

# The Challenges within First Nations Housing

- The challenges are multi-compounded: The results of poor home designs for indigenous lifestyle and do not compliment the regional climatic areas or the First people's cultural lifestyle .
- Contractor's construction costs of new builds and renovation are very high. **The result is homelessness and over crowding issues .**
- The governments oppressive behaviors and the practices of disabling First Nations of economic opportunities education, lands , resources and homeownership.
- It is time for our voices to be heard as we design new homes that fit our climatic /regional differences and cultural lifestyle.
- It is time to let go of past systemic practices of oppression and thoughts of : **One size fits all.**
- It is time to let go of the government policies and programs that do not work for First Nations and support them as they create their own.
- It is time to move forward. Adhere to Article 21 and 23 : **Indigenous people have the right to proper education and manage their own housing programs.**
- The Treasury Boards needs to support First Nations trades programs by allocating funds.
- The Nations must develop their organizations and become The “Authority Having Jurisdiction.”
- Build capacity and create economic opportunities.

# Addressing the Challenges

The Creation of New Building Standards will lead to affordable homes and close the gap towards homelessness .

1. The new energy efficient homes have three conditioned spaces. (crawl space , attic space and living space)
2. Designed with new heating and cooling systems.
3. Designed and constructed with durable materials to compliment elements , lifestyle and climatic differences .
4. The home layout design and finishes are designed to manage moisture and enhance the natural flow of ventilation.
5. Designed with interior design concepts /accessibility.
6. Architecturally/ structurally designed and with clear span trusses that have larger overhangs.
7. The new homes are designed with standardization formulas ,templated drawings ,door openings, window and room sizes , these are to manage costs . ie : Labour and materials.
8. Designed with durable materials to compliment weather and natures natural hazards.
9. To manage costs further : The utilization of own resources : First people , forest , gravel and water.
10. Constructed and designed to compliment the Cultural lifestyle of First Nations' people.



**WEST COAST  
BUILDING STANDARD**

# Key components to Moving the Vision Forward



- Invest in a Housing champion.
- Invest in a Clean Energy Champion.
- Build capacity within the Nation . ie : trades , professional, training programs and certification programs.
- Seek funds to support the trades programs within community.
- Utilize the Nations Assets and resources : sun, wind, earth, river, streams and timber.
- Have membership to be accountable and responsible for own assets.
- Identify the roles and responsibilities of membership.
- The creation of job description for trades.
- For transparency educate membership on the roles and responsibilities of professionals and governments related to First people. Ie: Architects , engineers, consultants and Building Officials

# West Coast Homes

## Summary :

- The development of affordable, energy efficient homes with a cultural component.
- Creation of new Building Standard that considers the climatic regions .
- The creation of a building booklet and application processes.
- A durable selection of materials and completed design of building science and building technology.
- A selection of materials that produce a small Carbon Footprint.
- A simple plan with designed and conditioned spaces that compliment the needs of occupants.
- Designed with New Retrofit plan
- Work is descriptive to conditions and compliments The Step Code.



