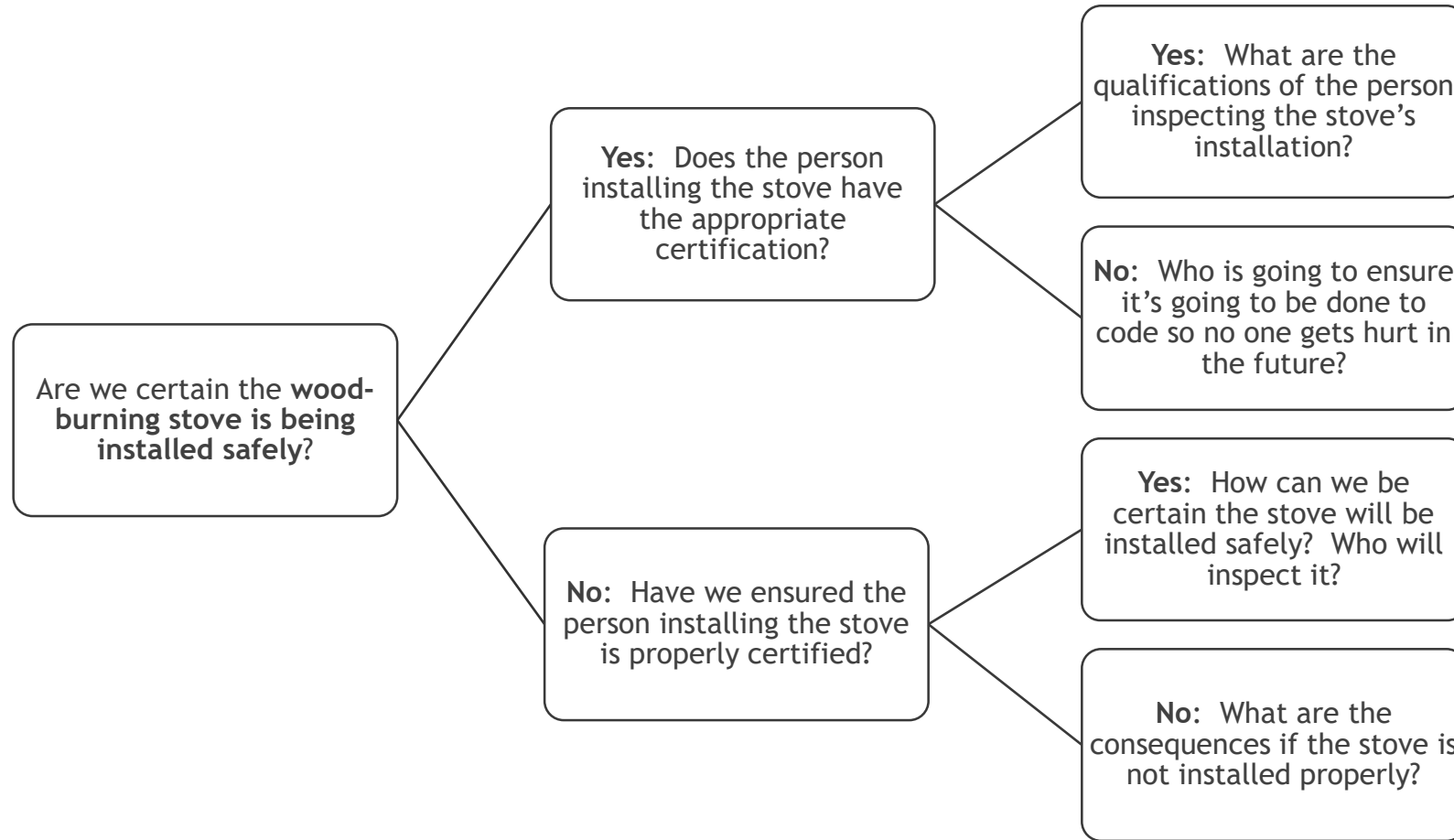
16. MOULD PREVENTION STRATEGY

How to Reduce the Mould Issues in Our Home(s)



