



Lunch & Learn

Canadian* Building Regulatory System

12pm February 19th, 2026

Presenter: Tim Warner

Email: twarner@boabc.org



Disclaimer

Information presented today does not directly represent the opinions of the Building Officials Association of BC (BOABC). This presentation is conceptual and for informal educational purposes only. The presenter and Association takes no responsibility for application of any concepts or interpretations in this presentation to specific projects. The slides must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all exceptions.



Land Acknowledgement



Welcome!

Today's Session:

- What is the Canadian Building Regulatory System?
 - How can we organize it?
 - Where we fit in as building officials?

Canadian Building Regulatory System

Overview

CODES?

PUBLIC GOOD?

PERFECT?

What is the Canadian Building Regulatory System?

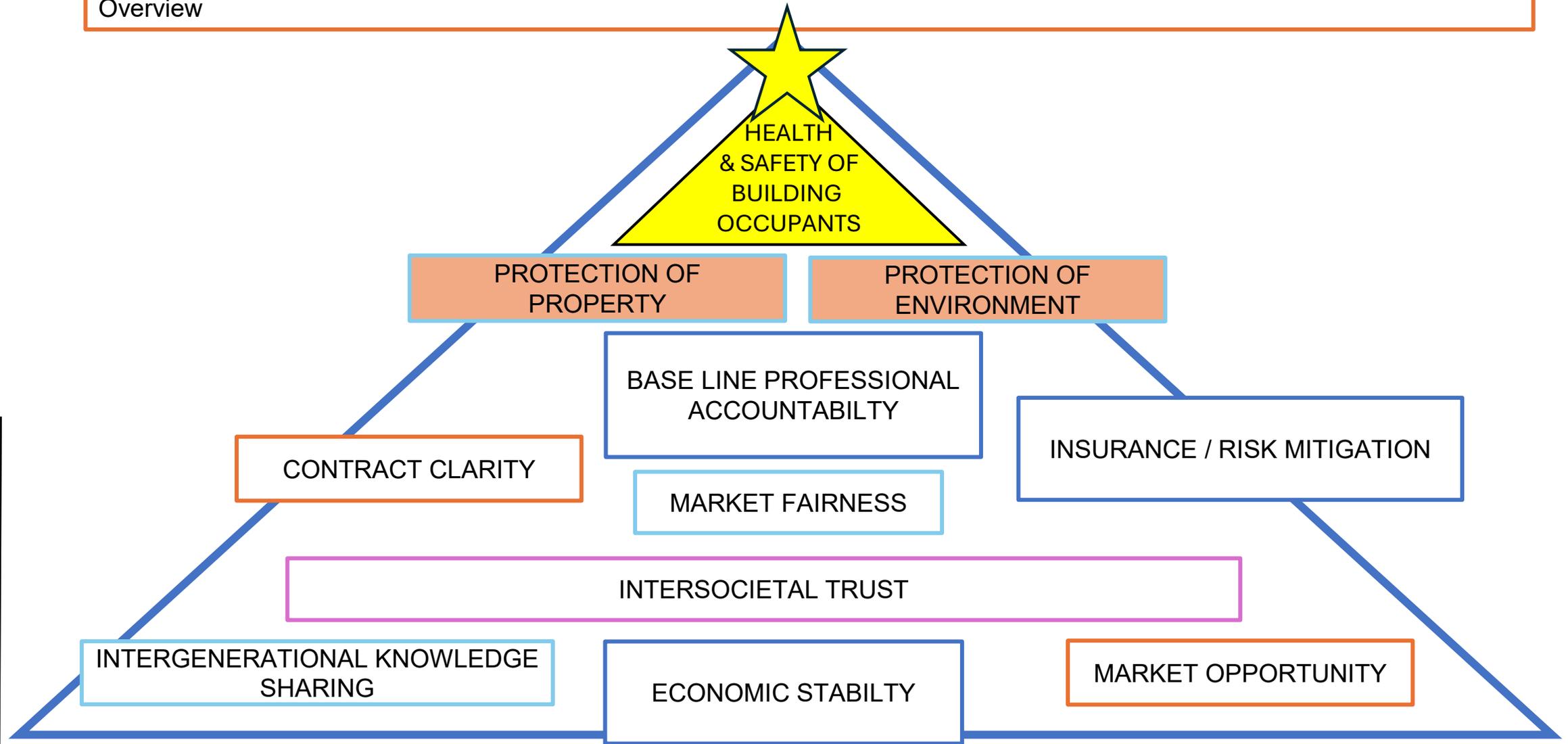
ENFORCEMENT?

WHO DOES IT SERVE?

ACCOUNTABILITY?

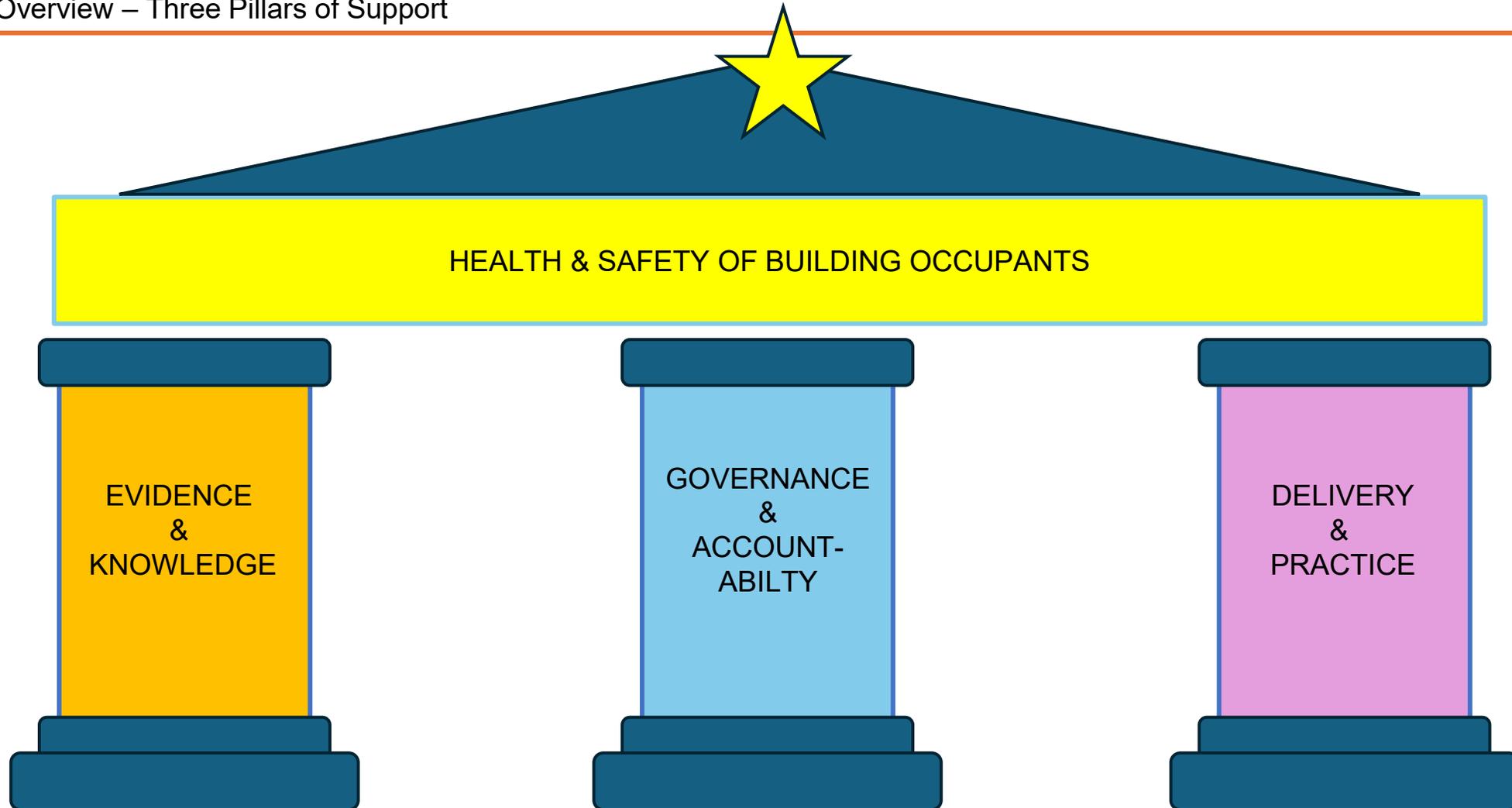
Canadian Building Regulatory System

Overview



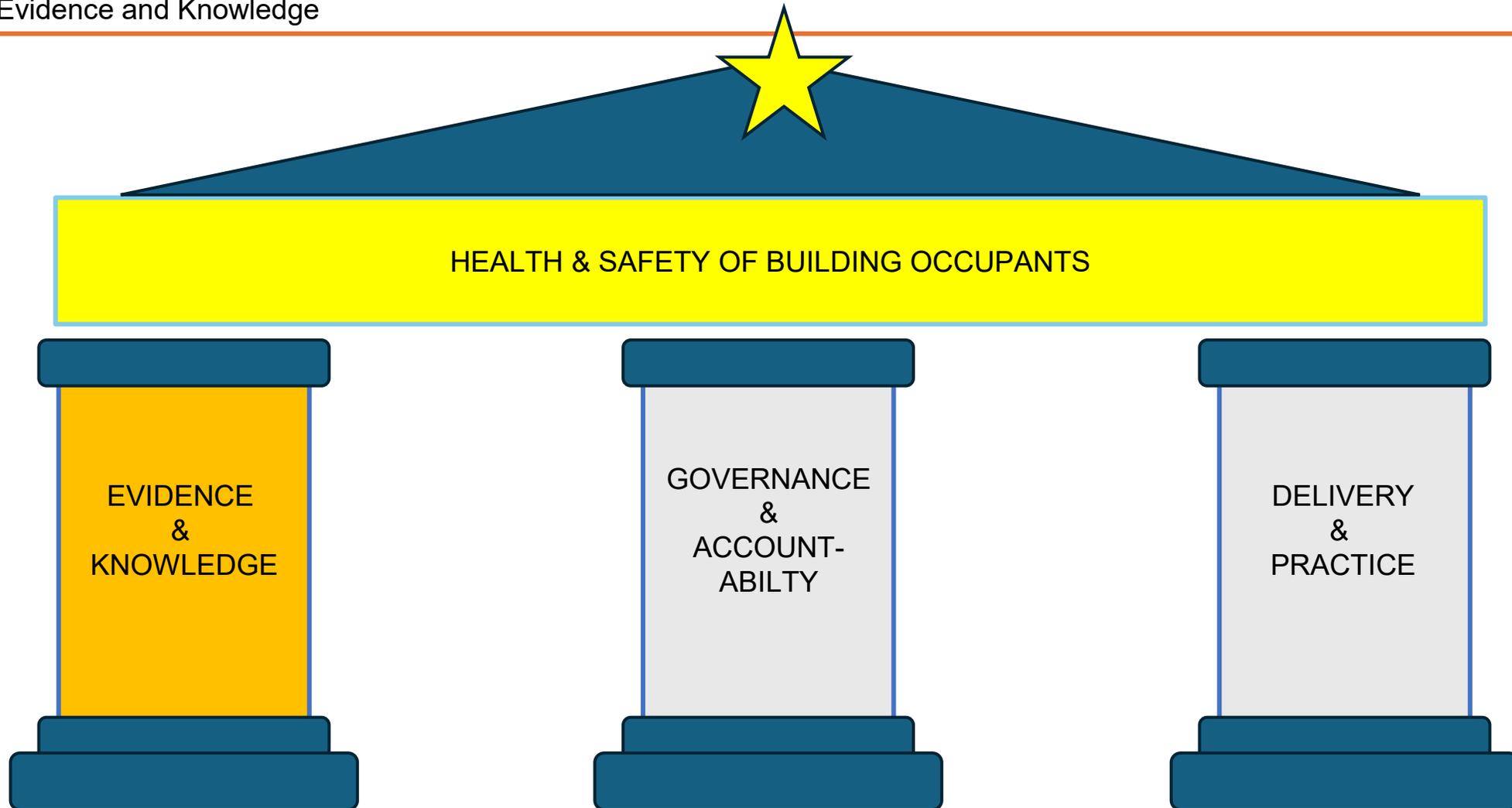
Canadian Building Regulatory System

Overview – Three Pillars of Support



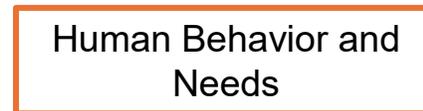
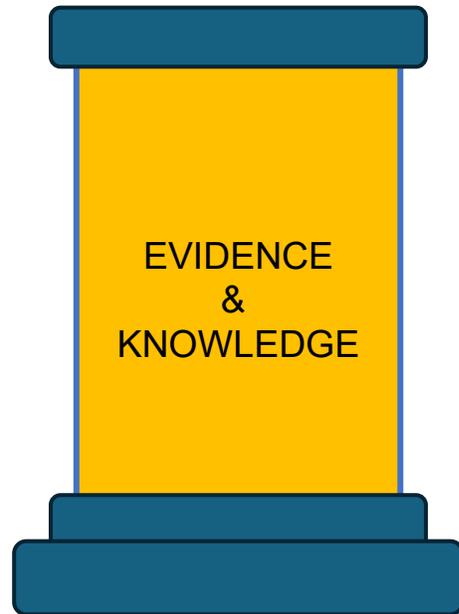
Canadian Building Regulatory System