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Booklet



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BUILDING STANDARD



# West Coast Winter: Natures Insulator



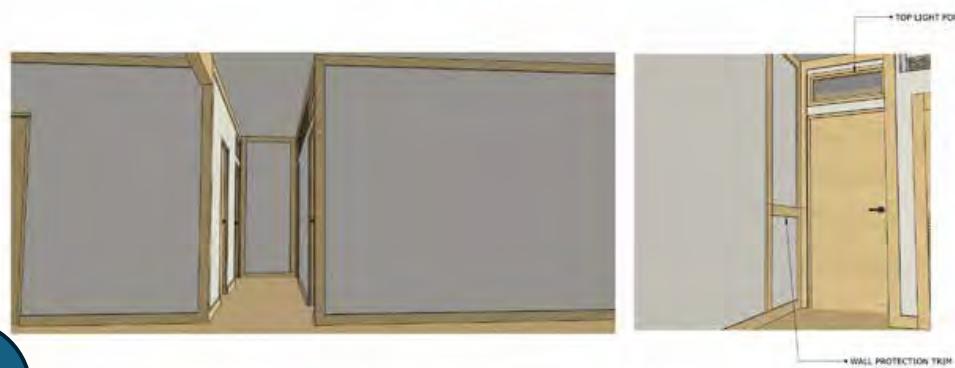
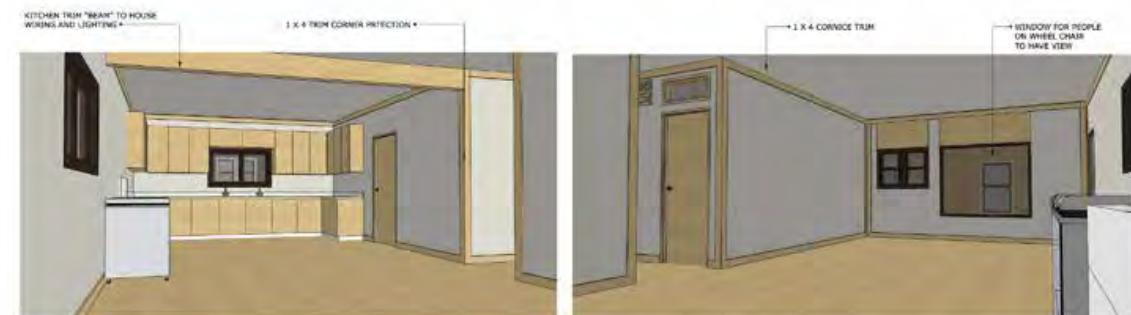
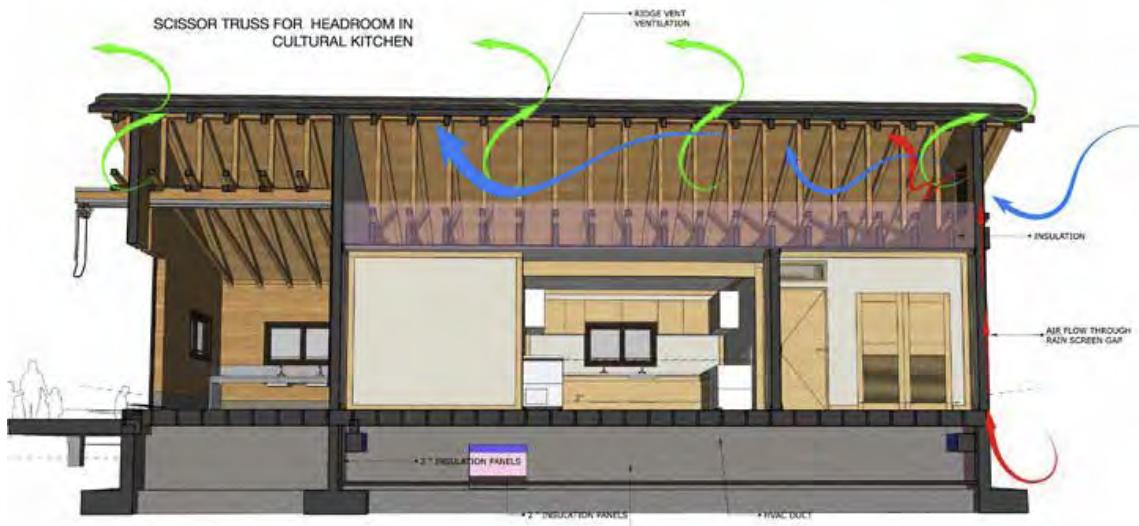




