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SOUTH OKANAGAN

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Penticton, BC V2A 5L1

chbaso.org
The Canadian Home Builders’ Association – South Okanagan, now in its twenty-fifth year, is a progressive group of residential builders, suppliers and sub trades dedicated to providing the best possible housing in this beautiful part of British Columbia.

Living in the South Okanagan is a very attractive area for those who are searching for a more relaxed lifestyle away from major urban centers. The desire of many people to be here brings many new challenges to the builders, sub trades and suppliers of the Canadian Home Builders’ Association - South Okanagan. Our members are continually upgrading their education to better serve our clients, whether that is building a “green” home, or building on a site perched on the hills above the valley or on the water’s edge. Our members are educated and ready to handle whatever your dream may be.

Canadian Home Builders’ Association – South Okanagan members represent the best in their respective fields. As an affiliate of the National Canadian Home Builders’ Association, the members adhere to a code of ethics and are exposed to continued training and education.

The members in this Directory can help you with every aspect of your construction needs and strive to do so to the best of their abilities and beyond. Canadian Home Builders’ Association members have an honest vested interest in promoting quality building. The reflection of this is award winning trades, suppliers, and licensed residential builders, locally, provincially and nationally. Before you begin your next project, we encourage your first step to be referencing this directory for any one of our professional, qualified members.

Look for this logo:

If you don’t see this symbol next to your Builder/Renovator/Sub Trade/Supplier advertisement & accreditation…Ask yourself WHY?

Joe Wackerbauer, President
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The CHBA works to protect housing affordability, support skilled trade’s development, tackle the underground economy and advance innovation in Canadian Housing at all three levels of government. The CHBA works vigorously to promote our industry and lobby on issues that matter at the Local, Provincial and National levels. Being a member of a professional or trade association is an important way business can work together to make sense of the legislative environment. One of the clearest benefits of association membership is advocacy – strength in numbers.

- Special member fee on all education & training courses offered by CHBA-BC - take your professionalism to the next level with 25% off all courses offered!
- E-Newsletters detailing pertinent information to our industry
- A collective and powerful voice to consumers and government
- Your business listed on the National, Provincial and South Okanagan websites and the CHBA South Okanagan directory – distributed all over the South Okanagan!
- Networking opportunities with food and beverage included at our dinner meetings, networking events and the CHBASO Golf Tournament in Spring 2020!
- Promotional materials including logo to identify yourself as a member of a professional trade association, showing your customers you are invested in responsible working practices and the elevation of your industry
- Exposure through the National Awards for Housing Excellence, Georgie Awards and the Okanagan Housing Awards of Excellence
- Discount of $200 per booth at our annual Penticton Home & Reno Show in March and first choice on booth selection every year
- Access to the CHBASO Construction Industry Benefit Plan for you and your employees
- Standard contract documents from CHBA-BC at a substantial membership discount
- Affinity program offered through CHBA National with all kinds of participating companies offering discounts to our members including various hotels, Mark’s Work Wearhouse and Microsoft!

Annual membership dues are $940.00 + GST. This includes your dues at National and Provincial. Check out our website at chbaso.org for more information on membership!
Buying or building your own home? Find out about your rights, obligations and information that can help you make a more informed purchasing decision.

Visit the Licensing & Consumer Services section of BC Housing’s website for free consumer information.

Services
- New Homes Registry – find out if any home registered with BC Housing:
  - can be legally offered for sale
  - has a policy of home warranty insurance
  - is built by a Licensed Residential Builder or an owner builder
- Registry of Licensed Residential Builders

Resources
- Residential Construction Performance Guide – know when to file a home warranty insurance claim
- Buying a Home in British Columbia Guide
- Guide to Home Warranty Insurance in British Columbia
- Maintenance Matters bulletins and videos
- Subscribe to consumer protection publications
- Owner Builder FAQs and more

www.bchousing.org
Toll-free: 1-800-407-7757
E: licensinginfo@bchousing.org
@RegistrarBCH
The decision to purchase a new home or renovate your current home can be a daunting task. With access to a resource such as this directory at your fingertips, you will be better informed when searching for and speaking with a builder, renovator or material supplier.

The first step is to find a CHBA South Okanagan member in your area. Working with a CHBA member company provides you with the comfort of knowing that you are working with a professional from start to finish.