Evidence and Knowledge



Canadian Building Regulatory System

Evidence and Knowledge – Examples



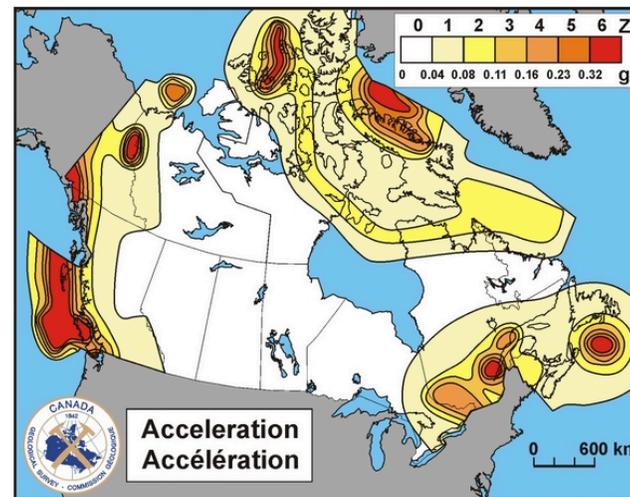
Canadian Building Regulatory System

Evidence and Knowledge – Earthquakes Canada

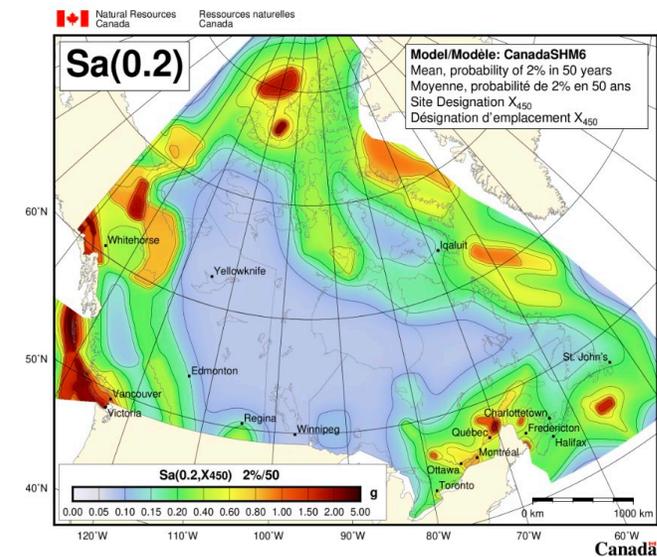
Natural Resources Canada

Earthquakes Canada

EVIDENCE
&
KNOWLEDGE



1985



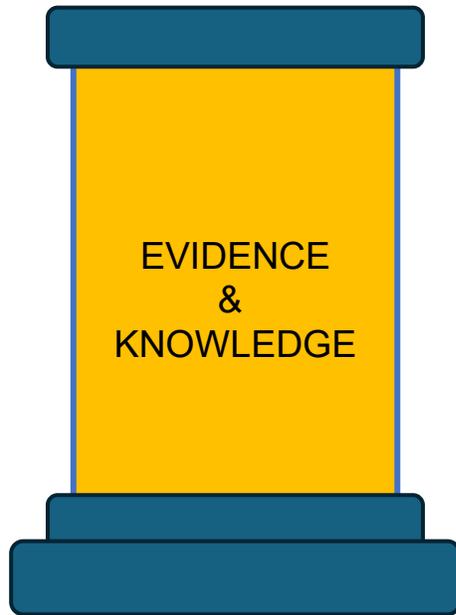
2025

Canadian Building Regulatory System

Evidence and Knowledge – Earthquakes Canada

Natural Resources Canada

Earthquakes Canada



3 decimal places =
~111m (!!!)

 Government of Canada / Gouvernement du Canada

Français

Search Canada.ca



MENU

[Canada.ca](#) > [Natural Resources Canada](#) > [Earthquakes Canada](#)

2025 - 2020 National Building Code of Canada Seismic Hazard Tool

 This application provides seismic values for the design of buildings in Canada under Part 4 of the National Building Code of Canada (NBC) 2020 and 2025, as prescribed in Article 1.1.3.1. of Division B of the respective NBC editions.

Seismic Hazard Values

User requested values

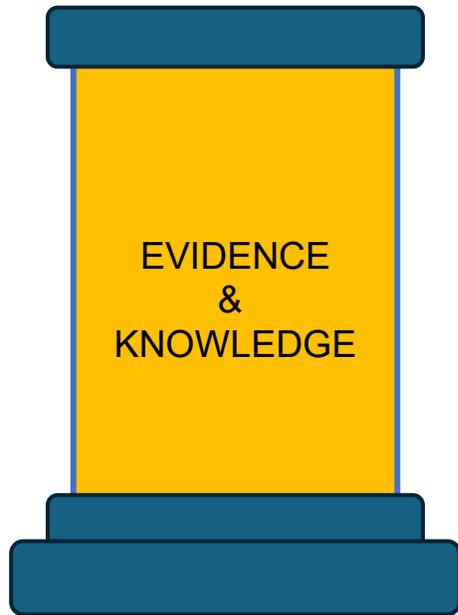
| | |
|--------------------------|----------|
| Code edition | NBC 2025 |
| Site designation X_s | X_c |
| Latitude ($^{\circ}$) | 49.165 |
| Longitude ($^{\circ}$) | -123.937 |



2025 onwards

Canadian Building Regulatory System

Evidence and Knowledge – Human Behavior and Needs



Human Behavior and
Needs

Canadian Institutes of Health
Research (CIHR)

The Public Health Agency of
Canada

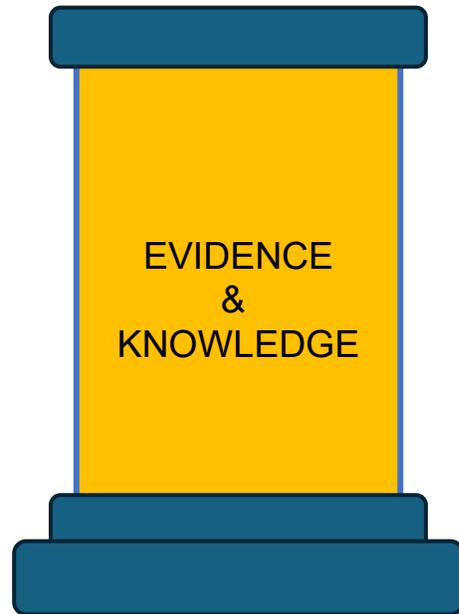
Rick Hansen Foundation



<https://healthcraftproducts.com/product/l-shaped-grab-bar/>

Canadian Building Regulatory System

Evidence and Knowledge – System Failures



System Failures



<https://www.cbc.ca/news/canada/british-columbia/bc-leaky-condo-crisis-1.4609418>

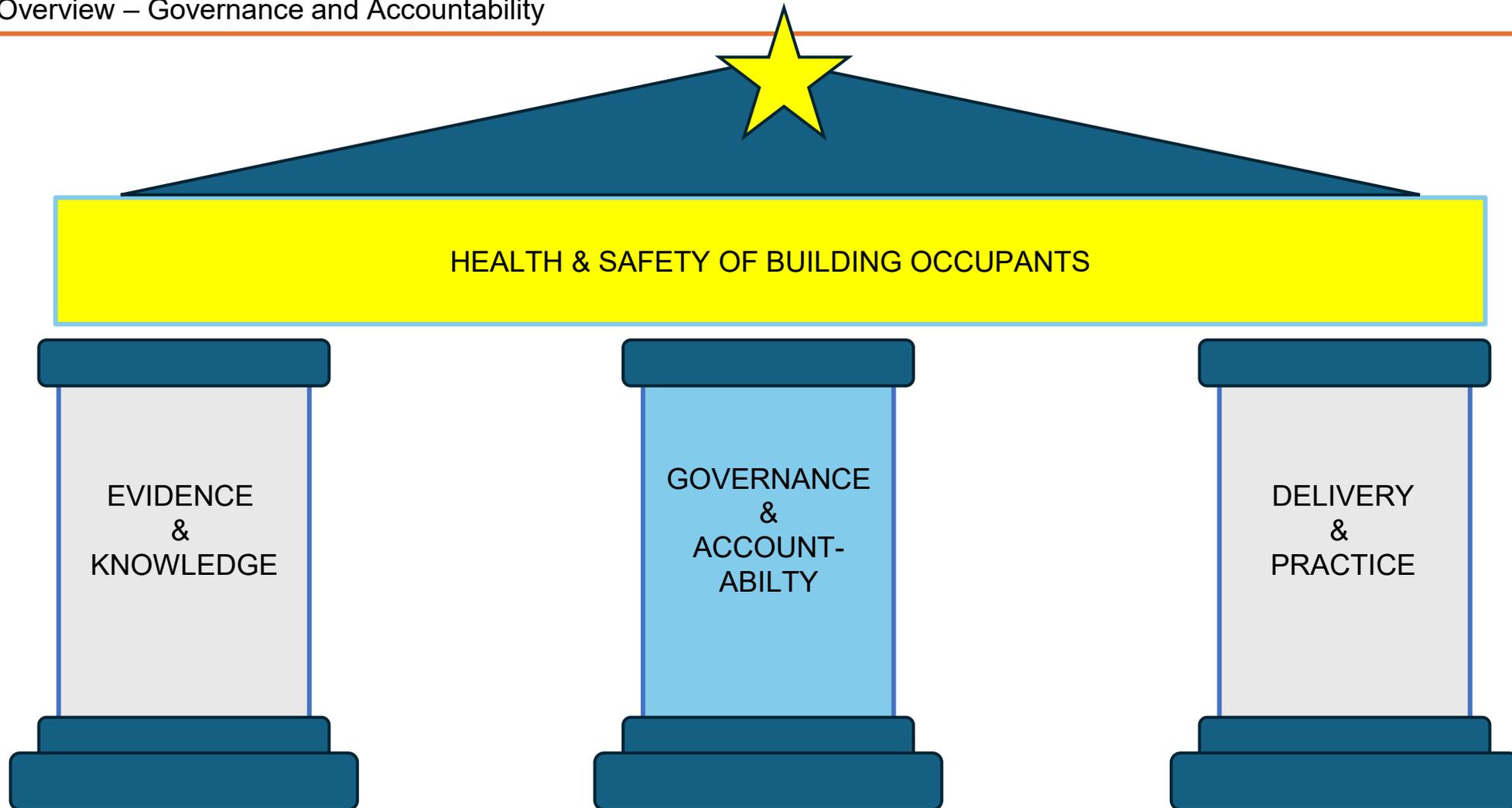
\$3-5 billion in economic loss

The Barrett Commission

What do we do with this information?