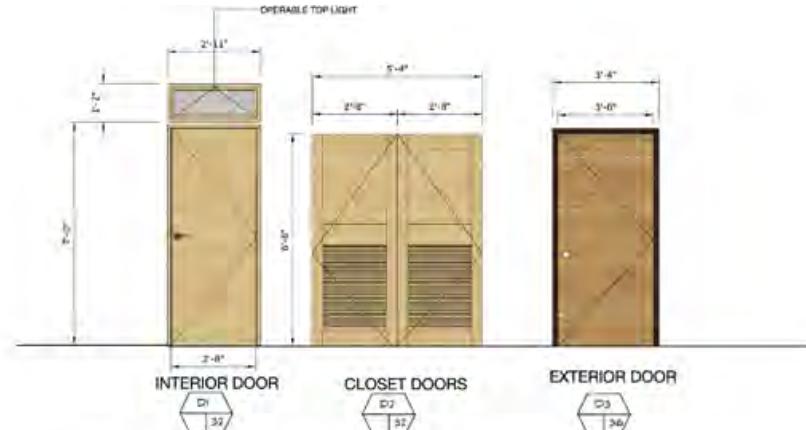


3 BEDROOM OPTION B  
TOTAL AREA: 1692 SQ FT  
CULTURAL KITCHEN: 350 SQ FT

**A 3 BEDROOM OPTION MAIN PLAN**

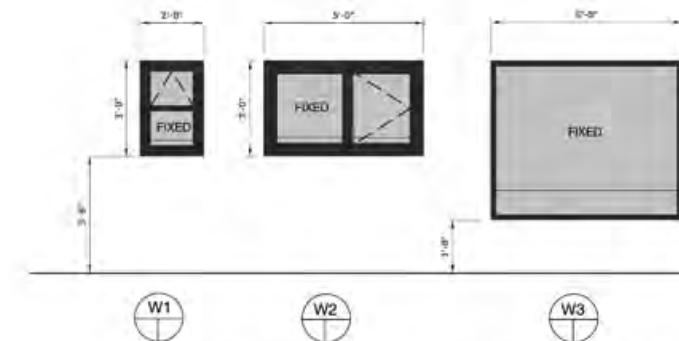


INTERIOR TRIM DETAILS



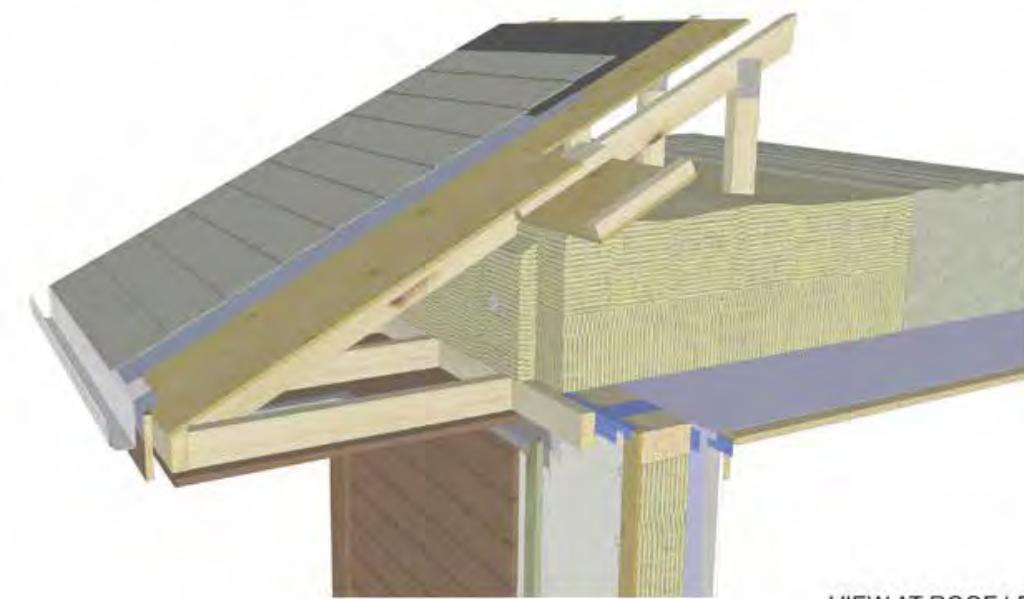
|            | D3<br>NUMBERS | D1<br>NUMBERS | D2<br>NUMBERS | ROOF AREA SQ FT |
|------------|---------------|---------------|---------------|-----------------|
| 2BR        | 4             | 3             | 4             | 2224            |
| 3BR        | 3             | 5             | 6             | 2768            |
| 4BR        | 4             | 5             | 8             | 3284            |
| 3BR TYPE L | 4             | 3             | 6             | 2688            |
| 4BR TYPE L | 4             | 5             | 8             | 3152            |