The Canadian Home Builders’ Association of BC (CHBA BC) represents over 2,100 member companies across the province that are affiliated with one of nine local home builders’ associations, including CHBA South Okanagan. Members are home builders, renovators, product suppliers, trades, and other industry professionals - small businesses that contribute to the 2,200 residential construction jobs in Penticton alone.

At its core, CHBA members and the association are passionate about raising the bar of professionalism in the industry. As a consumer, it means that you can choose a builder or renovator knowing they have signed a code of conduct to become a member and that they have maintained a level of continuing education on the latest trends, building innovation and technical requirements.

If you are in the residential construction industry and not yet a member of CHBA South Okanagan, I invite you to review the many benefits that are offered by our association at all three levels – local, provincial and national. We look forward to you becoming a member!

On behalf of the Canadian Home Builders’ Association of British Columbia, I want to congratulate CHBA South Okanagan for publishing this valuable community resource. We encourage you to work with a local member for your next new home or renovation project.

Neil Moody, CEO
Canadian Home Builders’ Association
Longs Floorall Ltd.
#101-1397 Fairview Rd, Penticton BC
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Members shall comply with applicable building codes of Canada as a minimum standard for construction and shall work toward its improvement in the interests of structural sufficiency, safety, and health.

Members shall plan their sites and homes to conform to the principles of good community planning and support for the environment.

Members shall deal honestly and fairly with their customers and stand behind the quality of their work and service commitments.

Members shall exchange information and experience, and encourage research on materials, technical advancements and building techniques in order to provide the best value for their customers.

Members shall avoid all conduct or practice detrimental to the house building industry, to the Association, to the good name or reputation of any of its members, or its customers.

Members shall commit to continuing learning through human resource policies and practices, including employment practices which treat employees as assets.

Members shall actively promote health and safety principles.

Members shall treat their competitors, including their property and ideas, with respect.

These responsibilities are freely and solemnly assumed as they form part of an obligation as…

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<td>250-498-3313</td>
<td>Paul Dumoret</td>
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<td>AGRECOMM CONSTRUCTION INC.</td>
<td><a href="http://www.agrecomm.ca">www.agrecomm.ca</a></td>
<td>250-689-5000</td>
<td>Dave Klassen</td>
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<td>ALLFORM CONSTRUCTION</td>
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<td>250-462-1409</td>
<td>Richard Simpson</td>
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<td>Jamie Seddon</td>
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<td>250-495-3530</td>
<td>Dan Charlton</td>
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<td>CHASE VALLEY CONSTRUCTION</td>
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<td>250-486-4224</td>
<td>Tami Hoggard</td>
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<td>Sean Kelly</td>
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<td>Grant Beauclair</td>
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<td>Dan Beggs</td>
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<td>Andrew Spear</td>
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<td>Laura Miller</td>
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<td>Jay Taylor</td>
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### FINANCIAL

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<td>Nathan Little</td>
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If you’re looking to purchase or build a new home, even one built at least 20 per cent more efficient than the typical new home can offer great benefits to you and your family. Here’s a look at some of the most common home building standards you’ll see in BC that use EnerGuide, and what you can expect from each of them.

NET ZERO ENERGY HOMES
A Net Zero Energy home produces as much energy (from renewable energy sources) as it consumes on an annual basis. A home that receives a ‘net zero’ label is considered up to 80 per cent more efficient than a home built to code.

To achieve this, an energy strategy that combines efficiency, conservation and production is used to balance upfront costs against on-going operating costs.

R-2000 CERTIFICATION
R-2000 homes are about 50 per cent more efficient than a code-built home while offering increased comfort, health and environmental advantages. It requires that only licensed R-2000 builders do the work.

R-2000 initially focused almost entirely on energy efficiency, but the rating has since upped its sustainability credentials by incorporating water use, indoor air quality and sustainable material sourcing.

ENERGY STAR FOR NEW HOMES
Homes with the ENERGY STAR for New Homes rating are about 20 per cent more energy efficient than the BC building code.
When Do I Need a Building Permit?