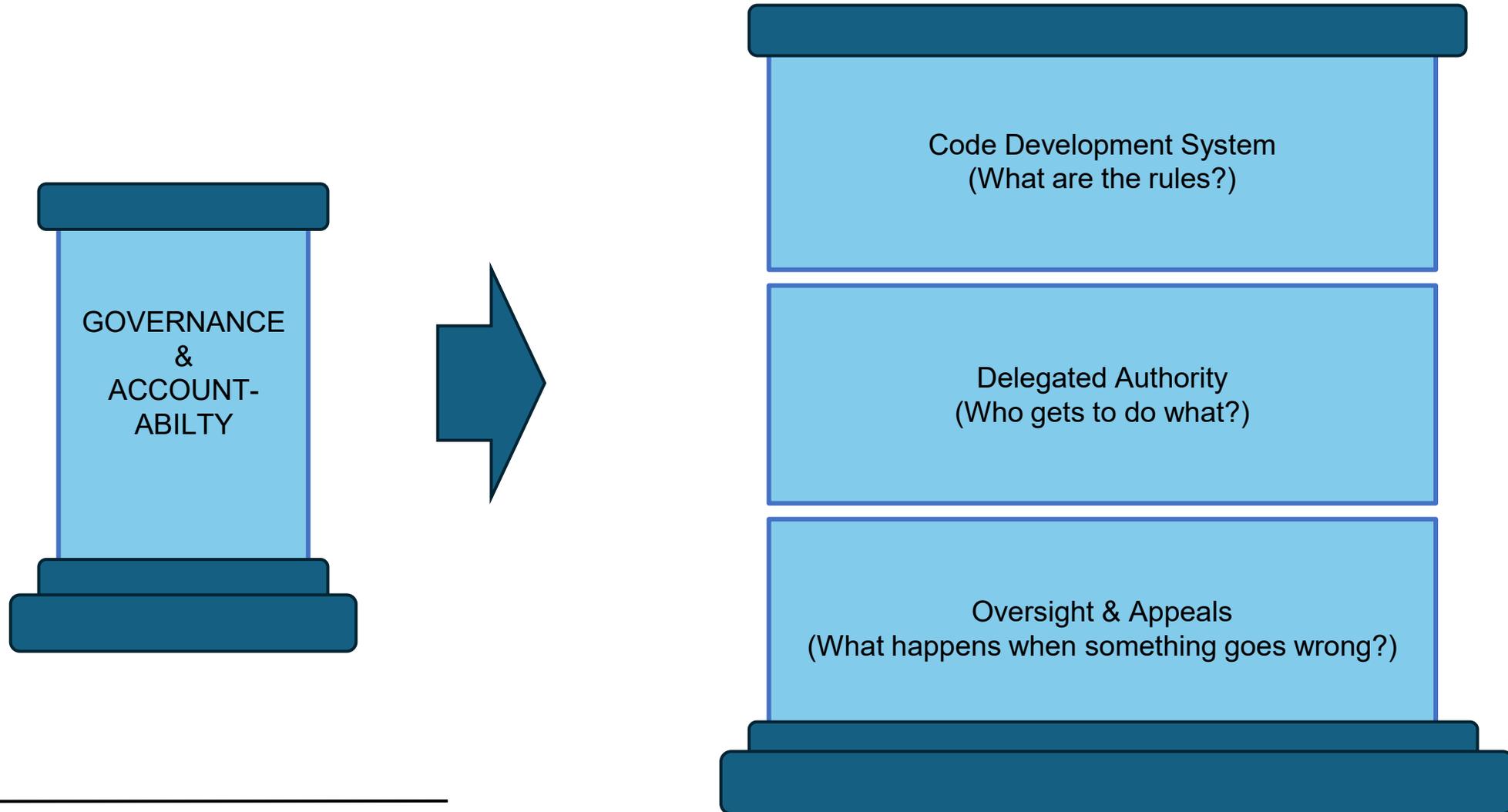
Canadian Building Regulatory System

Overview – Governance and Accountability



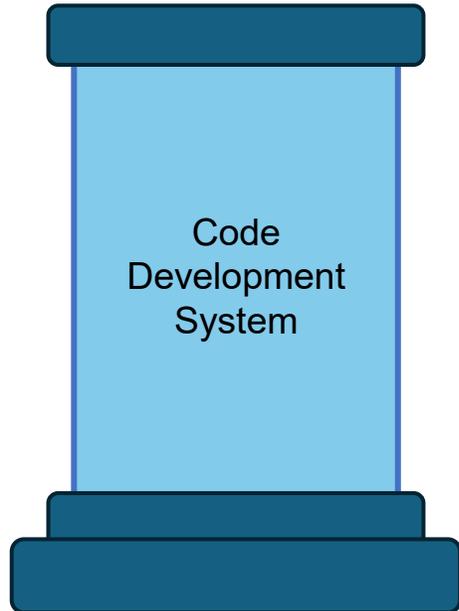
Canadian Building Regulatory System

Governance and Accountability



Canadian Building Regulatory System

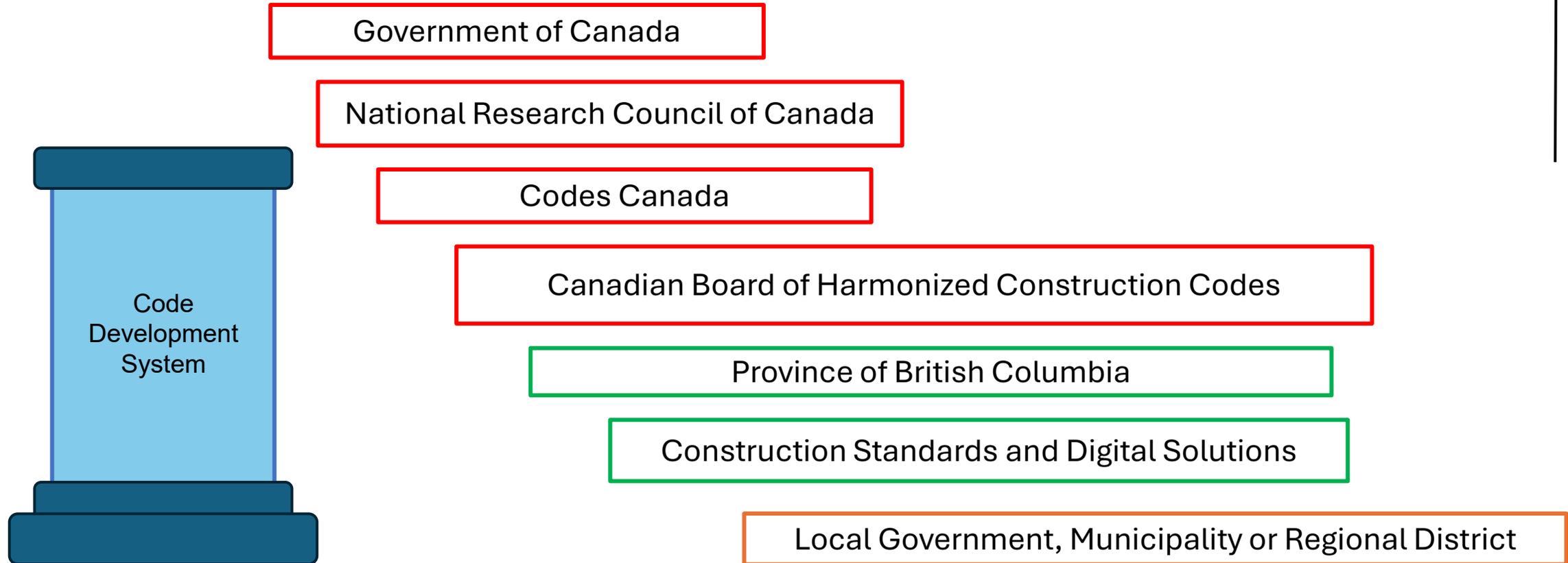
Governance and Accountability – Code Development System



What are the rules?

Canadian Building Regulatory System

Governance and Accountability – Code Development System



Canadian Building Regulatory System

Governance and Accountability – Code Development System

Government of Canada

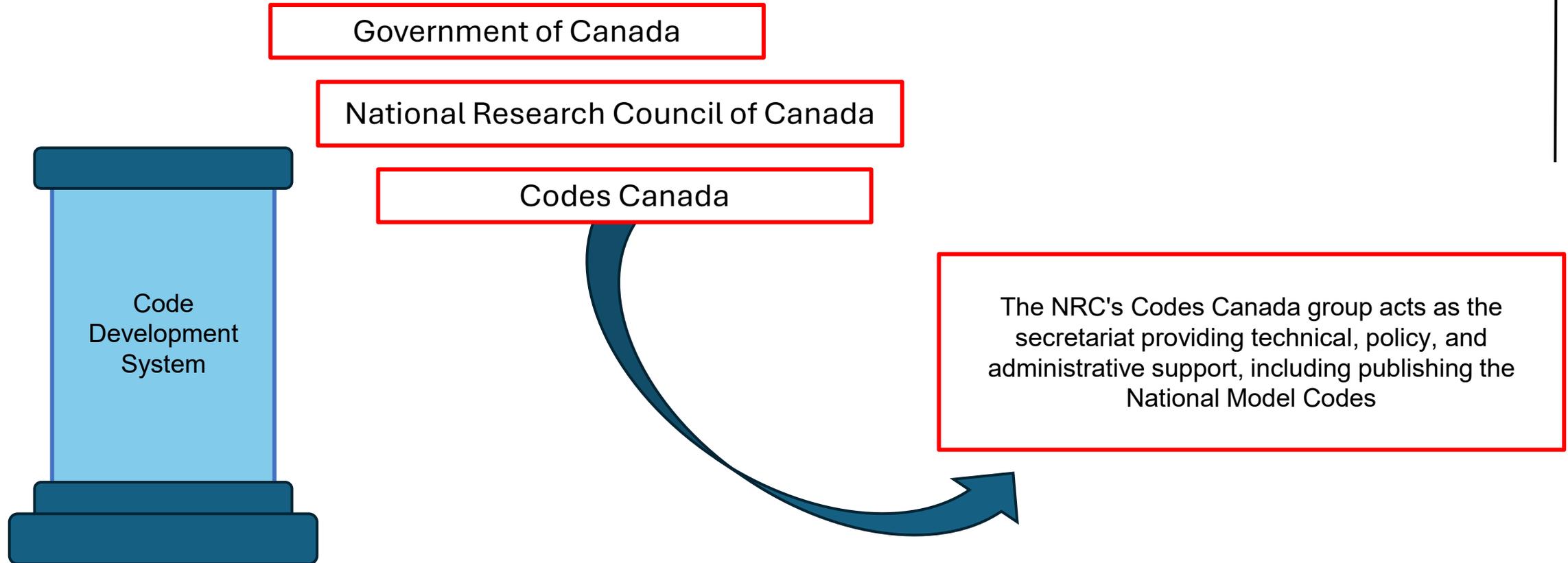
National Research Council of Canada

Code
Development
System

The primary national agency of the Government of Canada dedicated to science and technology research and development.