#### DOOR SCHEDULE



| WINDOWS | 2BR | 3BR | 4BR | 3BR LTYPE | 4BR LTYPE |
|---------|-----|-----|-----|-----------|-----------|
| W1      | 1   | 2   | 1   | 1         | 1         |
| W2      | 10  | 10  | 13  | 9         | 11        |
| W3      | 1   | 1   | 1   | 2         | 2         |

WINDOW SCHEDULE



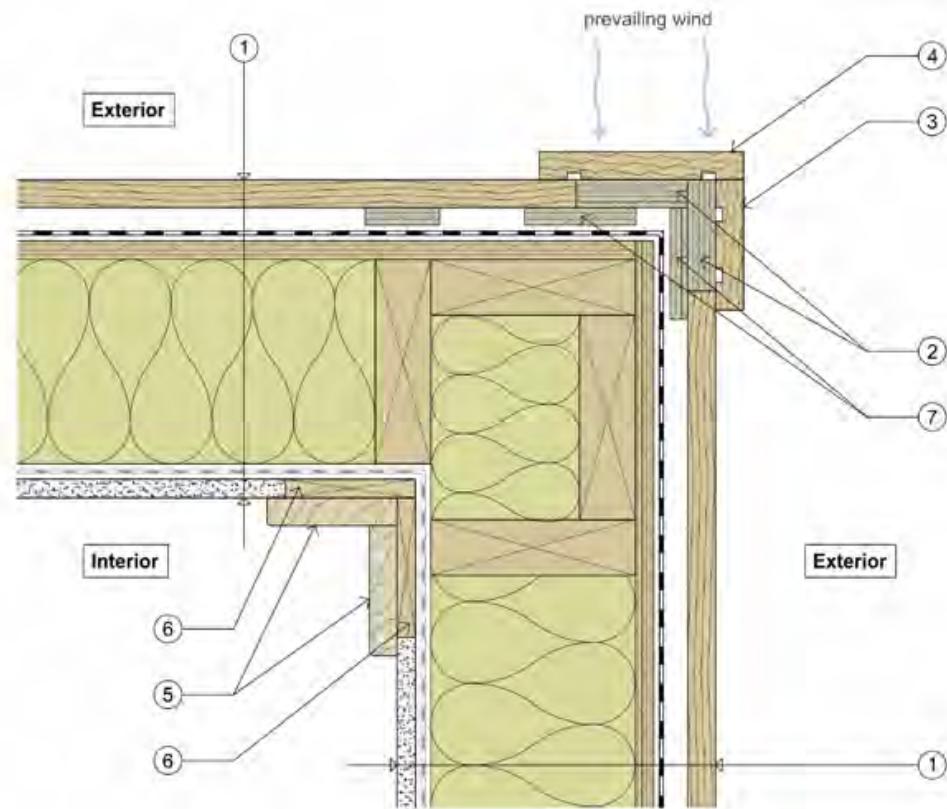
VIEW AT ROOF LEVEL



VIEW BELOW SOFFIT

## WALL SECTION AT ROOF OVERHANG | D0.04

WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE

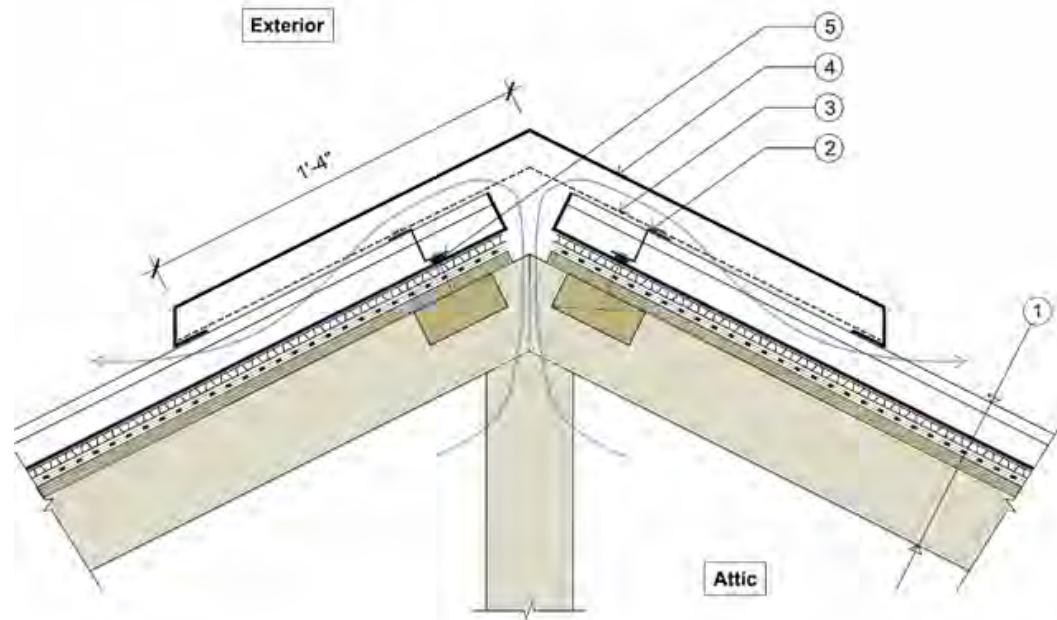


### LEGEND

- ① **W2 - Wall assembly**
  - 1x6 horizontal cedar siding
  - $\frac{1}{2}'' \times 2''$  pressure treated plywood strapping at 16" o/c
  - Vapour-permeable sheathing membrane (**Air Barrier/Water Resistive Barrier**)
  - $\frac{1}{2}''$  exterior fir plywood sheathing, refer to structural
  - 2x6 wood stud framing @ 16" o/c, refer to structural
  - R-24 (nominal) mineral wool batt insulation
  - 6mil Polyethylene air/vapour control layer (**Vapour Barrier/Air Barrier**), sealed at all joints
  - $\frac{1}{2}''$  interior, mould resistant gypsum wall board
- ②  $\frac{3}{4}'' \times 3''$  pressure treated plywood strapping at corner
