Architectural Services and the Permitting Process

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May 25, 2026

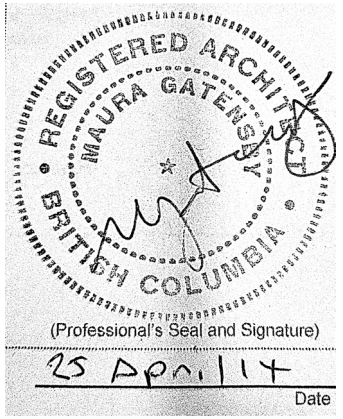
ARCHITECTURAL
INSTITUTE OF
BRITISH COLUMBIA

Agenda

- History of Professional Seal
- History of Letters of Assurance
- Architects and the BC Building Code
- Architects and Coordination Responsibilities

History of the Professional Seal

- Architecture in BC
  - 1920 Architects Act
  - 2008 - Digital seals became available
    - AIBC and EGBC collaborated on digital seal
  - 2023 AIBC came under *Professional Governance Act*
  - Regulation of firms for architects not new under *PGA*, have been regulated for decades, brought forward to new legislation



History of the Professional Seal

- Purpose of the seal
  - Proper and appropriate authentication
  - Ownership of professional responsibility
  - Mark of reliance
  - Code of ethics

History of the Professional Seal

- Use of seal
  - Determine which documents require sealing
  - Apply the seal as per regulator's instructions
  - Issue document to approving authority or other entity relying upon them
  - Recipient checks for seal, the seal provides them with the assurance that a qualified person has completed the work and it can be relied upon

Evolution of the seal

- Digital Seal
  - Digital image of seal
  - Digital image of signature, in vicinity of seal
  - Digital image of date, applied below the seal by the digital application, it is the date and time in the computer
  - **Digital certificate** is the means of authentication, rather than the image of the seal

Evolution of the seal

- What is a Digital Certificate?
  - A certificate issued to a Professional Registrant by a certificate authority that attests to the legitimacy of information through the use of encryption,
  - It also confirms the entitlement to practice and apply the seal of the person applying it
  - Portage CyberTech, formerly Notarius is the only approved certificate authority for both AIBC and EGBC

History of Letters of Assurance

- BC Building Code Letters of Assurance based on City of Vancouver assurances in place in the 80s
- Introduced into the BC Building Code in 1992
- Did not change professional responsibilities, which were set by AIBC EGBC
- REQUIRED the engagement of Registered professionals for specific scopes of work

Why in 1992?

- Station Square collapse April 1988
- 6,400 square foot (590 m^2) portion of the roof collapsed
- 21 people hospitalized, no loss of life

Closkey Commission

- Closkey Commission formed May 1988, report, August 1988
- Noted many reasons contributed to the collapse, primarily failures of by the structural engineers
- Made recommendations on changes

Save-On collapse probe under way

By VALERIE CASSELTON

The owner and developer of the $15-million Save-On-Foods store that lost part of its roof in a collapse Saturday, has called in investigators to review drawings of work done on the site by a structural engineering company.

Premier Bill Vander Zalm, Attorney General Brian Smith and Municipal Affairs Minister Rita Johnston have all said an inquiry is needed.

Smith said Tuesday he hoped a mechanism to hold an inquiry could be in place by the end of the week.

David Chard, director of leasing for Weshild Enterprises, said an independent investigation is already under way — not only into the roof collapse, but also into drawings by Tamm Tacy and Associates of a 100-room hotel, retail and outdoor mall space, and a Famous Players Cineplex theatre being built at the $75 million Station Square complex in Metrotown. "The project plans are being examined by an independent firm," he said.

Designs studied

A high-rise condominium at Station Square was not designed by Tamm Tacy, he said.

Tamm Tacy officials have refused to comment on the accident.

Chard confirmed today that Sandwell Swan Wooster will be the independent engineering company studying Tamm Tacy designs on the site.

"The engineering company is reviewing all technical aspects of the occurrence and trying to find the cause," said Chard. "They may be the engineers who will carry on but that has yet to be determined."

Other engineering companies have been on the site since the collapse and are involved in determining cause, he said.

One of those, S.C.S. Engineering Ltd. of Vancouver, has been trying

CRAIG HODGE

SAVE-ON-FOODS COLLAPSE: inquiry expected to be set

Delayed shock feared

Seniors who experienced the trauma of the roof collapse at Burnaby's new Save-On-Foods store should see their doctors in case they've had a delayed reaction, a seniors spokesman said Tuesday.