17. INSTALLING WOOD-BURNING STOVES

Fire Prevention



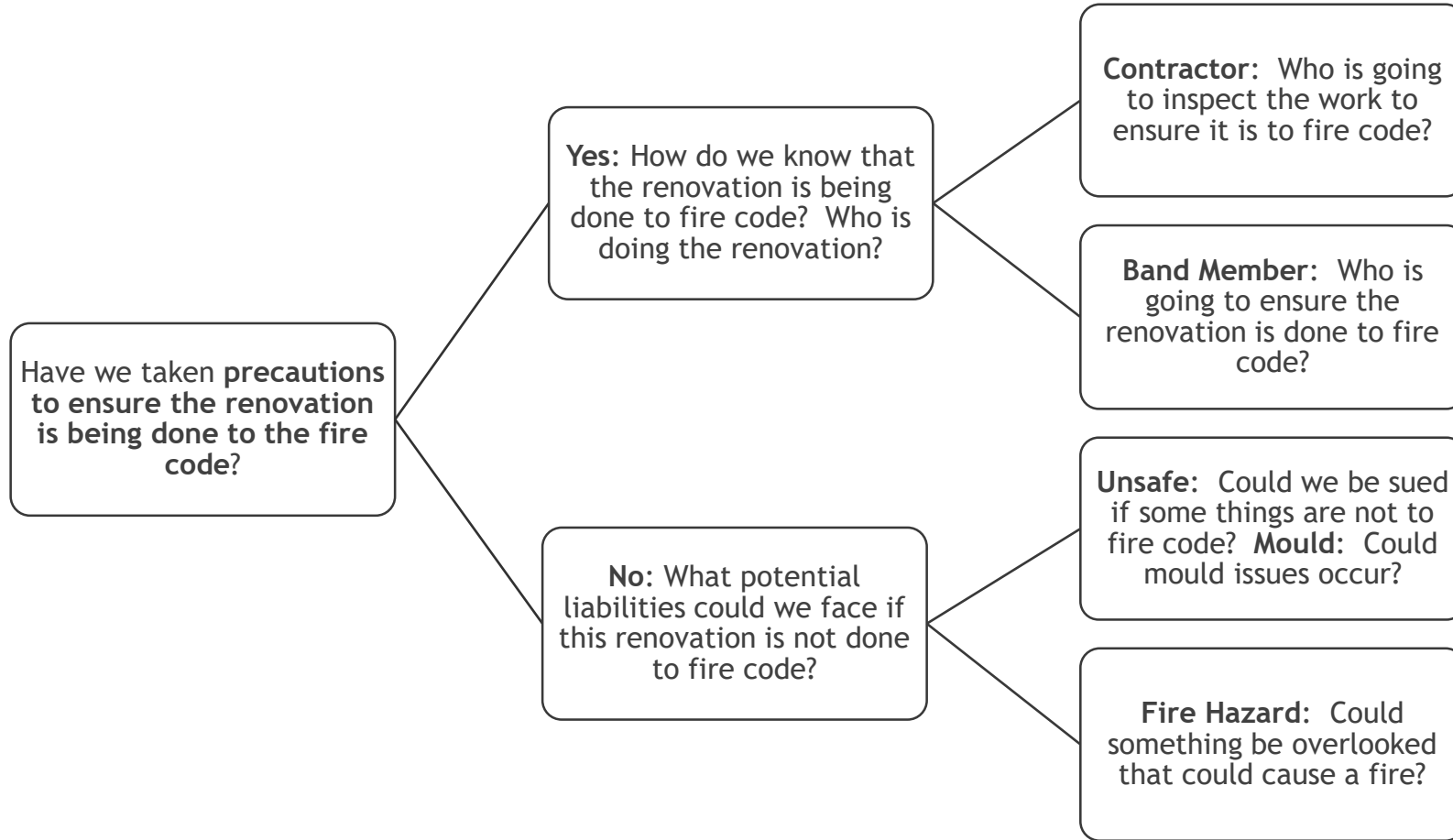
Documents to Reference:

Considerations:

Have we considered developing a strategy to ensure the safe installation of wood-burning stoves (I.e. Work towards having 2 - 3 individuals certified to install and inspect stove installations)?