Building Permits are required BEFORE:

✓ Building any new structures or additions to existing buildings
✓ Building or replacing a deck over 600 mm (24”) above grade (or any roofed deck regardless of height from grade)
✓ Doing any repairs, or alterations of a building or structure which may affect the building envelope (may include replacing windows)
✓ Demolition or relocation of existing structures
✓ Installing solid fuel fired appliance in new construction
✓ Changing the use of a building – for example: garage to living area or enclosing a carport (tenant improvement)
✓ Installing plumbing (not just replacing fixtures)
✓ Placing temporary buildings or storage containers
✓ Installing a swimming pool or retaining wall

What Does Not Require a Building Permit?

Building Permits are NOT required for minor, non-structural modifications such as:

✗ Cabinet replacement  ✓ Decorative finish repair or replacement
✗ Painting  ✓ Retaining walls under 1.2 metres (4 ft) in height
✗ Re-flooring  ✓ Fences under 1.8 metres (6 feet) in height
✗ Re-roofing  ✓ Sheds less than 10m² (107 ft²), that do not pose a hazard
✗ Exterior wall finishes

Contact the RDOS Building Department for more information:

101 Martin Street, Penticton, BC
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Email: buildinginfo@rdos.bc.ca
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Who We Are

The Canadian Home Builders’ Association is “the voice of Canada’s residential construction industry”, representing more than 8,500 companies – including home builders, renovators, land developers, trade contractors, product and material manufacturers, building product suppliers, lending institutions, insurance providers, and service professionals.

What We Do

CHBA seeks a strong and positive role for the housing industry in Canada’s economy and in the life and development of our communities. In addressing this goal, we support the business success of our members. We work to ensure Canadians have access to homes that meet their needs at a price they can afford to pay, and that the interests of homebuyers and homeowners are understood by governments. And we provide information to Canadians to help them become more informed and confident when they buy a new home, or hire a renovator to improve their existing one.

How We Work

CHBA is one association working at three levels – nationally, provincially and locally. Our members join a Local Home Builders’ Association, and automatically become members at the provincial and national levels.

Each level of the Association works with the government at their level. And because many housing issues involve multiple levels of government, we frequently collaborate to ensure a consistent approach towards real solutions that will benefit consumers.

CHBA is a non-for-profit organization governed by an elected Board of Directors and volunteer executive, supported by our professional staff.

Across all levels the Association through our system of Committees and Councils brings together builders and industry experts from across the country to share information and ideas, and to formulate recommendations to governments to improve the quality and affordability of homes for Canadians.
GOOD PLANNING MAKES GOOD PROJECTS

Nobody likes surprises — especially ones like stop work orders, project delays, expensive redos, possible fines, and more. Permits are part of good planning!

When do you need a permit?

- New Homes & Demolitions
- Exterior Renovations & Additions
- Interior Renovations
- Plumbing & Mechanical
- Detached Building/Structure
- Carriage Homes & Secondary Suites
- Landscaping, Pools, Water Features
- Fire, Flood Damage Repairs

The Building Department is here to help:

- penticton.ca/permits
- buildinginfo@penticton.ca
- 250-490-2571

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The BC Energy Step Code is a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code. It does so by establishing a series of measurable, performance-based energy-efficiency requirements for construction that builders can choose to build to, and communities may voluntarily choose to adopt in bylaws and policies. The objective is to prepare both government and industry to achieve “net-zero energy ready” new construction by 2032.

The Energy Step Code will soon be mandatory. Gradual increases to energy efficiency requirements in the B.C. Building Code have been proposed in 2022 (Step 3), 2027 (Step 4), and 2032, when the highest step “net zero energy ready” (Step 5) is to be achieved.
The BC Energy Step Code groups energy-efficiency requirements into a series of “steps”. Step 1 entails modelling energy performance and measuring airtightness to ensure that a building will meet or exceed the minimum energy efficiency requirements in the base BC Building Code. This means builders are required to work with a qualified energy consultant (an Energy Advisor or energy modeler). At the opposite end of the scale, the highest step represents a “net-zero energy ready” standard – a standard that is being met by the most energy-efficient projects being developed today. The City of Penticton implemented Step 1 on March 15, 2019 and will be introducing Step 3 in March 2020 for residential homes (Part 9).

Net-zero energy buildings produce as much clean energy as they consume. They are up to 80 percent more energy efficient than a typical new building, and use on-site (or near-site) renewable energy systems to produce the remaining energy they need. A net-zero energy ready building is one that has been designed and built to a level of performance such that it could, with the addition of solar panels or other renewable energy technologies, achieve net-zero energy performance. For more information, go to energystepcode.ca
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