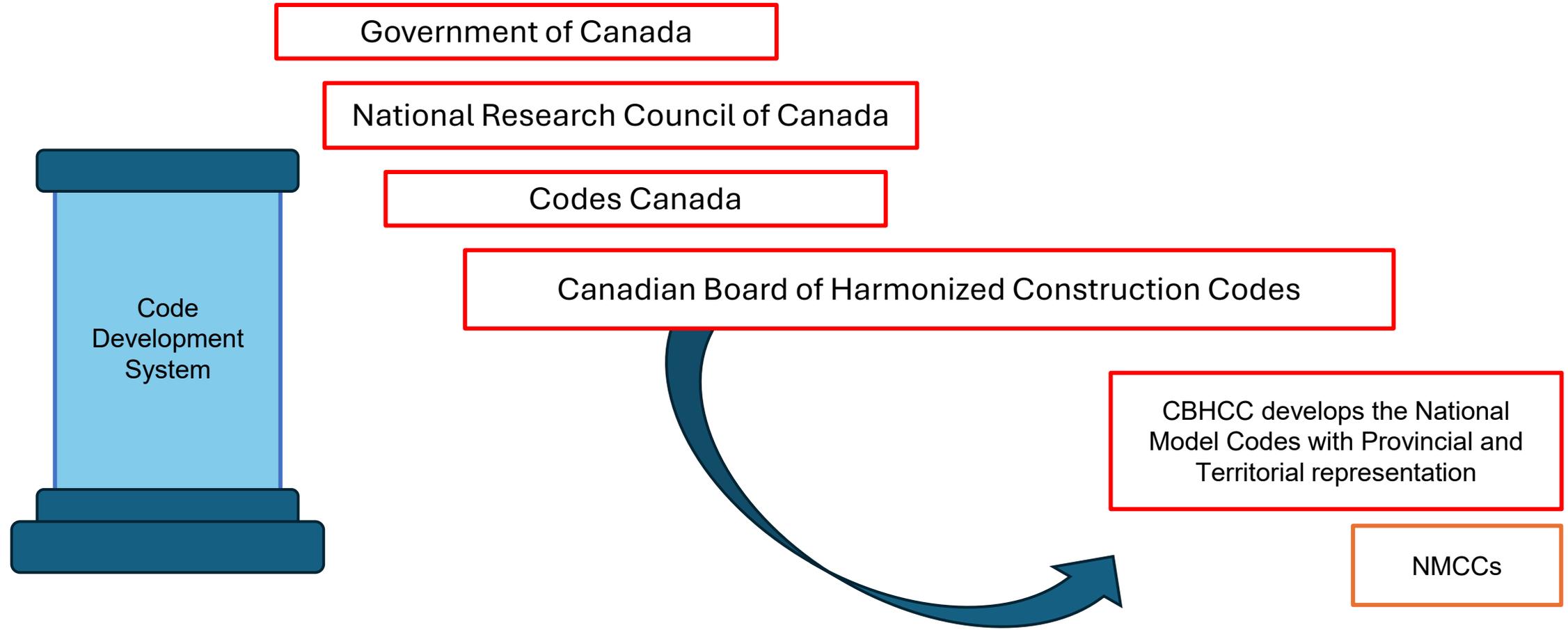
Canadian Building Regulatory System

Governance and Accountability – Code Development System



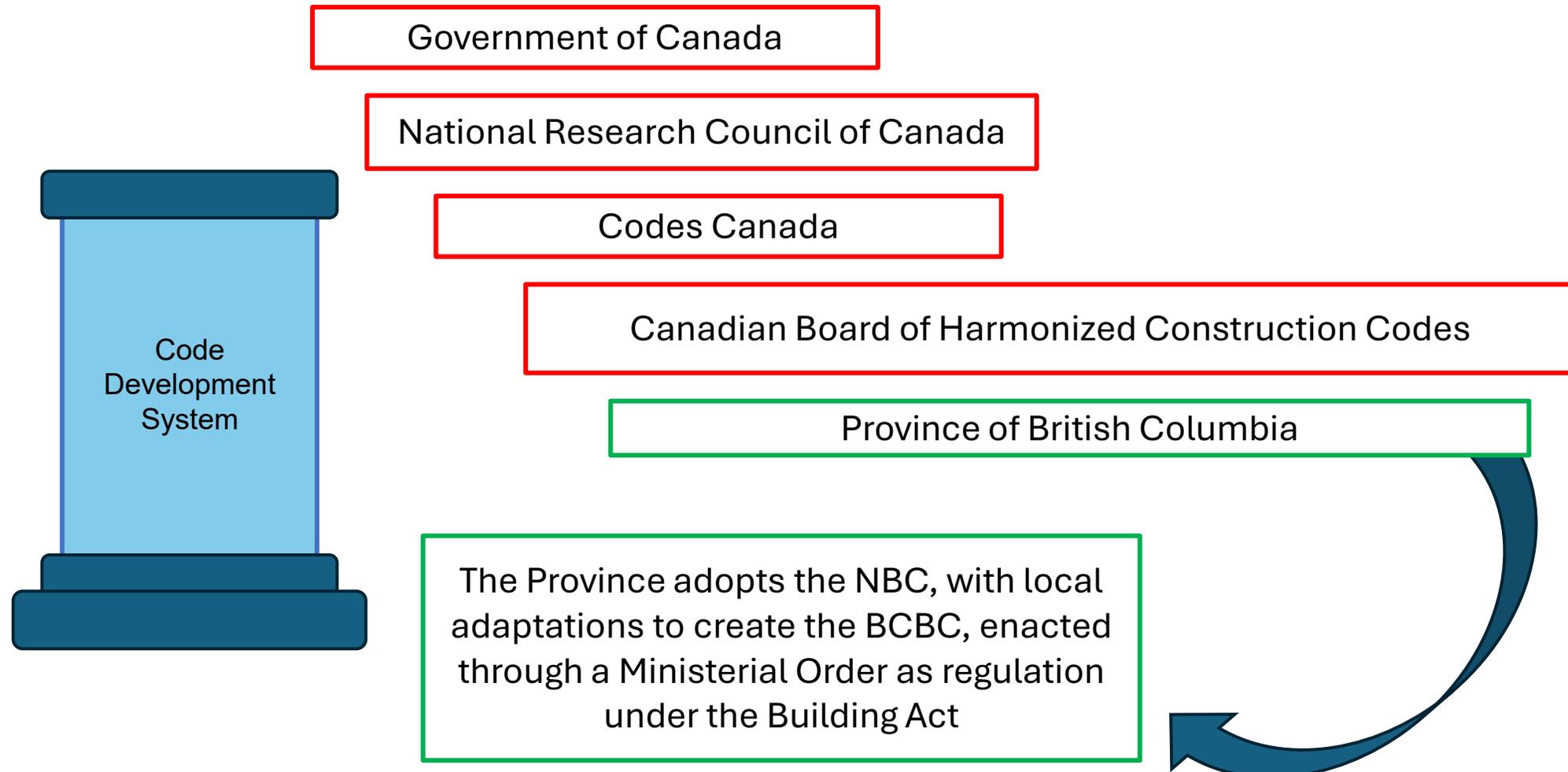
Canadian Building Regulatory System

Governance and Accountability – Code Development System



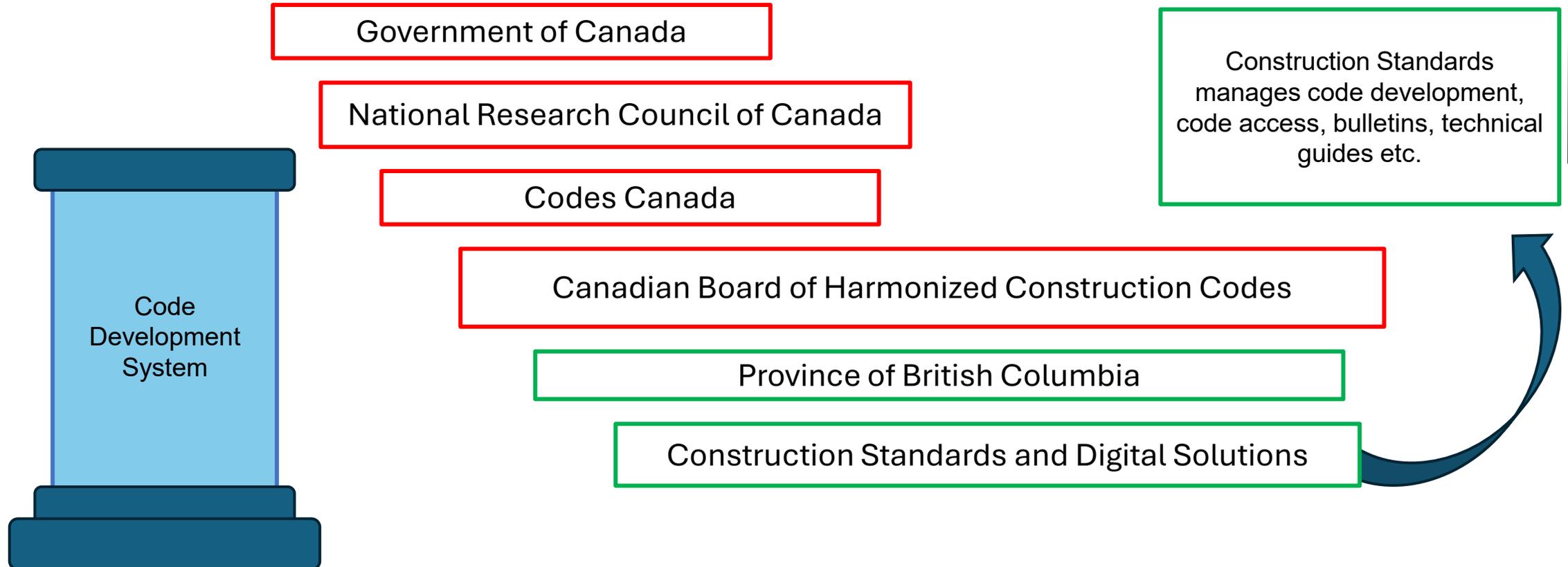
Canadian Building Regulatory System

Governance and Accountability – Code Development System



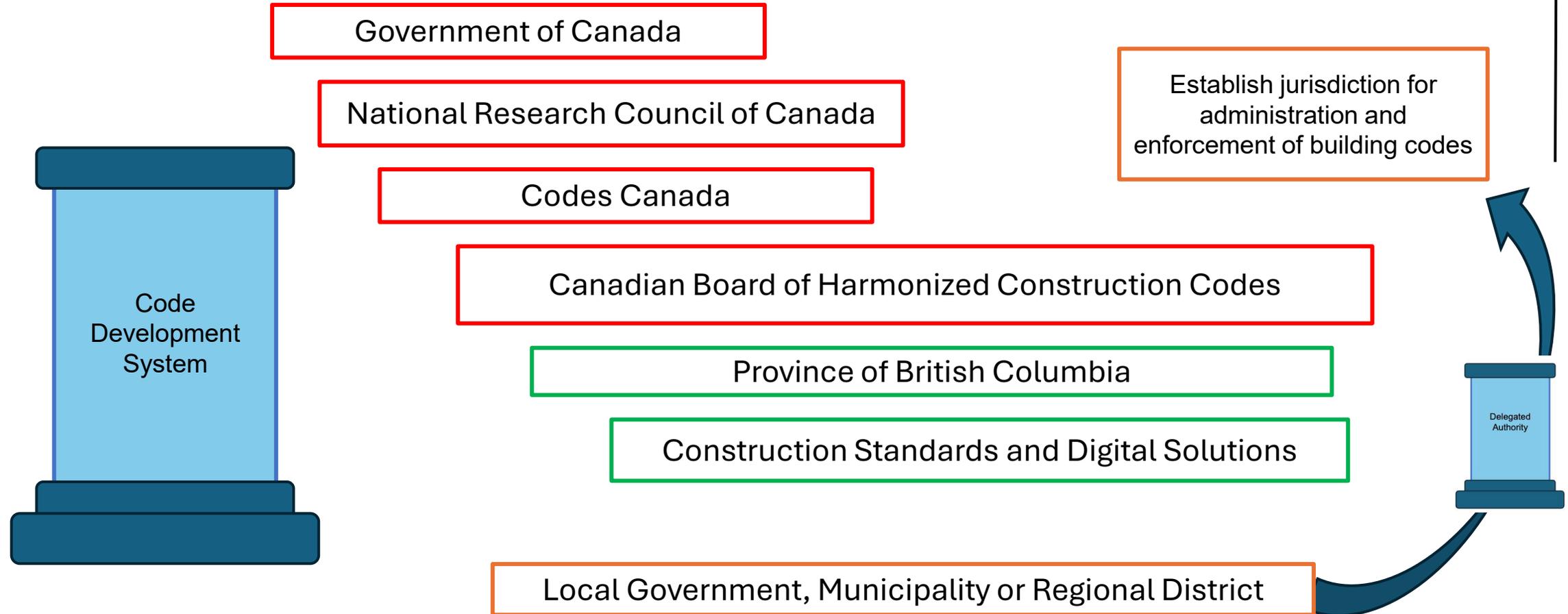
Canadian Building Regulatory System

Governance and Accountability – Code Development System



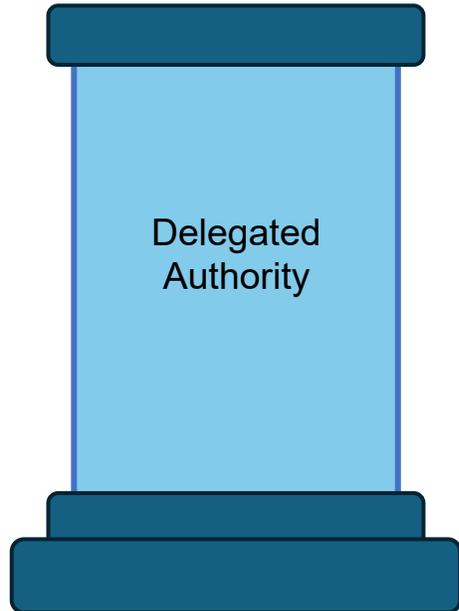
Canadian Building Regulatory System

Governance and Accountability – Code Development System



Canadian Building Regulatory System

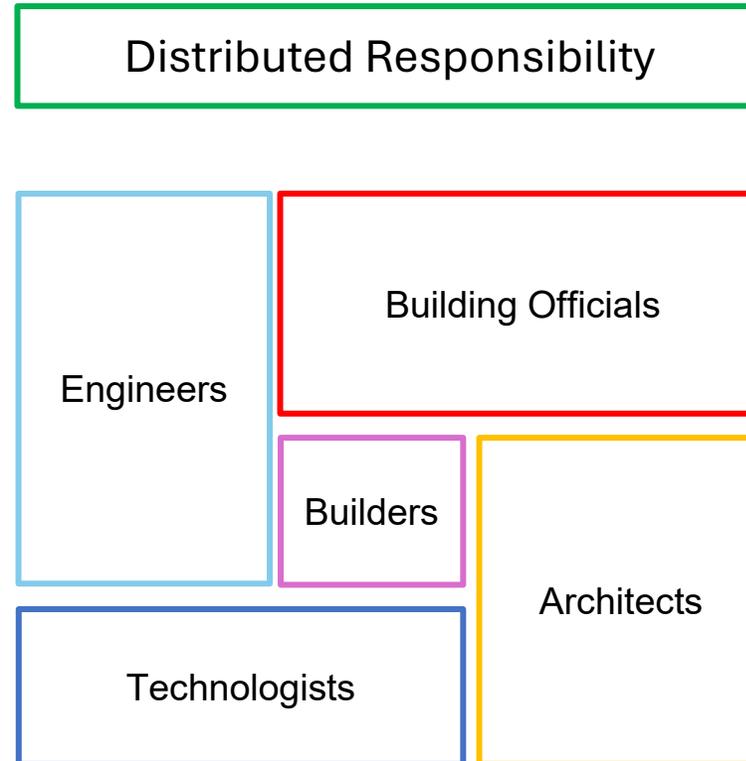
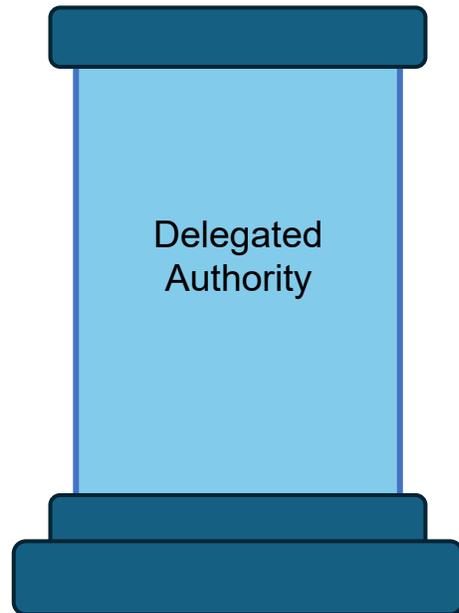
Governance and Accountability – Delegated Authority



Who gets to do what?

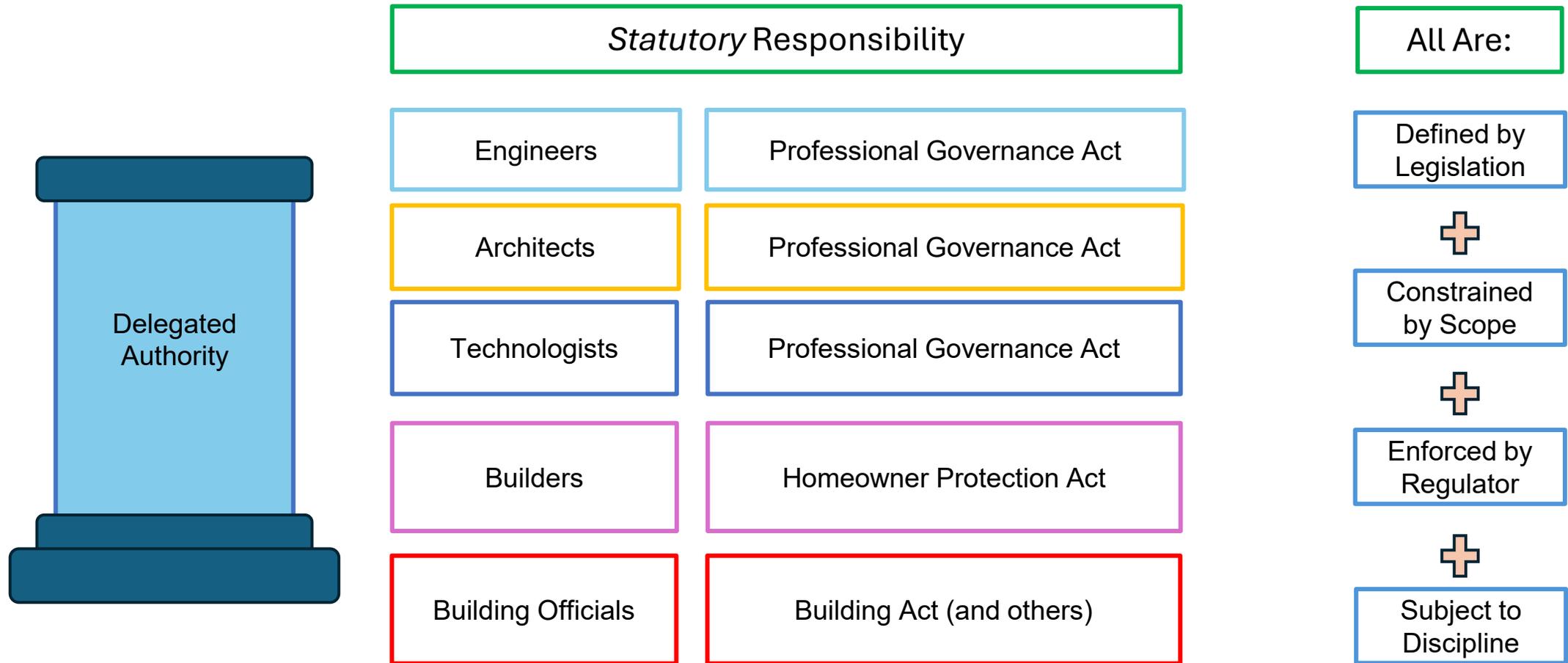
Canadian Building Regulatory System

Governance and Accountability – Delegated Authority in British Columbia



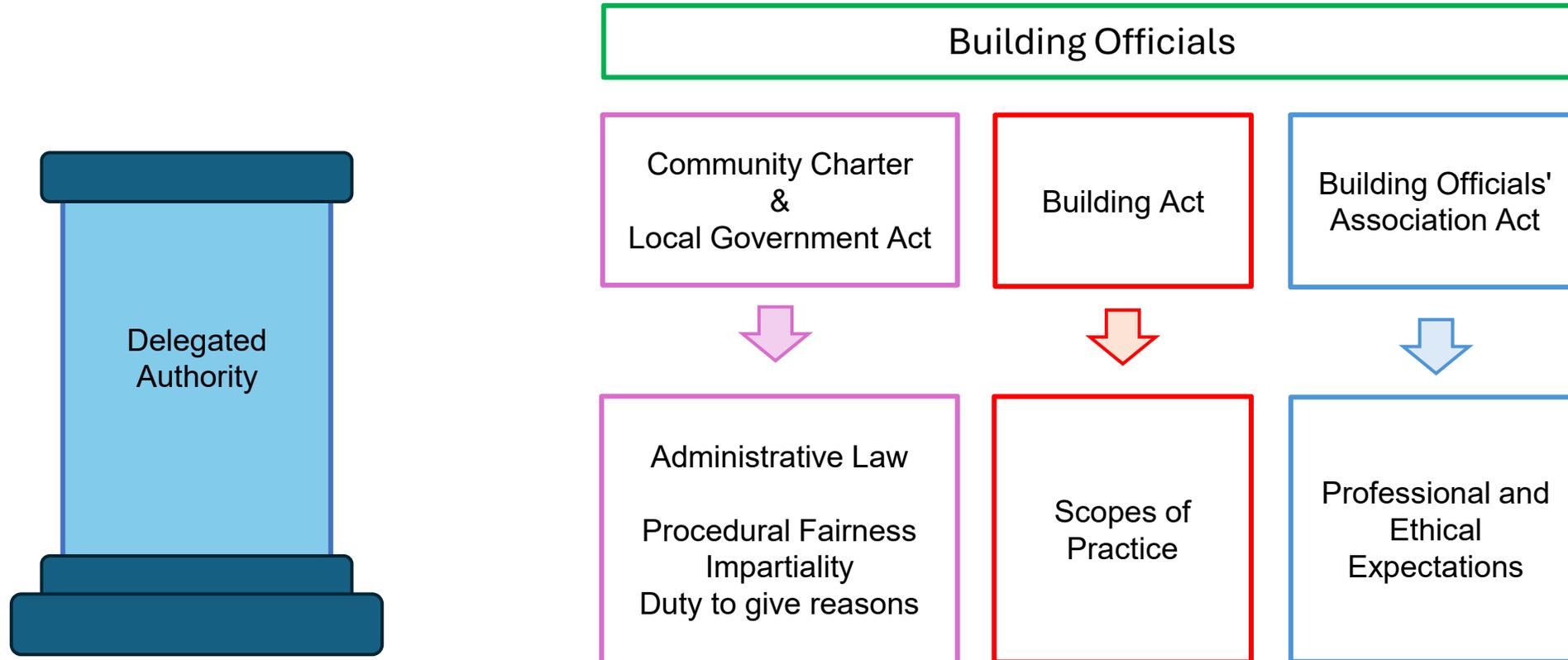
Canadian Building Regulatory System

Governance and Accountability – Delegated Authority in British Columbia



Canadian Building Regulatory System

Governance and Accountability – Delegated Authority of Building Officials in British Columbia