18. RENOVATIONS

Safety and Meeting the Fire Code



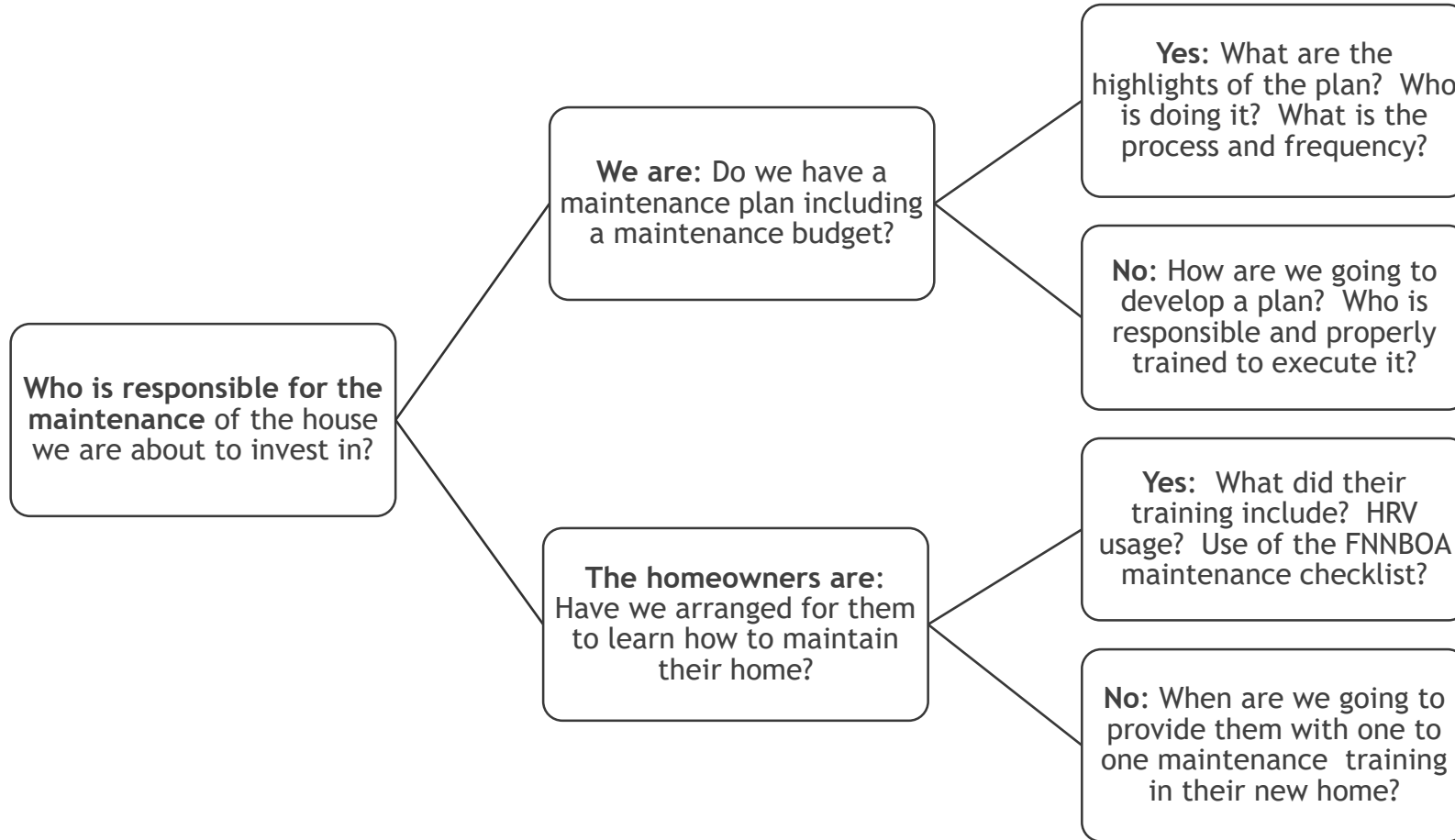
Documents to Reference:

Considerations:

Have we considered developing a list of contractors who have a proven history of doing renovations to the fire code?

