



# Blueberry River First Nations

## ON-RESERVE HOUSING POLICY



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## 10 ON-RESERVE CONSTRUCTION

### 10.1 New Units

The following applies to all new units built on Reserve:

- 10.1.1 All new units shall be constructed in accordance with any land use plans, housing strategies, servicing strategies or other applicable BRFN plans or policies.
  - 10.1.1.1 This includes locating new units in areas designated by BRFN for residential development.
- 10.1.2 All new units shall be approved by Chief and Council through a Band Council Resolution.

### 10.2 Construction Standards

The following applies to all construction on Reserve:

- 10.2.1 All construction shall meet the most current National Building Code and BC Plumbing and Electrical codes and be certified by a Registered Inspector upon completion.
- 10.2.2 All construction sites must adhere to WorkSafeBC Standards.
- 10.2.3 All buildings under construction will carry building fire insurance.
- 10.2.4 All construction shall adhere to any additional requirements established by BRFN through the approval process.
- 10.2.5 All construction shall take into account green building practices and energy efficiency concerns, where possible.

### 10.3 BRFN Construction Administration & Management

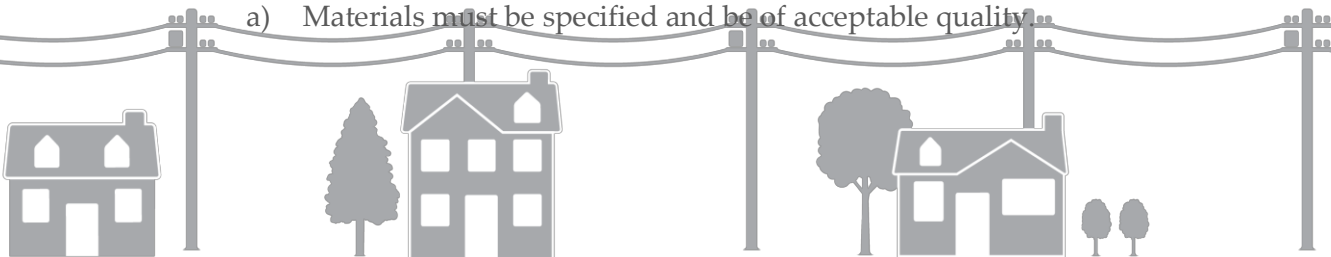
In addition to Sections 10.1 and 10.2, the following applies to all construction completed by BRFN:

- 10.3.1 All construction shall be overseen by Public Works.
- 10.3.2 All construction quotes, contracts, and administration shall be administered by the Housing Coordinator.
- 10.3.3 All new units shall be located within the bounds and capacity of the existing community infrastructure to the greatest extent possible



- 10.3.3.1 In such instances (Section 10.3.3), units shall be located on serviced lots and services shall be in approved and in place before construction begins.
- 10.3.4 All major construction (i.e. new unit construction or major renovations) to be completed by outside contractors shall go through a competitive bidding process:
- a) Agreements and contracts will be made in writing with all contractors.
  - b) All contractors working for BRFN must have liability insurance.
- 10.3.5 In such instances (Section 10.3.4), the Housing Coordinator will prepare a written Request for Proposal document outlining:
- a) The type of work.
  - b) The location of the work.
  - c) The timeline of the work.
  - d) Bid submission requirements, including:
    - i. Preliminary building plans / elevations.
    - ii. Detailed cost estimate.
    - iii. Estimated timeline.
    - iv. Examples of previous works.
    - v. Customer references.
    - vi. Proof of insurance.
    - vii. Submission Deadline.
  - e) Any other general terms and conditions.
- 10.3.6 The Housing Coordinator will identify three local, reputable builders / contractors interested in submitting a bid for the scope of works and provide them with the Request for Proposal document.
- a) The Housing Coordinator may arrange a site visit with each contractor prior to submission of a bid, upon request.
- 10.3.7 The Housing Coordinator will review the bids and select a contractor that best meets the needs of the project.
- a) The contractor with lowest bid may not necessarily be selected.
- 10.3.8 Once a contractor has been selected, the Housing Coordinator will work with the contractor to finalize the details of the works. This includes site plans, building plans (i.e. design, unit sizes), materials, finishings, etc.
- 10.3.9 The contractor will complete a final cost estimate based on the refined scope of work to be reviewed and confirmed by the Housing Coordinator.

- a) Materials must be specified and be of acceptable quality.



- 10.3.10 The Housing Coordinator will prepare a contract outlining the final scope of works and relevant terms and conditions to be signed by all parties.
- 10.3.11 All contractors will follow the scope of work as itemized in the contract.
- 10.3.12 Contractors will be paid according to project milestones as determined by BRFN / the contractor.
- 10.3.13 The contractor will ensure materials meet quality standards and are delivered to the site in good conditions and that the materials are protected during the building process.
- 10.3.14 Inspections will be completed by an approved code-compliance inspector at the following stages construction:
  - a) Site preparation
  - b) Foundation
  - c) Framing
  - d) Lock up
  - e) Plumbing
  - f) Electrical
  - g) Completion
- 10.3.15 Deficiencies will be corrected as per the inspector’s requirements. The inspector or BRFN has the authority to stop work until deficiencies are corrected and the inspector has approved the corrections.
- 10.3.16 Deficiencies are the responsibility of the contractor and must be remediated before final payment is made.
- 10.3.17 Final payment will not be made and Occupancy will not be granted until the work has been inspected and certified (See Section 10.2.1).