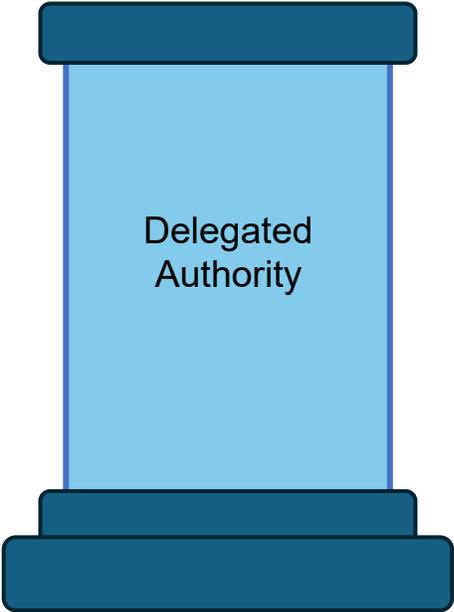
Canadian Building Regulatory System

Governance and Accountability – Delegated Authority of Building Officials in British Columbia

Building Act



Scopes of Practice



Delegated Authority

Part 3 — Building Officials

Division 1 — Building Officials

Qualification as building official

- 11 (1) In order to be qualified as a building official, a person must
- (a) meet the following qualification requirements:
 - (i) pass one or more qualifying exams specified by the minister;
 - (ii) satisfy requirements, specified by the minister, respecting continuing professional development;
 - (iii) be a member in good standing of a prescribed professional association;
 - (iv) any additional qualification requirements prescribed by regulation,
 - (b) be entered in the register as a qualified building official, and
 - (c) not be suspended under Part 5 *[Administrative Penalties]*.
- (2) For the purposes of this section, the minister may, by regulation,
- (a) establish different scopes of practice and different classes of building officials by scope of practice, and
 - (b) provide for the recognition of extraprovincial building credentials and the classification of holders of extraprovincial building credentials into the different classes of building officials.
- (3) For the purposes of this section, the minister may
- (a) specify different qualifying exams under subsection (1) (a) (i), held by the minister or any other person,
 - (i) for different scopes of practice, and
 - (ii) for persons in different classes of building officials who hold different extraprovincial building credentials,
 - (b) specify different requirements under subsection (1) (a) (ii) for different classes of building officials, including, without limitation, by reference to materials or training provided by the minister or any other person,
 - (c) hold qualifying exams referred to in subsection (1) (a) (i), and
 - (d) provide materials or training for continuing professional development referred to in subsection (1) (a) (ii).
- (4) A person must pay the following fee to take a qualifying exam held under subsection (3) (c):
- (a) to the minister, if the power to hold qualifying exams under subsection (3) (c) is not delegated under section 15 *[power to delegate administration]*, a prescribed fee, if any;
 - (b) to the administrative authority, if the power to hold qualifying exams under subsection (3) (c) is delegated under section 15, a fee, if any, set by the administrative authority in accordance with section 17 *[power of administrative authority to set fees for matters under its administration]*.
- (5) A person must pay the following fee to receive materials or training provided under subsection (3) (d):
- (a) to the minister, if the power to provide materials or training under subsection (3) (d) is not delegated under section 15, the prescribed fee, if any;
 - (b) to the administrative authority, if the power to provide materials or training under subsection (3) (d) is delegated under section 15, the fee, if any, set by the administrative authority in accordance with section 17.

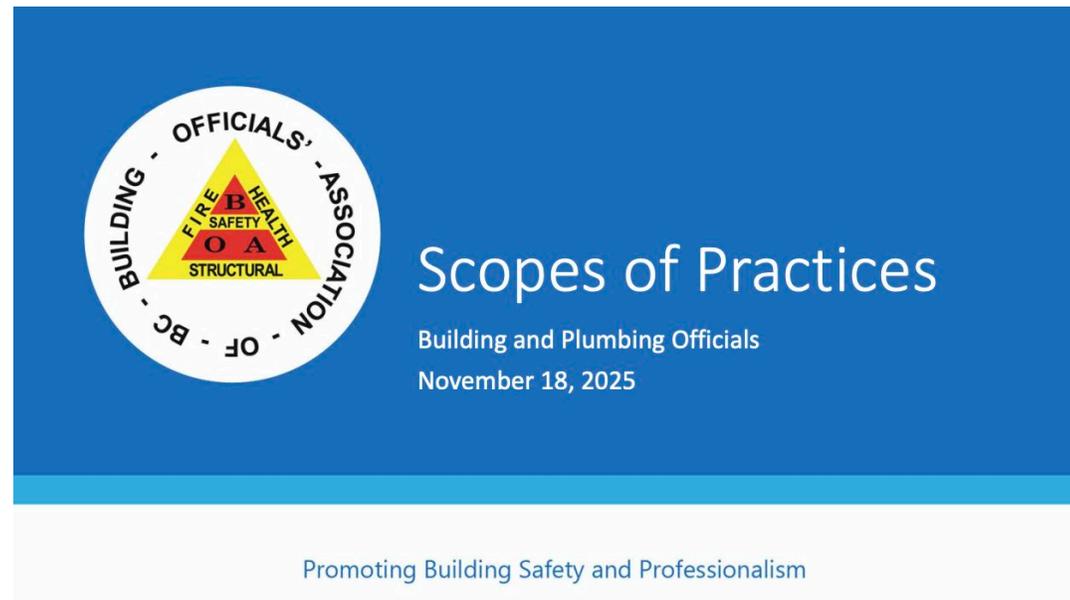
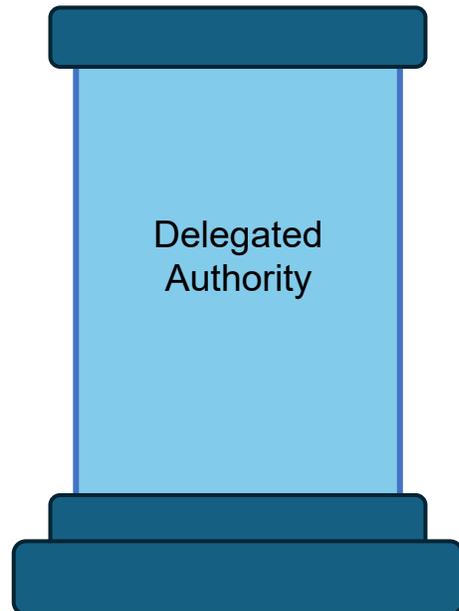
Canadian Building Regulatory System

Governance and Accountability – Delegated Authority of Building Officials in British Columbia

Building Act



Scopes of Practice

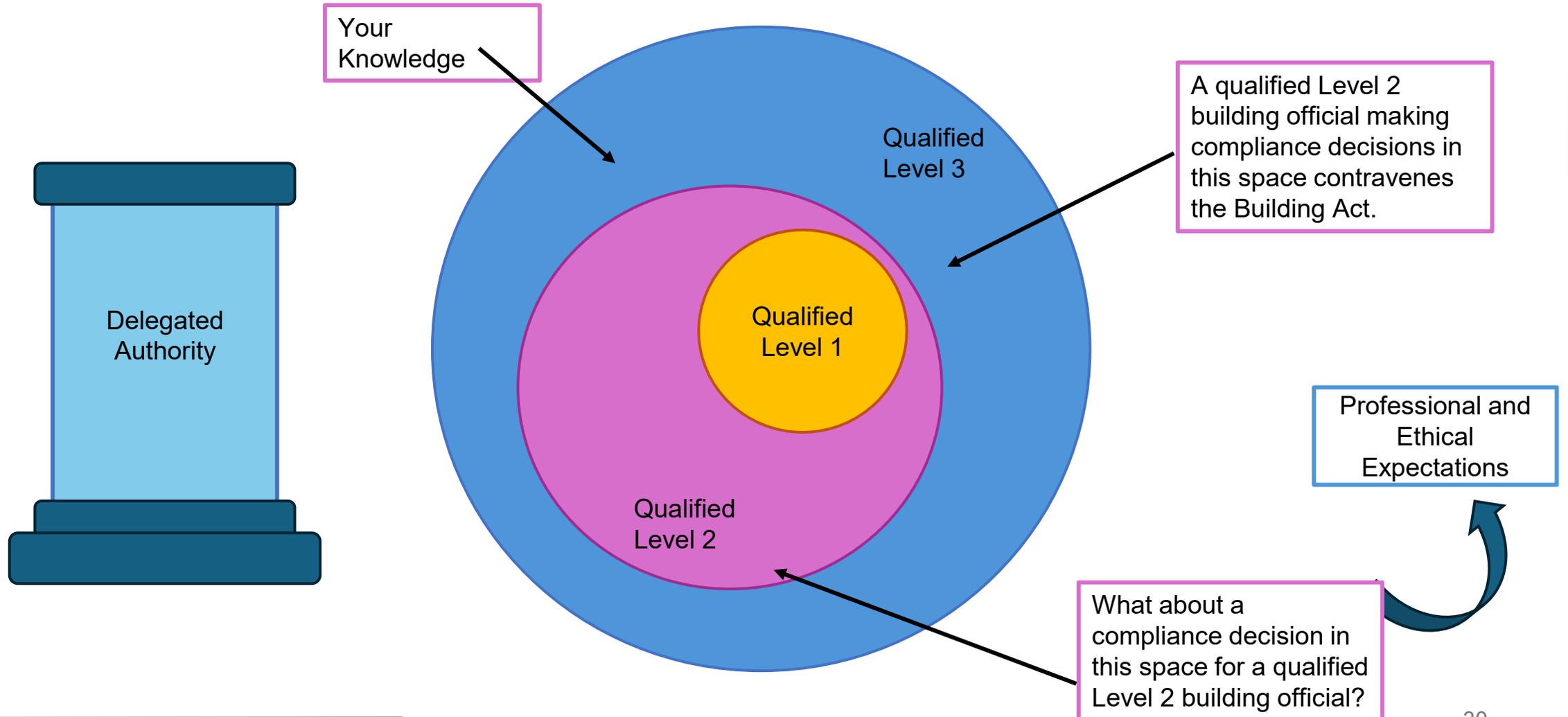


Past BOABC Webinar:

https://boabc.org/wp-content/uploads/2025/11/Scopes-of-Practice_final.pdf

Canadian Building Regulatory System

Governance and Accountability – Qualified Building Official Scopes of Practice in British Columbia



Canadian Building Regulatory System

Governance and Accountability – Qualified Building Official Professional & Ethical Expectations in British Columbia



https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/97016_01

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Governance and Accountability – Qualified Building Official Professional & Ethical Expectations in British Columbia