19. HOME MAINTENANCE

Responsibility for Maintenance

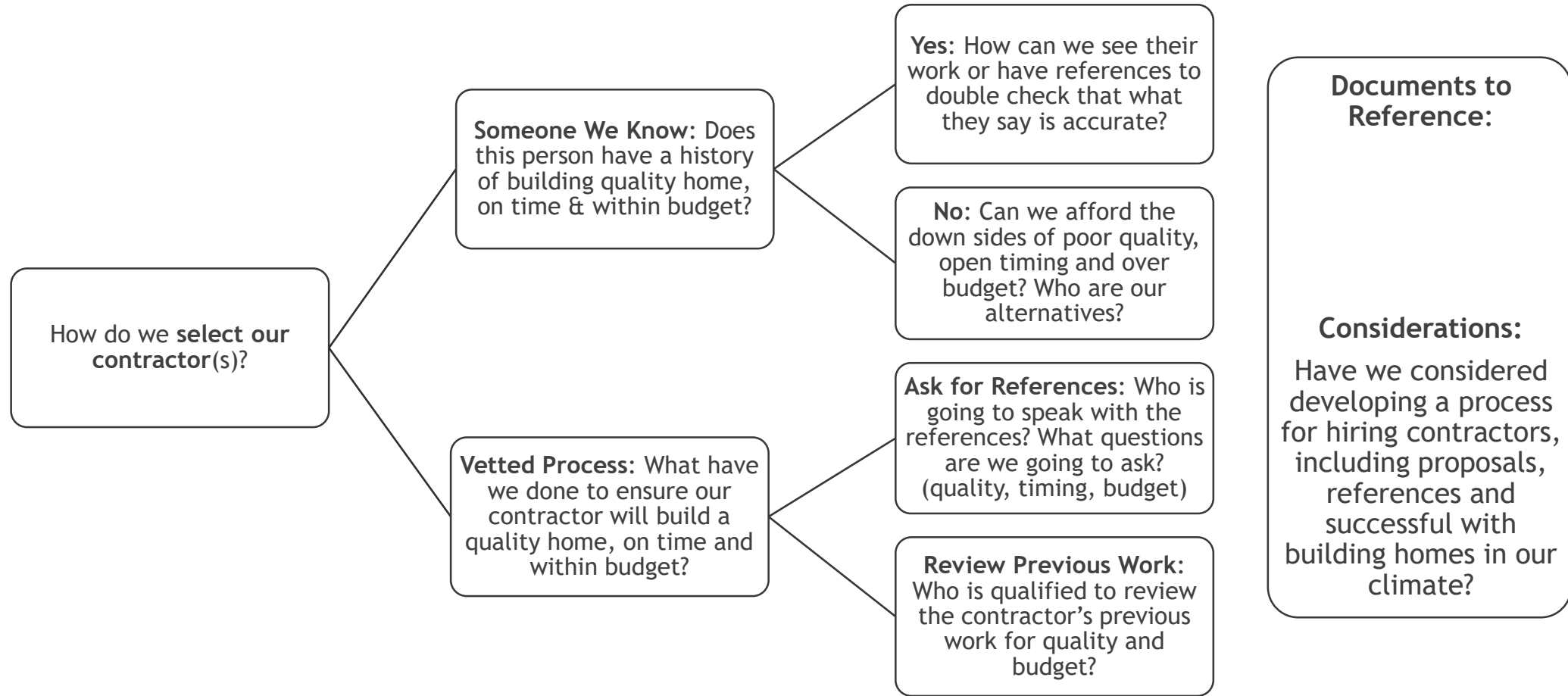


Documents to Reference:
FNNBOA Maintenance Checklist

Considerations:
Have we considered walking new home occupants thru their home for home maintenance, including ventilation and HRV usage? Have we developed strong housing agreements?