Frank Helden, president of the Burnaby branch of the Old Age Pensioners Organization of B.C., said he's already talked to two people who escaped the cave-in uninjured but went into shock later at home.

Helden was one of hundreds of seniors who took advantage of Save-On's preview for seniors at the new store Saturday when the roof gave way under the weight of its overhead parking lot, dumping 22 cars into the store's produce section.

"One fellow, once he realized he's just escaped with his life, collapsed at home," Helden said. "We want to make an appeal for anyone that was at the place Saturday to go to their doctor."

One person remains in hospital from injuries received in the cave-in. Save-On employee Del Alton is listed in satisfactory condition at Burnaby General Hospital.

BATTISTONI

says sun

we don't have any input into," Copeland said.

$5-million in damages.

"It's a lawyers' field day," he

Closkey Recommendations

- Require that structural calculations and drawings be submitted when applying for a building permit
- Require Building Code to require professionals to be hired to
  - Certify their designs comply with the Building Code
  - Perform review during construction
  - Certify when complete that the work conforms with the plans and the Building Code

Closkey Recommendations

- Several recommendations to EGBC regarding practice of structural engineers

- Require that a ‘prime consultant’ be retained, which when implemented, became the

‘Coordinating Registered Professional’ (CRP)

Architects and the BC Building Code

- Architect provides Architectural Letters of Assurance (Schedules B and C-B)

- Although not required to be the architect, in most cases, the Coordinating Registered Professional (CRP) role is taken by the architect
- Architect provides the Coordination Letters of Assurance (schedules A and C-A)

Architects and the BC Building Code

- Architect are trained in this coordination; it is a core competency required of architects
- It is impossible for an architect to design a building project *without* doing this coordination
- It is part of an architect's minimum scope of services, the architect must do this coordination

Architects and the BC Building Code

AIBC Professional Standard 3.7

An Architect's services in preparation for construction must be sufficiently complete, correct, comprehensive, and coordinated for the purpose stated.

Architects and the BC Building Code

AIBC Professional Standard 7.8

An Architect must provide field services for all building design or building alteration commissions leading to construction to determine whether the work substantially complies with the instruments of service, including but not limited to documents sealed for permit, and with applicable building regulations.

Architects and the BC Building Code

AIBC Professional Standard 5.14

Registrants must communicate adequately and in a timely manner with authorities having jurisdiction.

Architects and the BC Building Code

- Architect have **multiple** obligations:

  -to comply with AIBC Professional Standards

  -to comply with the BC Building Code, as a minimum, and to use their professional judgement to determine when more than the minimum might be required

  -to comply with other regulatory requirements

  -to meet their client's expectations and their contractual obligation

Architects and the BC Building Code

- EXAMPLE, day care:

  -successful home daycare operator wishes to expand into a commercial operation, buys a house for that purpose

  -may not realize that an architect is required

  -may not realize that a house is typically Part 9, and a daycare facility is Part 3, major upgrading may be required

Architects and the BC Building Code

- EXAMPLE, day care:

  -in addition to all of Part 3, and the specific daycare requirements in Sentence 3.1.2.8. Daycare Facilities for Children and

  3.3.2.18. Daycare Facilities for Children under 30 Months

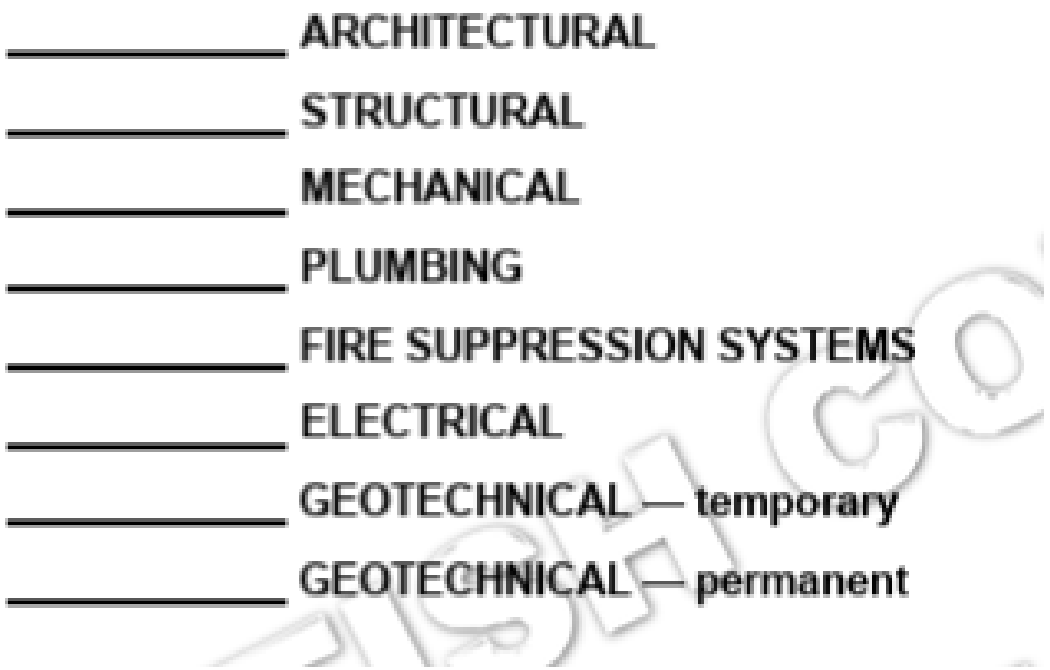
  requires compliance with the Child Care Licensing Regulation