- 1 -

BUILDING OFFICIALS' ASSOCIATION OF BRITISH COLUMBIA

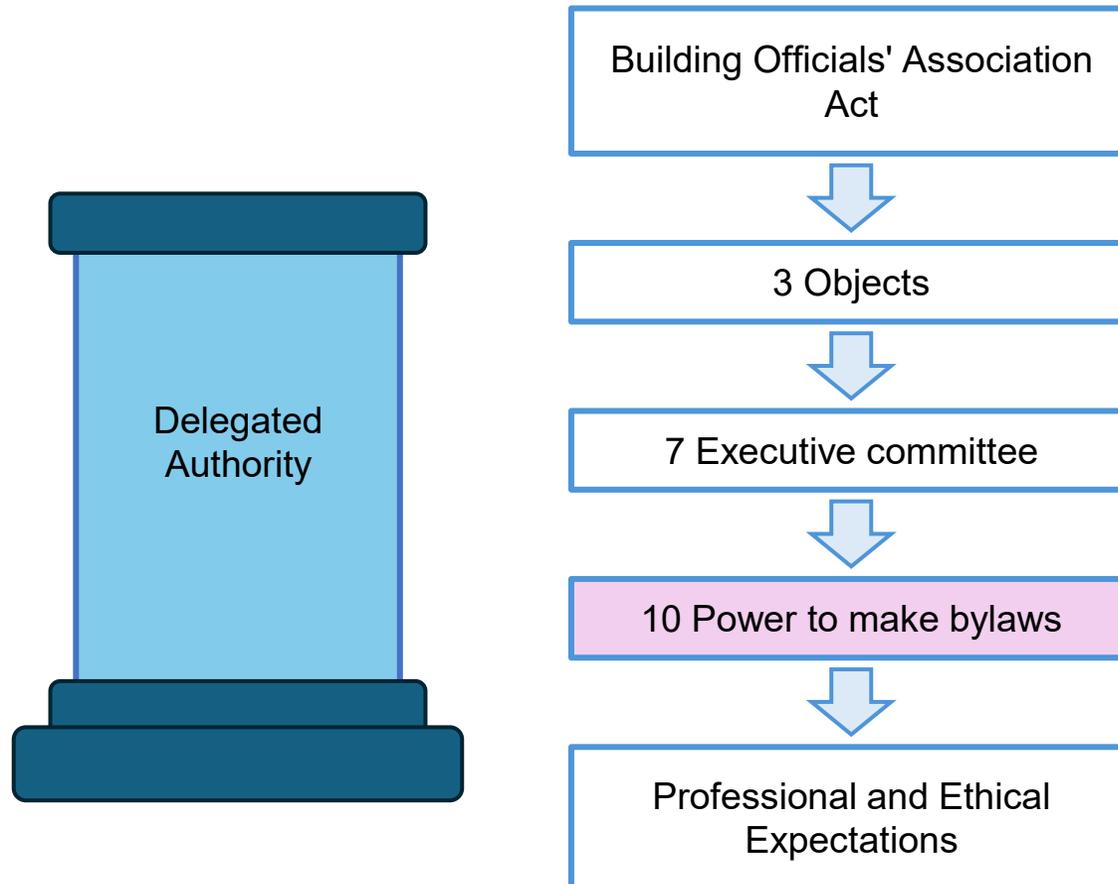
BYLAWS

PART 1 – INTERPRETATION

1. Definitions

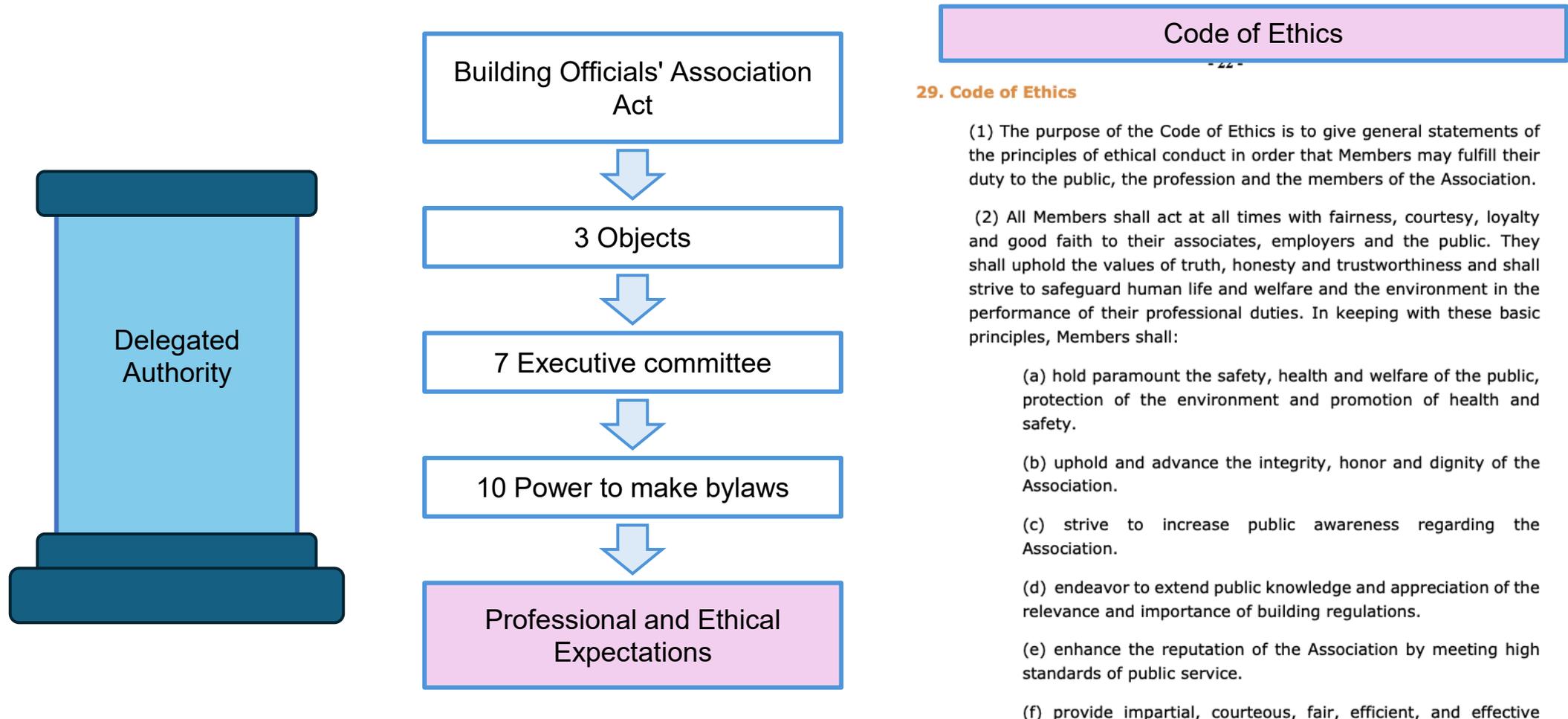
(1) (*renumbered 25/05/2015*) In these bylaws, unless the context otherwise requires:

- "Act" means the Building Officials' Association Act.
- "Association" means the Building Officials' Association of British Columbia.
- "BCQ" means Building Code Qualified, a title issued by the Building Officials' Association of B.C. (*amended 27/04/2004*)
- "Building Inspector" means a person who is responsible for the enforcement of building regulations.
- "Building Official" means a Person who is responsible for the administration and enforcement of Building Regulations and includes, but is not limited to, a Building Inspector, Plumbing Official and Plan Reviewer. (*amended 25/05/2015*)
- "Building Regulations" has the same meaning as the definition of "building regulation" in the Building Act, as amended from time to time. (*amended 25/05/2015*)
- "Bylaws" means the bylaws duly adopted by the Members of the Association. (*amended 25/05/2015*)
- "Director" means a Member elected or holding office in accordance with section 13 of the Bylaws. (*amended 25/05/2015*)



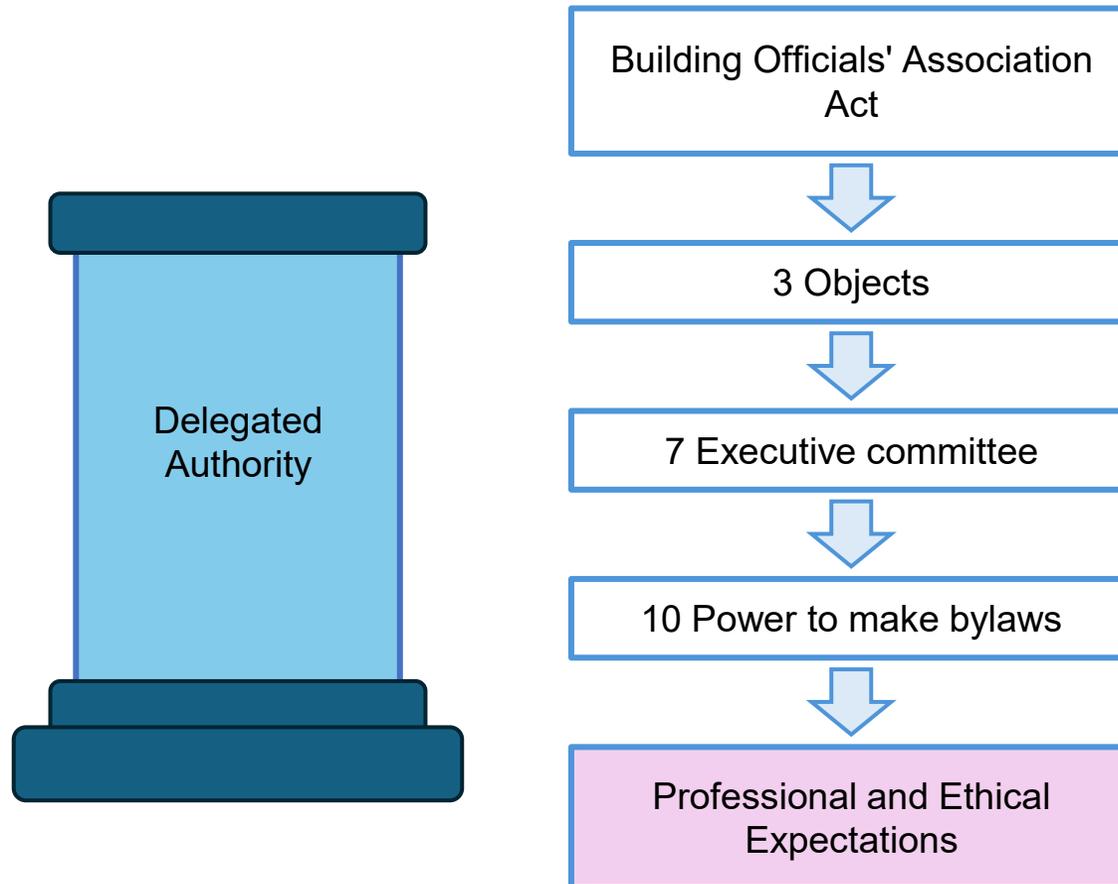
Canadian Building Regulatory System

Governance and Accountability – Qualified Building Official Professional & Ethical Expectations in British Columbia



Canadian Building Regulatory System

Governance and Accountability – Qualified Building Official Professional & Ethical Expectations in British Columbia



Rules of Professional Conduct

- 23 -

(i) maintain devotion to high ideals of personal honour and professional integrity.

30. Professional Conduct

The Members of the Building Officials' Association of British Columbia (BOABC) accept the Rules in section 31 as a desirable method of achieving increased professional status for the Association. These Rules are based on principles that the Members accept as necessary for maintaining the high standard of behaviour to which the membership adheres.

These Rules will be applied under stated guidelines to ensure the protection of the rights of any Member of the Association whose conduct allegedly violates the said rules.

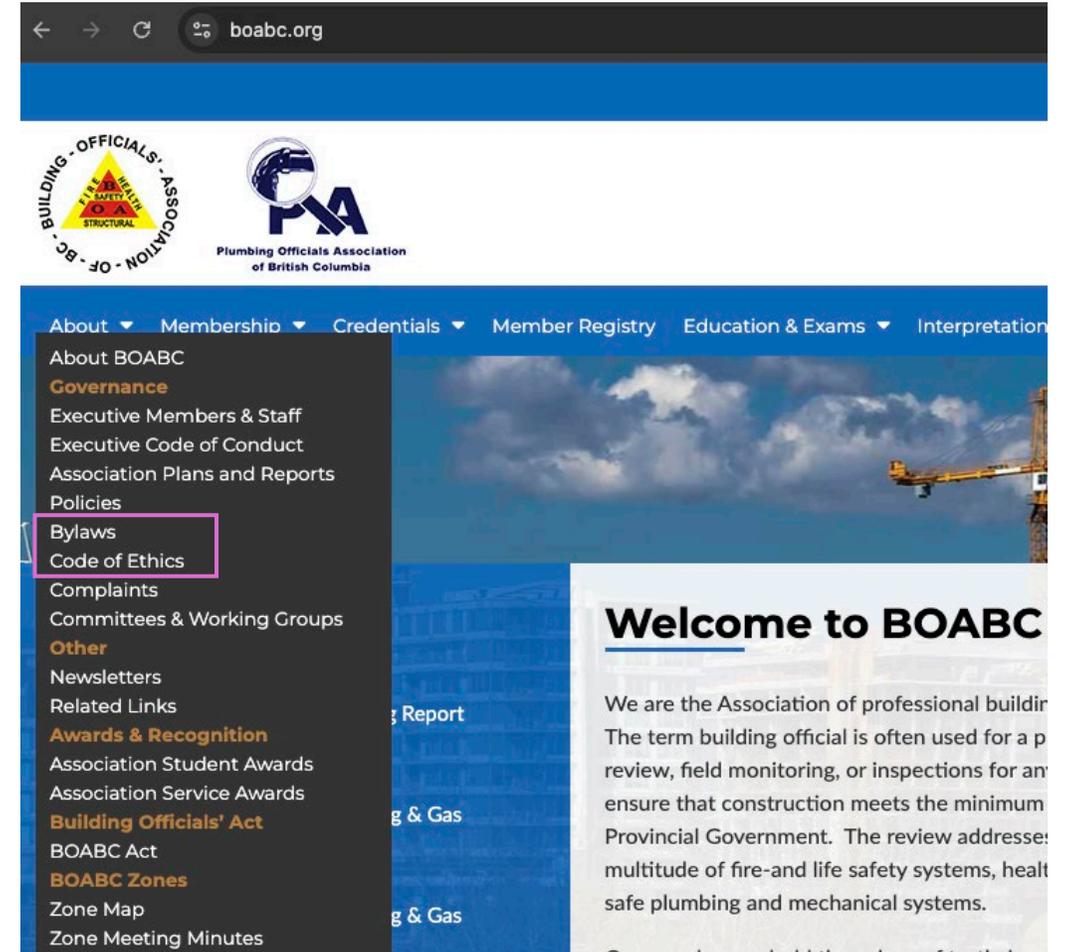
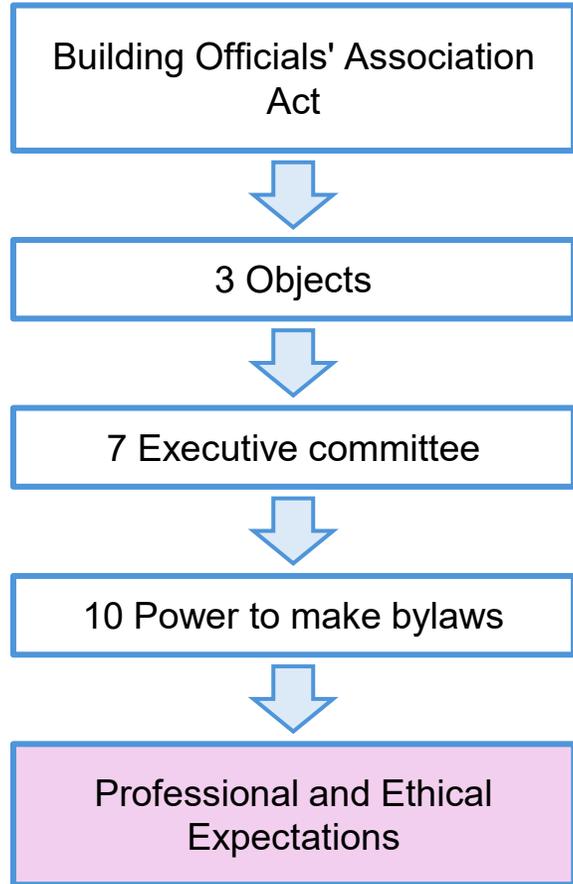
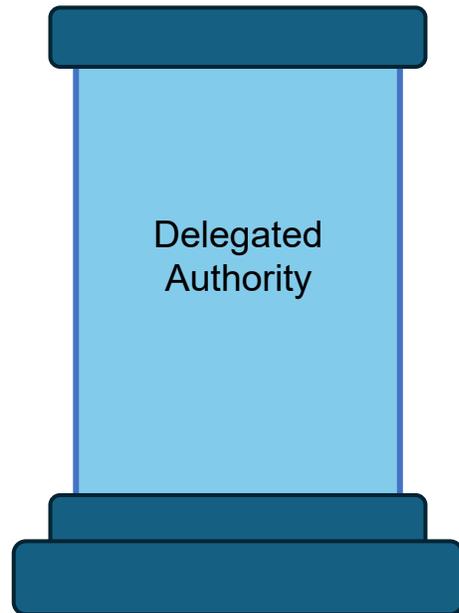
31. Rules of Professional Conduct

RULE 1: No Member of the Association shall engage in any unlawful activity in the performance of the Member's duties as a Building Official or in the Member's relationship with others as an employee, officer, business partner or business associate.