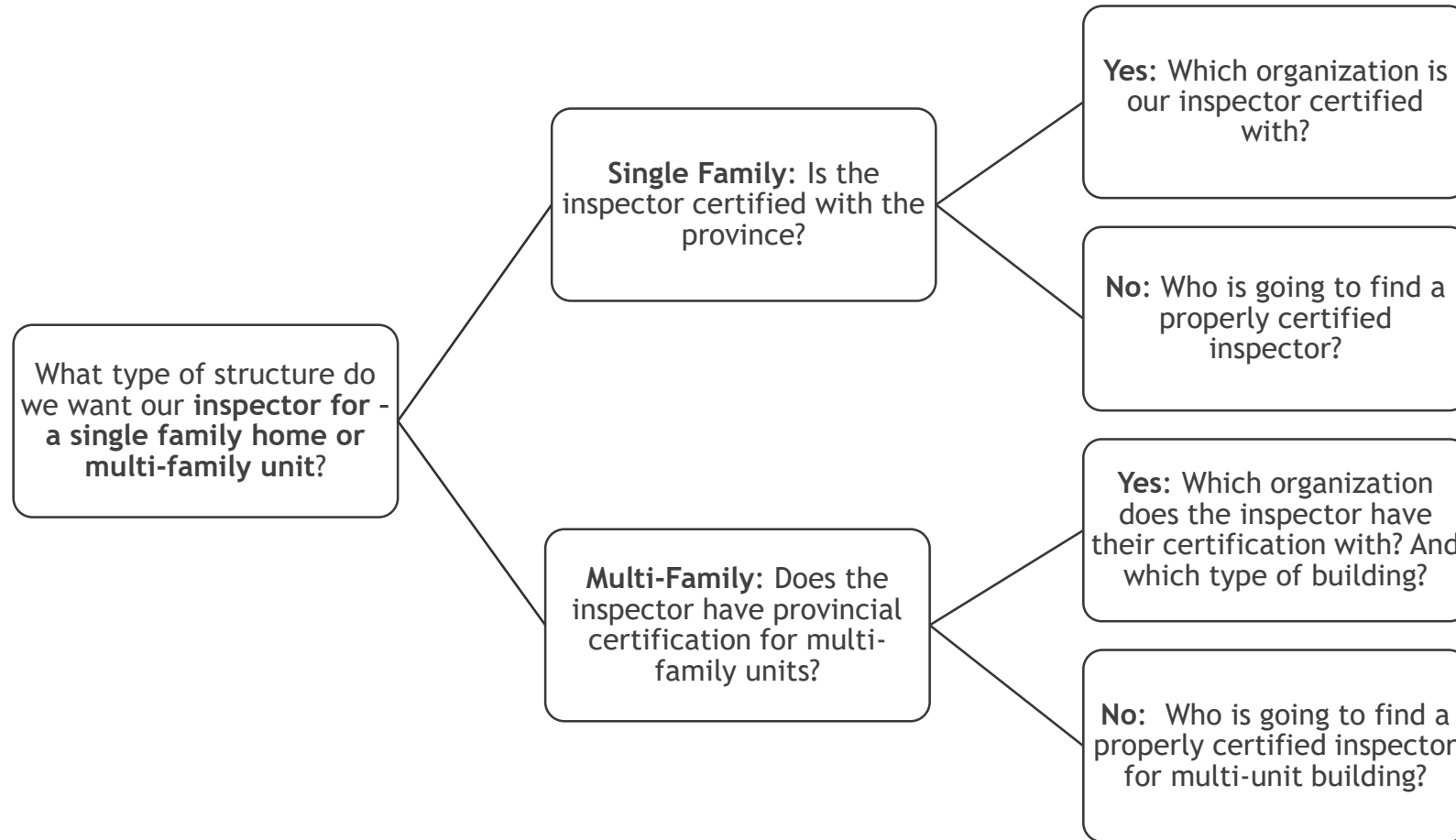
20. CONTRACTORS

Hiring Contractors Who Are Quality-Focused



21. INSPECTOR CERTIFICATION

Ensuring Housing Quality and Longevity

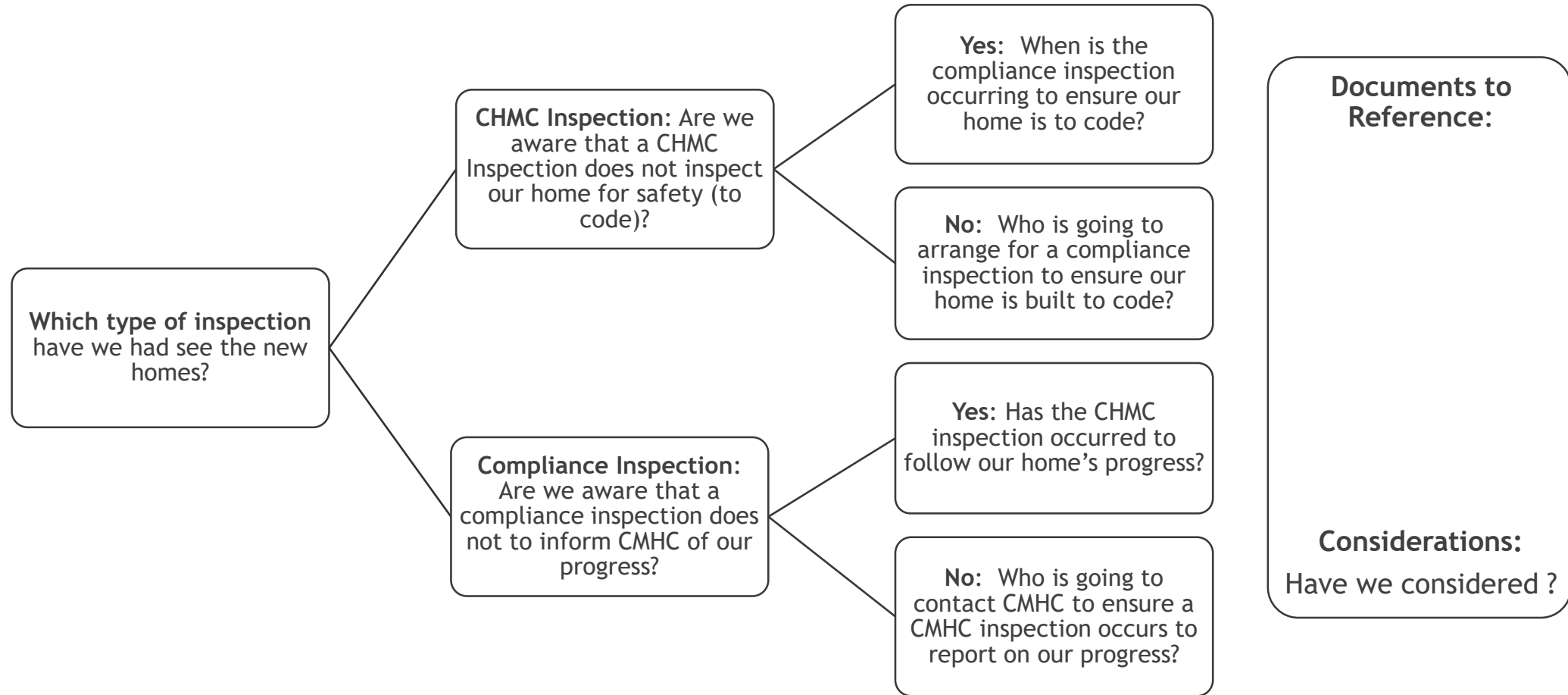


Documents to Reference:

Considerations:
Have we considered developing a list of properly certified inspectors (for our types of homes)?

22. DIFFERENT TYPES OF INSPECTIONS

If Building a CHMC Home



CLARIFYING QUESTIONS AFTER WE MAKE A HOUSING DECISION (1 OF 2)

- Have we reviewed choices that will cause the home(s) to last longer?
- Have we made our decision(s) with the long-term in mind?
- What is the time horizon of our decision? 2 years? 5 years? 10 years? 15 years? 20 years? 25 years? (the longer the better)
- Have we considered the potential liabilities of our decision(s)?
- Have we reduced our potential liabilities with our decision(s)?



CLARIFYING QUESTIONS AFTER WE MAKE A HOUSING DECISION (2 OF 2)

- Have we avoided potential fire hazards with our decision(s)?
- Have we ensured the safety of the home for our band members with our decision(s)? (railings, ramps, etc)
- Have we reduced the chances of water damage and/or mould growth with our decision(s)?
- Have we ensured the home is built/renovated to code with our decision(s) (to ensure the safety of our band members and to reduce the Council's chances of being sued)?

SPECIAL THANKS

A special thank you to the individuals who gave freely of their time to be interviewed and provide information for the creation of this document:

- John Kiedrowski
- Vincent Genereaux
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- Jim Munroe
- Tex McLeod
- Dino Zuppa

This document was created by Peri Shawn



HISTORY OF COLLABORATION