- ③ 1x4 Cedar trim with grooved back for drainage
- ④ 1x6 Cedar trim with grooved back for drainage at prevailing wind side
- ⑤ 1x4 Interior wood trim, refer to architectural
- ⑥ Wood strapping to match drywall thickness for attachment of wood trim
- ⑦  $\frac{1}{2}'' \times 3''$  pressure treated plywood strapping at corner

## OUTSIDE CORNER AT CLADDING | D1.06

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BUILDING ENCLOSURE DETAILS & GUIDE



#### LEGEND

- ① R2 - Roof assembly
  - Pre-finished metal roofing and flashings
  - Drainage mat
  - Self-adhesive rubberized asphalt sheet underlayment
  - 1/2" Plywood sheathing
  - Wood trusses, refer to structural (full assembly not shown, refer to assembly schedule)
- ② Pre-finished metal
- ③ Continuous metal insect screen
- ④ Pre-finished metal ridge cap flashing
- ⑤ Continuous sealant

#### RIDGE VENT AT METAL ROOF - SECTION | D7.07

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A 4 BEDROOM UNIT RIGHT ELEVATION  
24 1/4" = 1' - 0"



A 4 BEDROOM UNIT REAR ELEVATION  
26 1/4" = 1' - 0"

# UN Declaration on the Rights of Indigenous Peoples: Article 21

“1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.”