RULE 2: No Member shall be guilty of any serious and improper action in the performance of his or her duties that brings discredit and/or

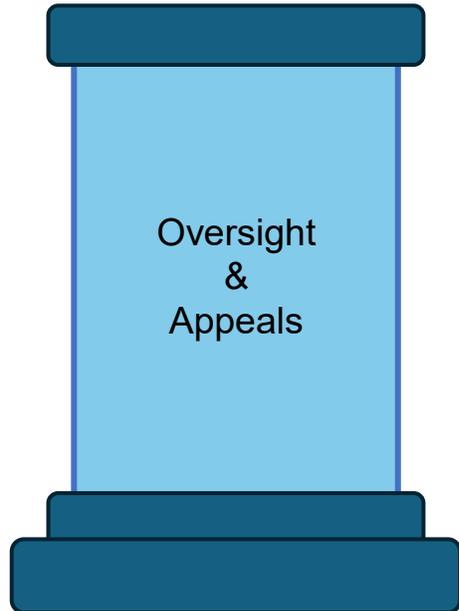
Canadian Building Regulatory System

Governance and Accountability – Qualified Building Official Professional & Ethical Expectations in British Columbia



Canadian Building Regulatory System

Governance and Accountability – Oversight & Appeals for Building Officials in British Columbia

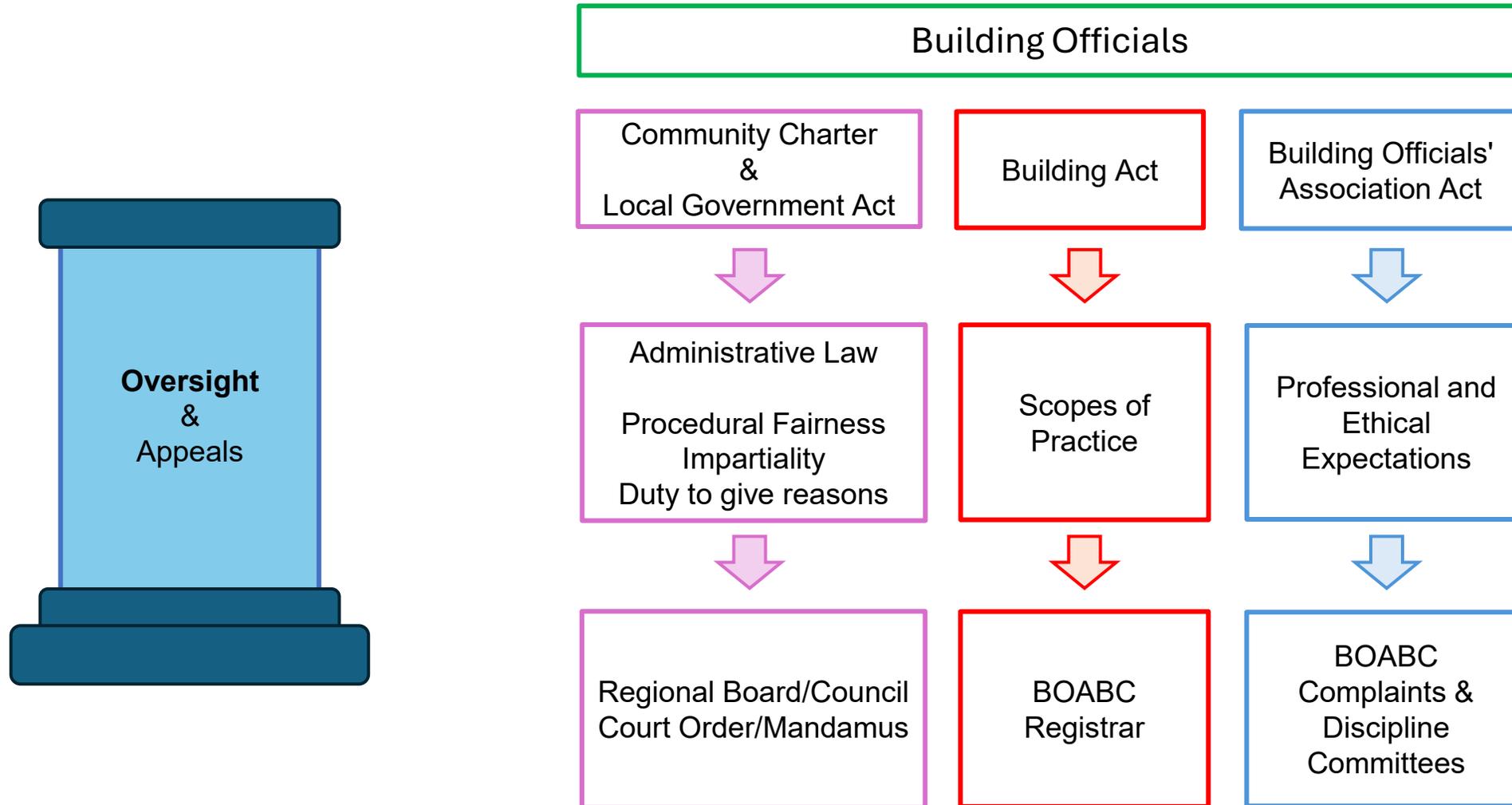


What happens when something goes wrong?

(or maybe just when there is some friction in the system)

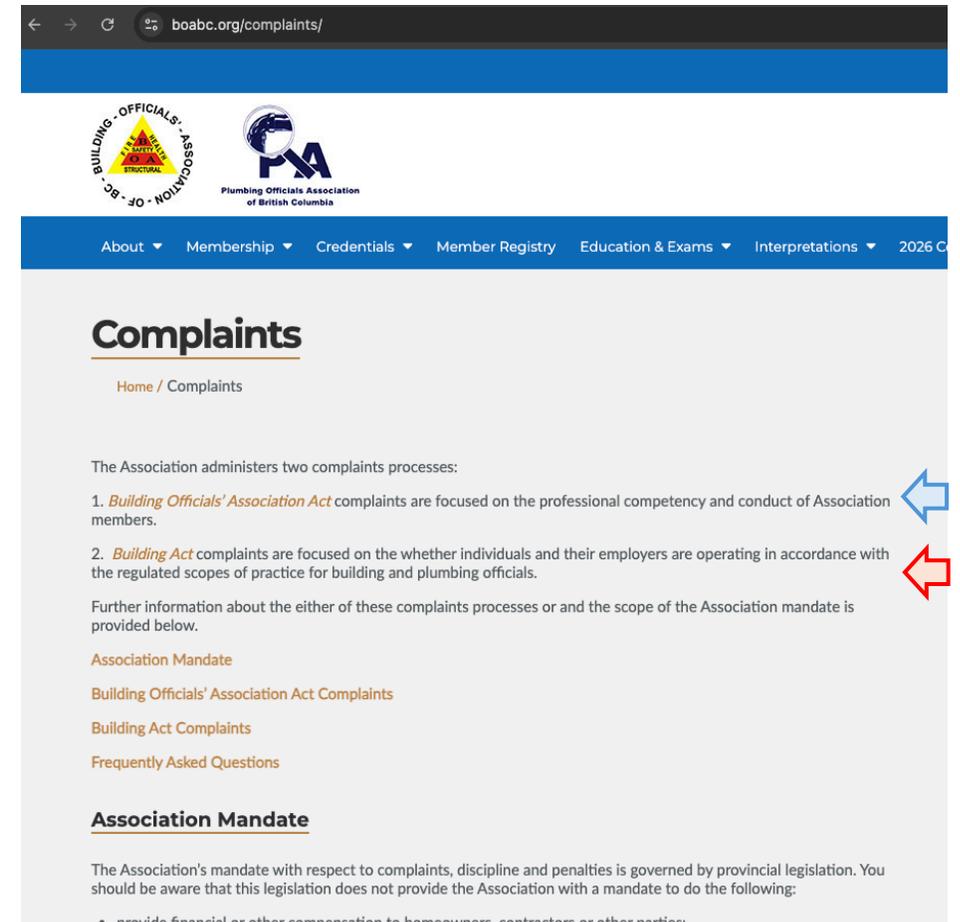
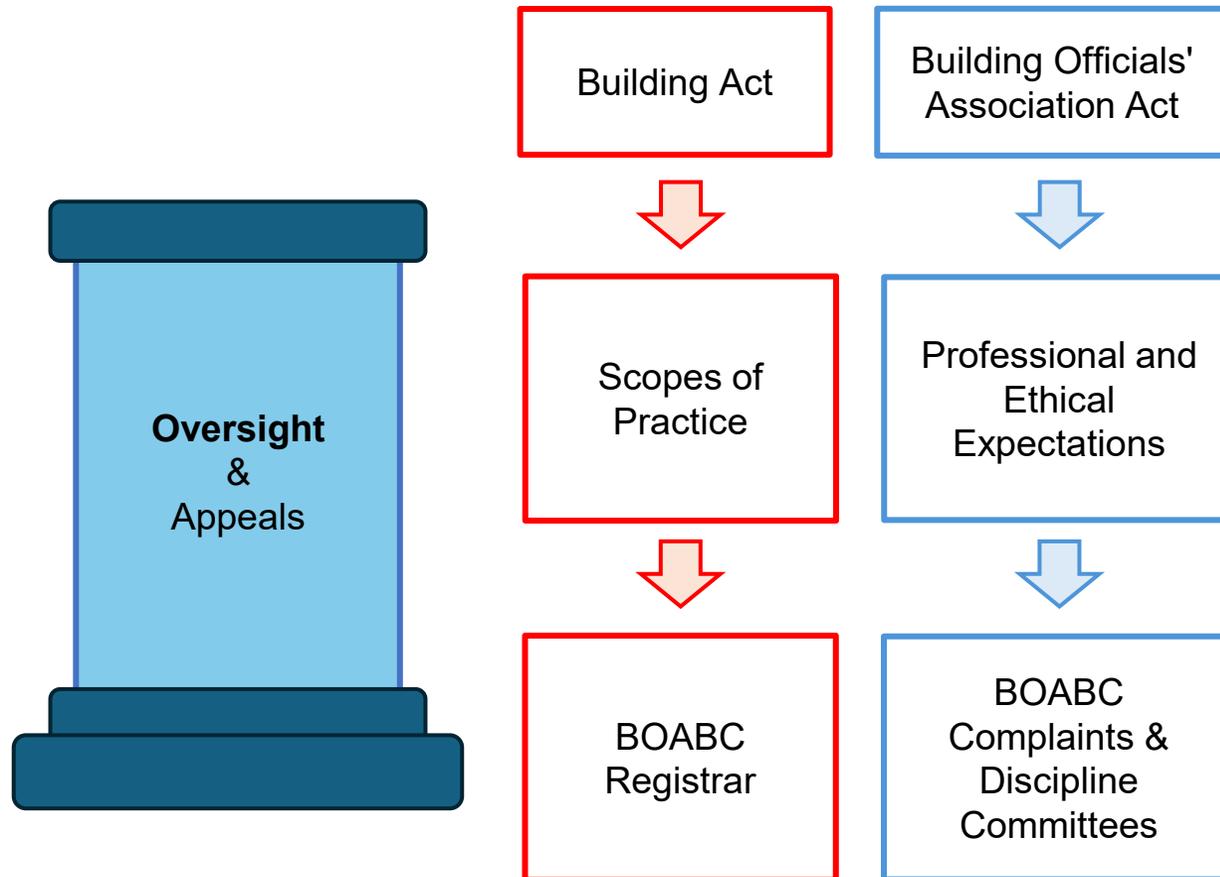
Canadian Building Regulatory System

Governance and Accountability – Oversight for Building Officials in British Columbia



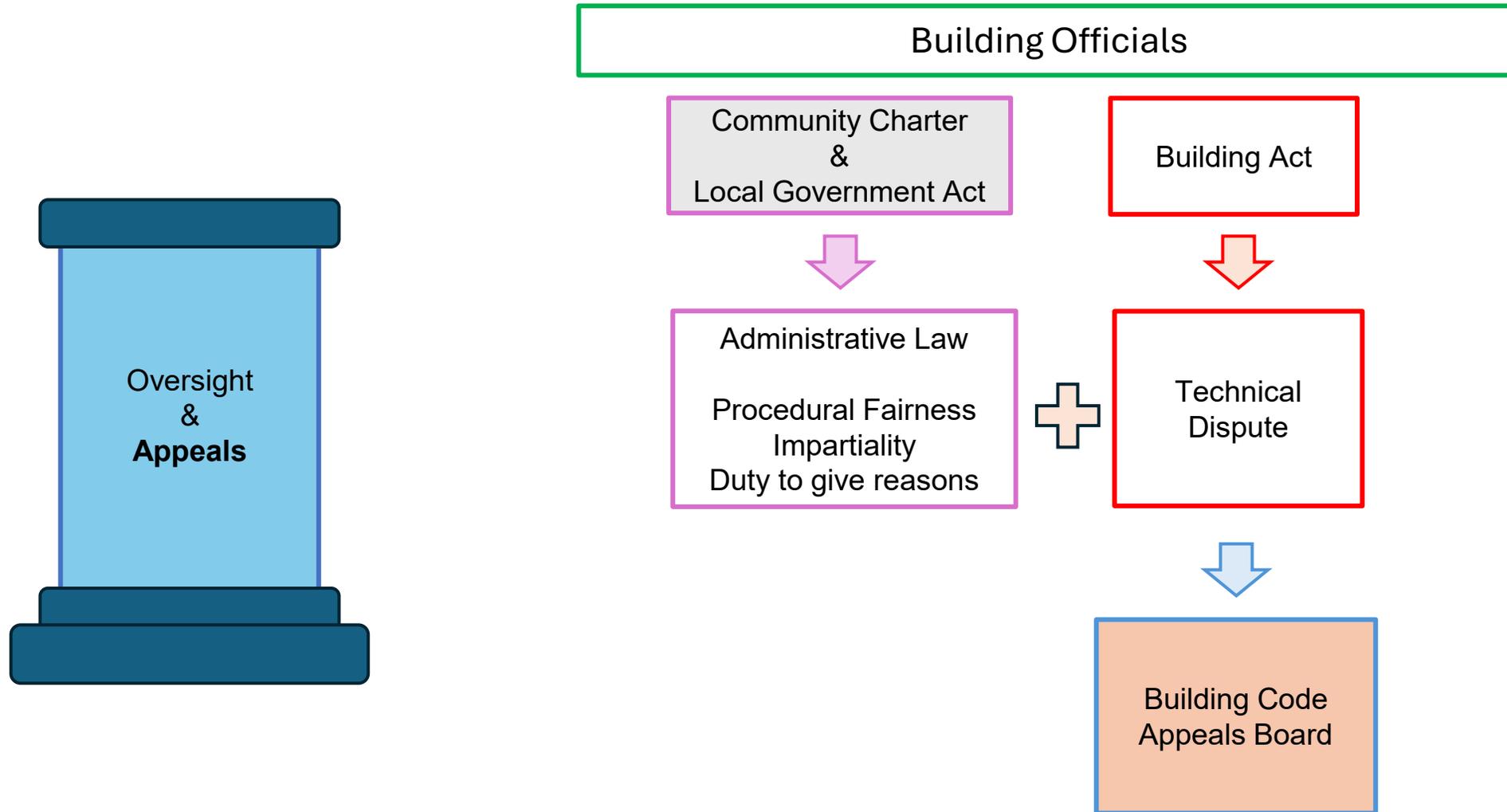
Canadian Building Regulatory System

Governance and Accountability – Oversight for Building Officials in British Columbia



