



title

**Community Empowerment: Building Permit/Permission System**

date



# Challenges Facing Communities

1. Exercise authority having jurisdiction
  - responsible for homes built in community - NOT CMHC/INAC
2. **Liability Liability Liability Liability**
3. Housing Conditions and safe homes
4. Finding manageable solutions
5. Control for costs of construction



# Improve this situation



# With this situation



# How to change situation?

- Council has the authority
- Exercise self government mandate
- Community wants to change housing conditions
- Limited budget
  - Introduce **BUILDING PERMITS**



# What is a Building Permit System?

- Formal approval from band council to construct, add onto, renovate, alter or demolish existing buildings. It means:
  - rigorous reviews of plans and specifications for construction to ensure compliance to established standards and land uses.
  - buildings meet the terms set out by band/zoning by-laws, which include the prov/national building code, health/safety regs
  - ensures quality control in home construction
  - buildings are safe for occupants.



# Benefits - Building Permit System

- Supported with by-laws - applies a complete, consistent, transparent process ensuring robust standards of construction and renovation to housing programs as well as homes built by individuals
- Provides for orderly, strategic and sustainable community development- project investments
- Better protects both the owner's interests and those of the community at large



# Benefits Continue

- Reduces Council's **liabilities** for homes built by both the Band and individuals
- Inspections are based on code with "enforcement"
- Provides for standards
- Generate revenues - self sustaining
- Positive for the community - building better homes



# Key Elements

- Building permit system requires 3 by-laws:
  - Building
  - Zoning
  - Land Survey
- Examples provided for communities



# Key Steps for Building Permits

- Pre-application stage → Occupancy
- User pay - self supporting/\$\$
- Critical stages
  - Plan review
  - Inspections
- Transparent process - very important



# Implementation

- Different models apply (3<sup>rd</sup> party)
- Save construction costs through plan review and inspections (fix problem before it is too late)
- Responsibility on the contractor/builder
- Accountability
- Excellent example for self govt



# Community Empowerment

## How do I get Permits in my community?

- Need a champion/visionary/leadership
- Support is available
  - FNNBOA developed manual/resources
  - [www.fnnboa.ca](http://www.fnnboa.ca)
  - [info@fnnboa.ca](mailto:info@fnnboa.ca)
  - Bud Jobin (780) 523-8357/ John Kiedrowski (613)724 3857





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