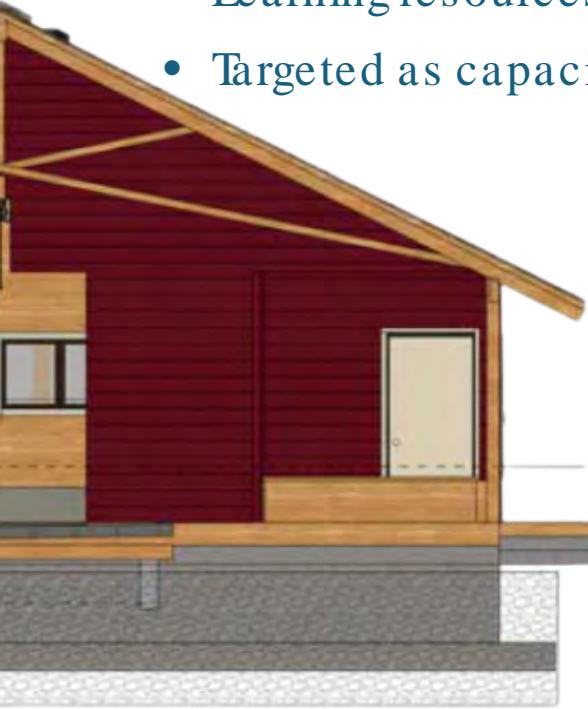
# UN Declaration on the Rights of Indigenous Peoples: Article 23

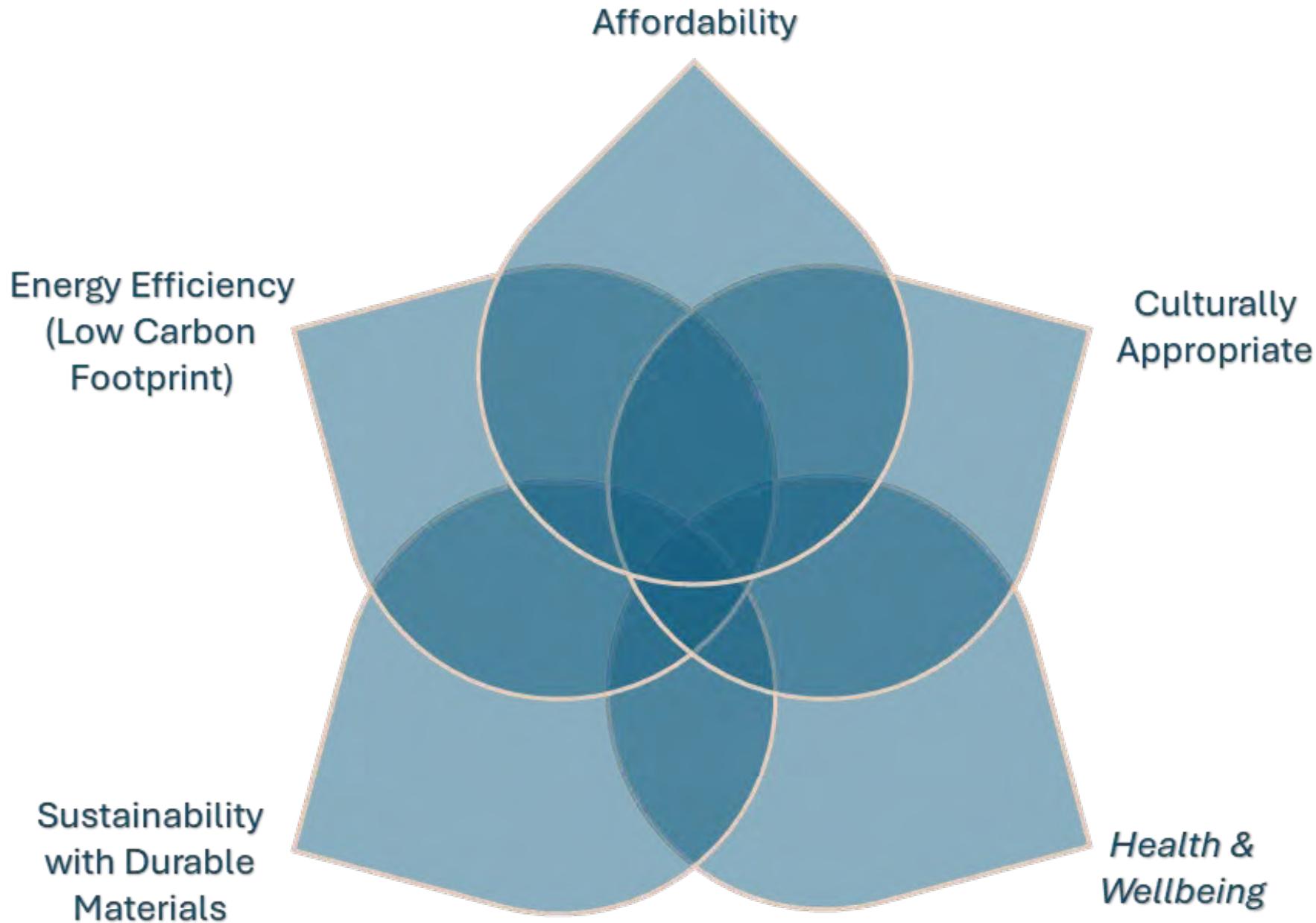
“Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.”