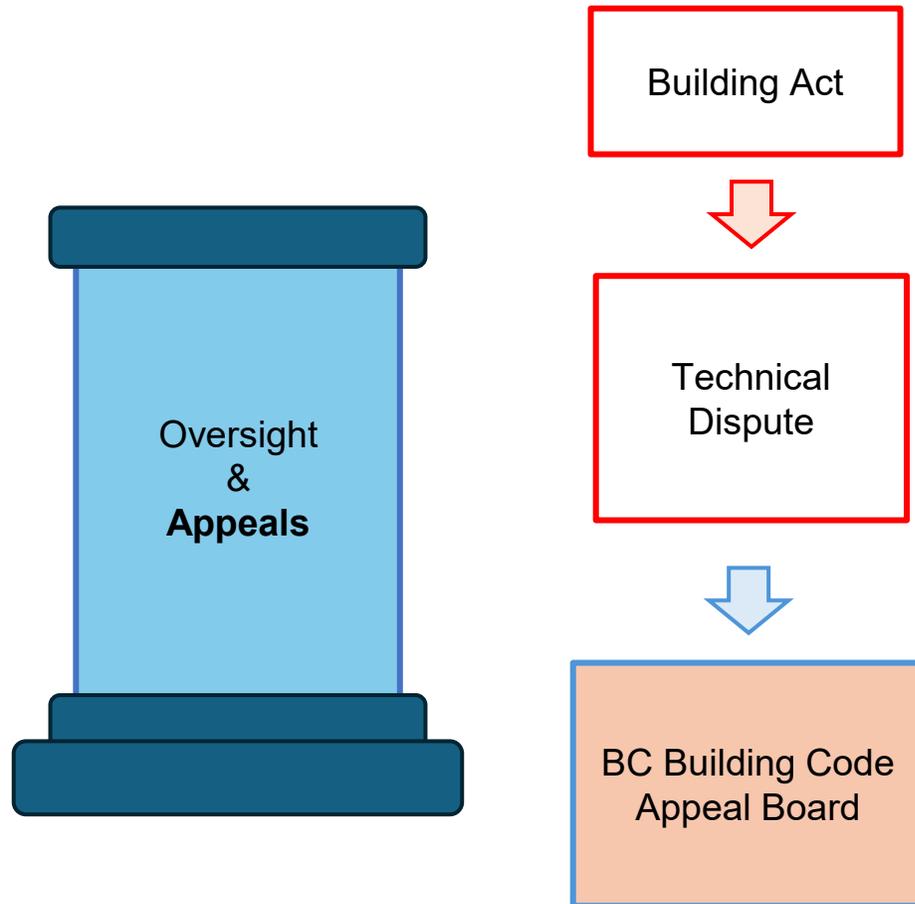
Canadian Building Regulatory System

Governance and Accountability – Appeals for Building Officials in British Columbia



Canadian Building Regulatory System

Governance and Accountability – Appeals for Building Officials in British Columbia

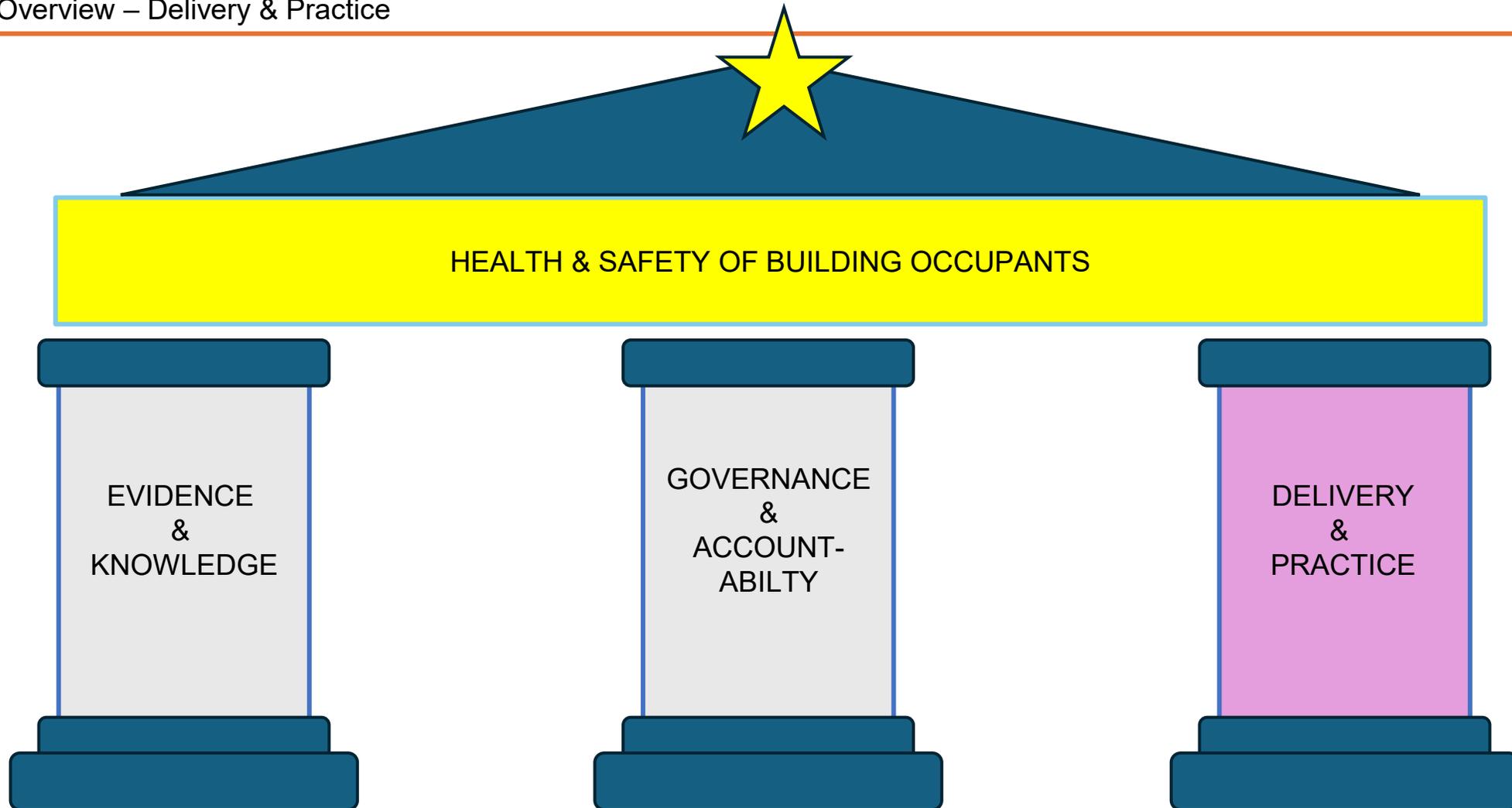


The screenshot shows the official website for the Building Code Appeal Board in British Columbia. The page features the BC logo, a search bar, and a breadcrumb trail: Home / Farming, natural resources and industry / Construction industry / Construction standards / Building Code. A sidebar lists "MORE TOPICS" including Construction standards, Legislation, BC Codes, Digital construction tools, Code development and review, Building Code Appeal Board (highlighted), Decisions, Resources, and Regulatory partners. The main content area is titled "Building Code Appeal Board" and includes a last updated date of October 9, 2025, a brief description of the board's role, and a list of links under "On this page": Building Code Appeal Board's role, Make an appeal, Review process, Board decisions, Board reports, and Contact Building Code Appeal Board. A section titled "Building Code Appeal Board's role" is partially visible at the bottom.

<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board>

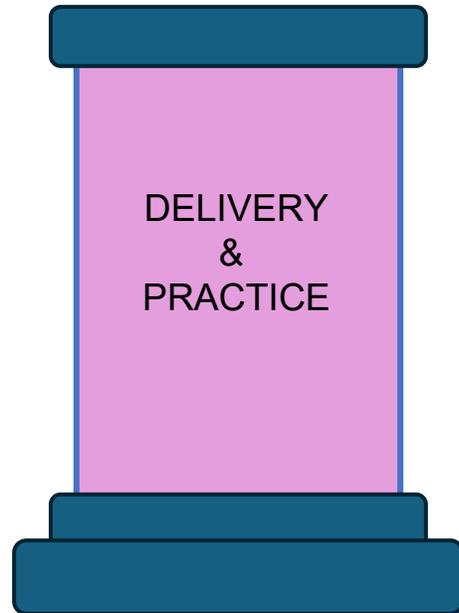
Canadian Building Regulatory System

Overview – Delivery & Practice



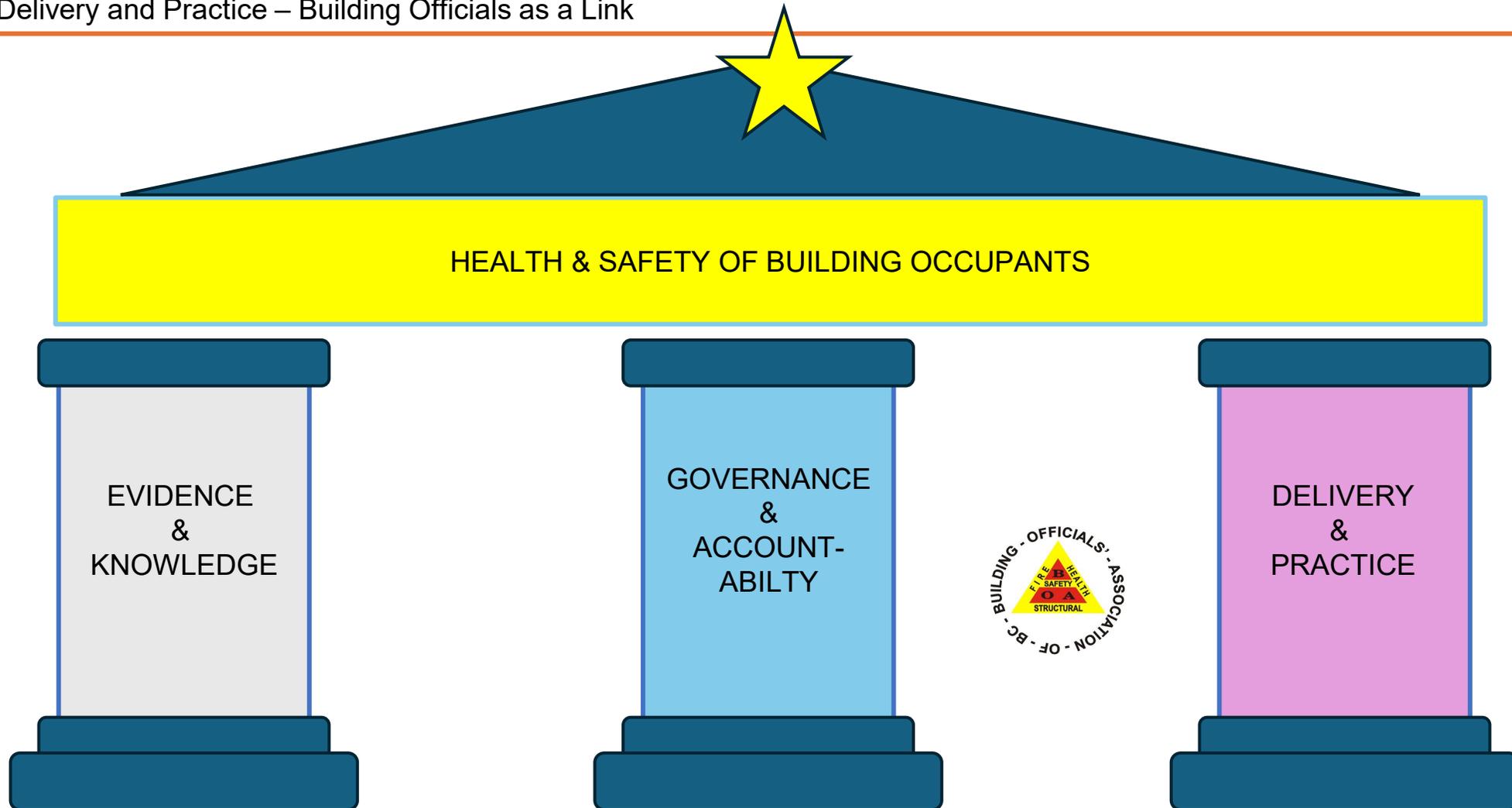
Canadian Building Regulatory System

Delivery & Practice



Canadian Building Regulatory System

Delivery and Practice – Building Officials as a Link



End/Questions:



Tim Warner
Twarner@boabc.org