Architects and the BC Building Code

- EXAMPLE, day care:
  - -Architect must meet all regulatory requirements, of which the BC Building Code is only one
  - -Architect must coordinate the required engineers
  - -Architect must meet the client's program requirements
  - -Architect may have to inform client of budget shortfall

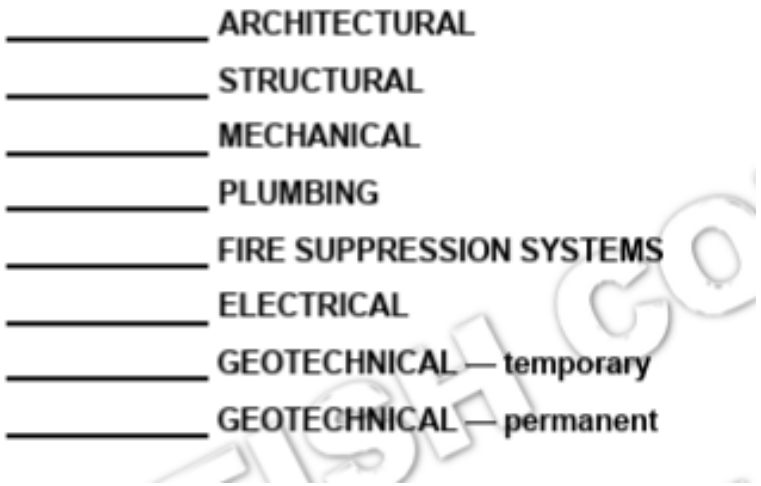
Architects and Coordination

- The Registered Professional disciplines in the BC Building Code:



Architects and Coordination

- Timeline for the disciplines:
  - Geotechnical (permanent)
  - Architectural
  - Structural
  - Mechanical
  - Plumbing
  - Electrical
  - Fire Suppression
  - Geotechnical (temporary)



Architects and Coordination

- **Geotechnical (permanent)** may be retained before the architect/CRP
- In some cases, years before, for example steep slopes, slopes requiring preload
- Structural engineers cannot do their work without geotechnical report, so the coordination is primarily between structural and geotechnical, and does not require a lot of CRP input

Architects and Coordination

- **Architect /CRP** retained, and determines what Registered Professionals are required, per the BC Building Code and the proposed building
- For alterations, some may be required

  -example structural, plumbing, fire suppression, geotechnical
- For new buildings, some may not be required, but in most cases all are required

  -example fire suppression

Architects and Coordination

- **Structural** is usually first engaged after **Architect**
- Coordination is an iterative process of developing an economical and buildable structure while meeting the architectural objectives
- Depending on system, structural may be a strong determinant of the architectural design
  - Example: Subsection 3.1.6. Encapsulated Mass Timber Construction

Architects and Coordination

- **Mechanical** is usually next engaged after **Structural**
- Determination of System, engagement of both Part 6 and Part 10 requirements
- Coordination of space requirements of HVAC systems
  - Depending on system, mechanical may be a strong determinant of the architectural design OR
  - Mechanical systems may have little impact

Architects and Coordination

- **Electrical**
- Architect coordinates fixture locations, various electrical facilities, service rooms requirements
- Increasingly, with buildings being heated electrically, using more complex and sophisticated systems electrical coordination becomes more important
- Electrical in some buildings is not a major determinant of the architectural design, however with photovoltaic systems electrical becomes a major design determinant

Architects and Coordination

- **Plumbing**
- Architect coordinates fixture locations, risers etc. service rooms requirements
- Plumbing must be accommodated , but is not usually a major determinant in the architectural design

Architects and Coordination

- **Fire Suppression**
- Architect coordinates sprinkler head and line locations, sprinkler main valve, FD connections, service rooms requirements
- Some elements, such a FD connections, do affect the architectural design, but generally fire suppression not a driver of the architectural design
- Industry standard is late engagement , however for coordination purposes , this is not optimal.