# The Educational Pathways Project

## Creating Education Solutions for Workforce Development

- Supported by the Province of BC through the Sector Labour Market Partnership Program
- Developed as tools to build design, develop, construct and maintain homes following the 5 Principles.
- The Educational Pathways offerings are for Post-Secondary & independent delivery.
- The development is meant to ensure control of content and impact remains with Indigenous Communities.
- Learning resources & instructional design for 9 course or certificate offerings
- Targeted as capacity building training for housing managers, builders, inspectors, and tradespeople





| Instructional Area  | Course or Certificate Name  |
|---|---|
| Introductions to the 5 Principles   | <b>From Current State to Future State</b> – Changing the paradigm of how we think about Indigenous housing  |
| Essentials of the First Peoples Standard of Building<br><br>(Micro Credential)          | <p><b>Pre-Construction</b> – Applying the 5 principles in the planning process</p> <p><b>Procurement, Contracts &amp; Budgeting</b> – Integrating workforce development and locally sourced materials</p> <p><b>New Builds</b> – Making informed decisions during the construction process</p> <p><b>Retrofits, Renovations &amp; Maintenance</b> – Resiliency through long term planning</p> |
| Practical Skills Training<br><br><i>Skill building as an augment to trades training</i> | <p><b>New Build</b> – 2-week introduction to the technical skills required to build the WCBS</p> <p><b>Retrofit &amp; Renovations</b> – Building science based retrofit training</p> <p><b>Electrical Safety &amp; pre-apprenticeship</b> – Technical Workshops on electrical maintenance</p>   |
|   | <b>Community Maintenance Technician</b>   |

# Piloting the Educational Pathways

Three pilots starting in the winter of 2026:

1. Introductions Course (CPD Credit Applicable)
2. Micro-Credential: Essentials of the West coast Building Standard
3. Practical Training: New Build and Retrofits

A big thank you to BC Hydro for providing the seed funding to train future instructors!

## GET INVOLVED

Interested in being a learner, instructor, or organizational partner?

email: [housing@cfbc.ca](mailto:housing@cfbc.ca)



# West Coast Building Standard Booklet



Scan to download  
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