At the request of the Provinces and Territories, the regulators of construction across Canada, CCMC was created as Canada's official evaluation service for building officials and the construction industry in 1988.

Formalizing this relationship was a Memorandum of Understanding between Canada's Federal Government and Provincial and Territorial Governments (PTs). Also at the request of the PTs, CCMC was centralized at the National Research Council of Canada (NRC) a federal government organization, in Ottawa, working closely with Codes Canada and research expertise.

More recently, CCMC formalized its relationship with the Alliance of Canadian Building Officials' Association and the First Nations National Building Officers Association (FNNBOA) with a Memorandum of Understanding (MOU). This MOU with FNNBOA helps to address the health and safety of homes built in Indigenous Communities.

CCMC's mandate is to provide a technical opinion that a product or system complies with the requirements of Canada's Building Codes as an 'alternative solution' and to provide verification that a product conforms to a recognized product or material standard.

As a Federal Government organization and part of the NRC, CCMC's due diligence on all evaluations is impartial, neutral and science-evidence based, intended to protect the health and safety of Canadians first and foremost. CCMC applies the same objective, factual and rigorous process on all evaluations and provides an expert, unbiased opinion on Code and Standard compliance without commercial interest in the products evaluated. Also as a federal government entity, CCMC stands behind all of its technical evaluations.

CONTACT

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Email: ccmc@nrc-cnrc.gc.ca

Website: https://www.nrc-cnrc.gc.ca/eng/solutions/advisory/ccmc_index.html

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