Architects and Coordination

- **Geotechnical (temporary)**
- Requires coordination with structural and geotechnical (permanent)
- Geotechnical (temp) not a driver of the architectural design
- Engaged by contractor, so can be a coordination challenge

Architects and Coordination

- At the completion of design , the Schedule B Letters of Assurance are collected and submitted for BP application
- During the period **between BP application and BP issuance** can be a time of intense coordination, particularly with respect to the interface with city services
- Architects may also be coordinating **civil engineering,** and **landscape architecture,** outside of the BC Building Code

Architects and Coordination

- At issuance of BP and commencement of construction, the CRP responsibilities shift:

  - Coordination of changes during construction
  - Coordination of field review during construction
  - Coordination of documents /services for occupancy

Architects and Coordination

- Coordination of **changes during construction** is of critical importance
- Closkey Commission that led us to LOAs noted several uncoordinated or inadequately coordinated changed during construction contributed to the failure

Architects and Coordination

- Architects perform field review differently than other registered professionals and very differently from inspectors
- Architects are not reactive to milestones, they attend site periodically- typically once a week to once a month, depending on the project and stage of work
- Architects record the state of progress, identify changes, identify things that need to be corrected
- Architects DO NOT ‘sign off’ on insulation, VB, or any other element

Architects and Coordination

- Reminder of the definition of **field review** (Sentence 1.4.1.2.):

Field review means a review of the work

- at a building site, and
- where applicable, at locations where building components are fabricated for use at the building site

that a registered professional in their professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by a registered professional .

Architects and Coordination

- Note ‘in their professional discretion’ means that neither the the AHJ not the CRP cannot tell a RP when they think they should perform field review; they are not substituting for an inspector on ‘signing off’ any element

Field review means a review of the work

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that a registered professional **in their professional discretion** considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by a registered professional .

Architects and Coordination

- **Architect/CRP** keeps the other **RPRs** informed of the progress of the project, particularly with respect to their discipline; they need this info to plan their filed review

- This is why it is essential that the architect attend the site **regularly ,** periodically by the calendar, rather than only when something requires their attention
- It is a good day when the field review report is brief and contains no instructions on changes /corrections

- However, per the field review definition, an architect cannot *require* an RPR they are coordinating to perform field review

Architects and Coordination

When there is a **change** of Registered Professional of Record, Clause 2.2.7.4.(2)(b) applies:

(b) if a *registered professional of record* ceases to be retained at any time before the completion of the project, **both the *coordinating registered professional* and the *registered professional of record* shall notify the *authority having jurisdiction* .**

Architects and Coordination

When the CRP is aware of a change , notifying the AHJ promptly is easily done, however

-many RPRs leave their positions and do not inform their previous employer of the specific LOA responsibilities they have committed to, nor tell the CRP that they are leaving the project

-When it is a discipline where the work may be complete in the early stages, it may be months before the CRP learns of the resignation

Architects and Coordination

- Architect/CRP is obliged to inform the AHJ, but can only do so when provided with the information
- When there is a lapse in responsibility of informing the CRP/AHJ, there is an apparent gap in the LOAs
- The outgoing RPR remains responsible until the date they meet their obligation to inform the AHJ, regardless of employment status
- We must accept gaps as the result of death or incapacity of an RPR, endeavour to keep the gap as short as possible

Architects and Coordination

- Coordination for occupancy when building complete Per Sentence 3.2.9.1. (1) Testing CAN/CSA S1001 "Standard for Integrated Systems Testing of Fire Protection and Life Safety Systems" testing is complete and documented
- Various other documents complete and submitted , such as FA verification, elevator/electrical/gas etc.
- LOAs collected, initialled by CRP
- Not all occupancy requirements are required by the BCBC, but it is the standards scope of practice for architects to coordinate all the requirements- DP, BP, other department/agencies

AIBC Resources at www.aibc.ca

- Professional Governance Act & Architects Regulation
- Architects Regulation- Descriptive Materials
- AIBC Code of Ethics and Professional Conduct
- 2024 BC Building Code Part 3 Checklist
- 2024 BC Building Code Adaptable Dwelling Unit Checklist
- Certified Professional (CP) Program resources
- CP and Advanced Code Knowledge Course info

QUESTIONS?

THANK YOU!

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