

You could win a \$200 gift certificate for Home Hardware Building Centre!

Attention builders!

Please comment on professionalism in home building and renovation



Contractors are required by law to use licensed electricians and plumbers on home renovation and new home construction projects in Nova Scotia. There is currently no such regulation for the carpenters who often provide most of the skilled labour for the construction or renovation project, from building or altering the basic structure through to the fine finishing work. Similarly the contractors who manage the project and employ sub-contractors and trades workers are not licensed and are not required to use certified journeyman carpenters.

The mandate of Atlantic Home Building and Renovation Sector Council is to work with the industry to ensure that the labour force has the knowledge and skills required by today's building methods, tools and materials and by current regulatory standards. Together with the Nova Scotia Home Builders' Association and the Atlantic Home Warranty Program, the Council is working to promote professionalism in the home building and renovation industry. Two important changes that are under consideration are:

1. Mandatory licensing of home building and renovation contractors.
2. Compulsory certification of carpenter-builders.

As part of this effort we are seeking input from home builders and renovators. It would be very helpful if you would answer the questions below as accurately as possible. Your answers will be completely confidential.

To show our appreciation for your cooperation, if you write your name and phone number in the space below and you will be eligible to win a \$200 gift certificate in a draw.

Name: _____

Phone: _____

Who are the "professional" home builders and renovators?

- They are qualified contractors and tradespersons who are committed to excellent business practices and the highest standards of service to customers.
- They are committed to lifelong learning for themselves and their employees to stay current with new technologies, new materials and the latest developments in home design and construction methods.
- They support apprenticeship and participate in the recruitment and training of new entrants for rewarding lifelong careers in the industry.
- They adhere to the Building Code, to workplace health and safety regulations and to environmental, energy conservation and public health standards.
- They pay their taxes and their Worker's Compensation premiums, and they participate in home warranty programs.
- They are active in industry associations and work with government and the general public to promote the interests of their sector and to improve product quality and consumer protection in residential construction.



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Call 1-800-565-2151 or visit us at ahbrsc.com



All completed questionnaires will be entered in a draw for a \$200 gift certificate for Home Hardware Building Centre.

**1 In which of the following industry sectors has your business been active in 2004/05?
What percent of your total business activity was in each sector?**

	YES	NO	PERCENTAGE
▲ New home construction – single detached including cottages	<input type="checkbox"/>	<input type="checkbox"/>	_____
▲ Apartments, condominiums or other multiple-unit housing construction	<input type="checkbox"/>	<input type="checkbox"/>	_____
▲ Home renovations and repair	<input type="checkbox"/>	<input type="checkbox"/>	_____
▲ Non-Residential Building Construction (Commercial, Institutional and Industrial buildings, including renovations)	<input type="checkbox"/>	<input type="checkbox"/>	_____
▲ Engineering Construction	<input type="checkbox"/>	<input type="checkbox"/>	_____
▲ Other – Non-Construction (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total (should equal 100%)			<input type="checkbox"/> <input type="checkbox"/> _____

2 Please put a check mark beside the region or regions where you conducted most of your home building or renovation business in 2004/05.

- | | | |
|--|---|---|
| <input type="checkbox"/> Shelburne Yarmouth Digby Counties | <input type="checkbox"/> Hants Colchester Counties | <input type="checkbox"/> Antigonish Guysborough Counties |
| <input type="checkbox"/> Annapolis Kings Counties | <input type="checkbox"/> HRM | <input type="checkbox"/> Inverness Richmond Victoria Counties |
| <input type="checkbox"/> Queens Lunenburg Counties | <input type="checkbox"/> Cumberland Pictou Counties | <input type="checkbox"/> CBRM |

3 The AHBR&SC has been consulting industry stakeholders about mandatory licensing of building contractors and compulsory certification of carpenters:

- ▲ **“Mandatory licensing”** of contractors means that anyone operating a business to renovate homes or construct new homes would have to meet minimum training standards and requirements set by industry (similar to the licensing system for real estate brokers in Nova Scotia).
- ▲ **“Compulsory certification”** of carpenters means that every construction or renovation project of a certain scale would have to be supervised and approved by certified journeyperson carpenter (as is now the case for electricians and plumbers).

Would you support introduction of the following changes? (Please put a check mark in the box below “Yes”, “No” or “Don’t Know” to indicate your views.)

	YES	NO	DON'T KNOW
▲ Mandatory licensing for home builders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▲ Mandatory licensing for renovators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▲ Compulsory certification for carpenters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4 Can you identify other things that could be done to build professionalism in the new home construction and renovation industry in Nova Scotia?

1. _____

2. _____

3. _____

Thank you very much for your time. If you wish to make inquiries at the Sector Council about this study, you can call (902) 852-2151 and ask for Mary Kenny, or e-mail at mkenny@ahbrsc.com.