

Selecting a

Licensed Building Envelope Renovator



Homeowner
Protection Office

WHAT DOES A LICENSED BUILDING ENVELOPE RENOVATOR DO?

A licensed building envelope renovator (BER) will work with your building envelope consultant to implement the repair strategy approved by your strata council.

Licensed BERs are responsible for: arranging for home warranty insurance on the building envelope renovation, fulfilling the obligations of the construction contract, coordinating the trades, supervising the site, construction safety, confirming that the materials to be used meet the standards outlined in the project documents, building in accordance with building codes, regulations, standards, and working in agreement with the specifications provided and accepted by your municipality.

REQUIREMENTS FOR MANDATORY LICENSING OF BUILDING ENVELOPE RENOVATORS AND WARRANTY INSURANCE

After September 30, 2000, repair contractors who perform building envelope renovations must be licensed by the Homeowner Protection Office (HPO) and arrange for mandatory, third-party warranty insurance on applicable building envelope renovations.

Minimum coverage and standards for warranty insurance covering building envelope renovations are set by regulations, not by the warranty provider. The minimum coverage includes 2 years on labour and materials and 5 years on the building envelope including water penetration. (See HPO "Highlights of the *Homeowner Protection Act* Regulations for Licensing and Mandatory Third-party Warranty Insurance for Building Envelope Renovations" for more details.)

FINDING A LICENSED BUILDING ENVELOPE RENOVATOR

A list of licensed BERs is available on the HPO website or by calling the HPO.

Your building envelope consultant, construction lawyer or property manager may be able to provide some suggestions of licensed BERs to consider. You can also ask for referrals from other strata corporations that have gone through similar major repairs.

SELECTING A LICENSED BUILDING ENVELOPE RENOVATOR

It is important to investigate each licensed BER's experience and successes. Working with the strata corporation's building envelope consultant, the following questions should be asked about any licensed BER bidding on the repair project:

- Are they currently licensed by the HPO as a Building Envelope Renovator? Check the HPO website.
- What type of warranty will be provided on the building envelope renovation?
- What other building envelope renovations have they done? What was the dollar value of those projects? Was the form of the development similar to your own (for example, four-storey apartment, townhouse project)? Were the repairs successful?
- What references can they provide, preferably from other strata corporations that completed their repairs in the past year? Are the strata corporations still satisfied with the work?
- Have there been any legal actions against the contractor which might be of concern? Have any complaints been registered with the Better Business Bureau against this contractor?
- How long have they been in business using their current business name?
- What is the level of training and skill of the trades persons? The strata corporation can request that the contractor submit a list of their trades persons outlining their qualifications.
- Does the BER have sufficient labour to undertake this type of repair and achieve the turnaround time required for the repair?
- Are they bonded, insured, and do they have Workers' Compensation Board coverage?
- What is their fee structure?

The selection of contractors should be based on reputation, qualifications and experience first. Price should be a secondary consideration.

FOR MORE INFORMATION CONTACT

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