



The Importance of Codes

Building Permit Systems for First Nations Communities





- Well thought out design?



Concerns about CO2?





How do defects arise?



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How do defects arise?



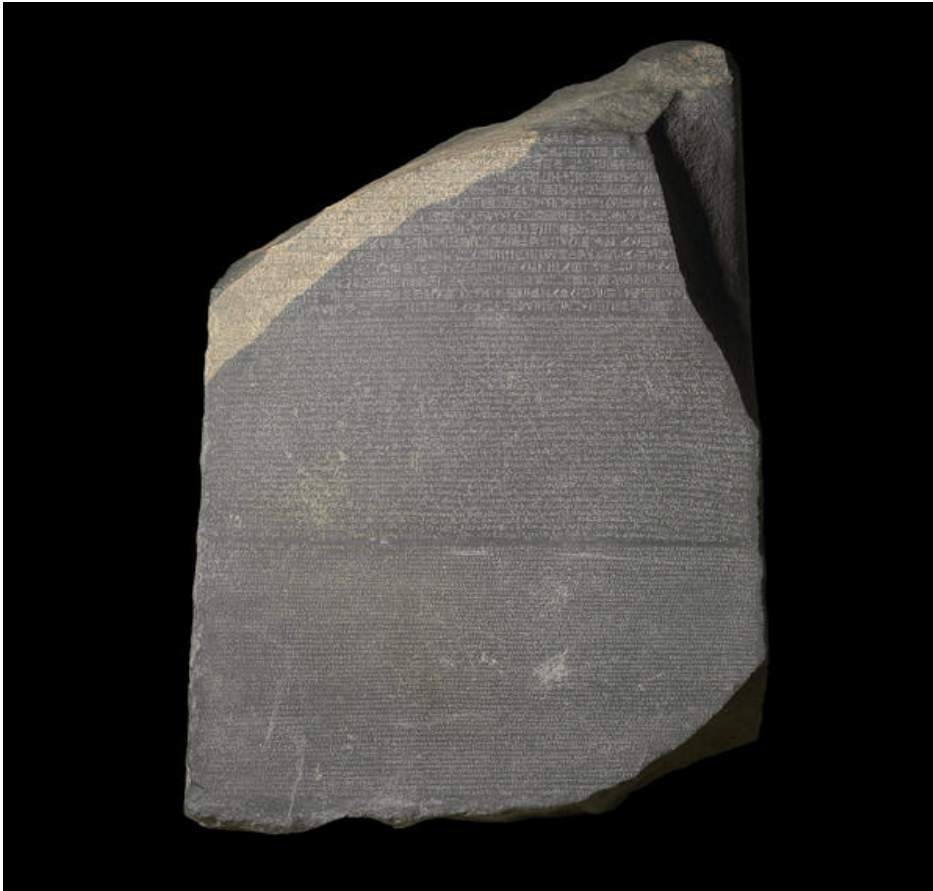
How do defects arise?



How do defects arise?



Code of Hammurabi



- 229. If a builder builds a house for someone, and does not construct it properly, and the house which he built falls in and kills its owner, then that builder shall be put to death



Why Codes?

- The main purpose of the building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.



Who enforces codes?

- The Authority having Jurisdiction means the governmental body responsible for the enforcement of any part of the code or the official or the official or agency designated by that body to exercise such a function.
- Chief and Council is the AHJ



How do you enforce codes?

- Councils can pass by-laws to help control certain activities within the community including homes being built to building code standards.



Why Building Permits?

- Mould from inadequate moisture protection
- Shoddy construction and Inappropriate construction materials
- Poor design and quality of the foundations
- Hazardous wood stoves
- Limited or no inspections
- Prevent Homes built on flood plains or other areas where the soil/ground is unacceptable
- Protect capital investment



Why Building Permits?

- 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
- Develops strong housing policies for the communities



Key Requirements

- To develop a permit system to build or renovate homes, there are three basic by-laws related to the development of land in First Nations communities.
 - **Zoning**
 - **Buildings**
 - **Land Survey**



Key Steps for Building Permits

- **Stage 1: Establish a Department Responsible for the Permits**
- **Stage 2: Pre-application**
- **Stage 3: Application for a Building Permit**
- **Stage 4: Plans and Drawings Requirements**



Stages continue

- **Stage 5: Issuance of Building Permit**
- **Stage 6: Required Building Inspections**
- **Stage 7: Occupancy Certificate or Permit for Occupancy**
- **Stage 8: Appeal Process**



Permit System Manual

- Three models are presented for Band Councils wanting to implement building permit system.
- Model A – First Nations communities located in or near urban areas and have a large population base.
- Model B - First Nations communities located in a rural area and have smaller population base.
- Model C – First Nations communities located in remote areas and have a small population base



- **Watch our website for a manual on developing successful permit processes. The First Nations Building Officers Association looked at communities with successful building permit issues and realized that is a community effort.**



Conclusion

- Manual will soon be available on CD ROM
- Importance of Band by-laws for building
- Supports progress thinking communities
- Instrumental to improve housing conditions
- Use of qualified/certified inspectors

