


# PRO SPEC 2006 Reports from Workshop Groups

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PRO SPEC 2006 Conference  
Halifax Nova Scotia  
April 6 and 7, 2006

## Group 1: Trade Specializations

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- Diversity of interests and perspectives in the group
- Strong endorsement of intention to move towards compulsory certification of carpenters



## Group 1: Shared Perspectives

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- Must be good training
  - Want to see more details on curriculum
- Need to work closely with the College to ensure that it works with their training programs with realistic timelines
- Need to continue discussions with ICI sector to ensure that new programs complement theirs as much as possible



## Group 1: Trade Specializations

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- Concerns
  - College concerned about alignment of new approach with existing programs
  - Unions concerned about watering down
- Apprenticeship says they will respond to industry direction
  - Value in having industry and College come forward together



## Group 1: Trade Specializations

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- Residential builders continue to support the approach
  - Still see the need for journeypersons, particularly in renovation sector



## Group 1: Steps to Develop Trade Specializations

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- College and industry should establish working group
  - Do pilot project to demonstrate merits of approach
- Need to continue discussions with Apprenticeship to develop recognition for Trades Specializations
- Need to put a lot of effort getting employers to take on Apprentices and do a good job with on-the-job training



## Group 1: Trade Specializations

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- Set out timelines for implementation
- Need to update NOC for carpenters
- Make sure credential is portable
- Develop more detail on curriculum
- Involve Apprenticeship employers early



## Group 2: Business Plan

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- Support for overall Business Plan approach
  - Need major effort to communicate with industry, to get the message out
  - Promote stakeholder awareness
  - Don't wait for legislation
- Consumer protection the main selling point
  - Budget should include more \$ for communications



## Group 2: Business Plan

- Effective enforcement comes from
  - ◻ Educating builders to promote compliance
  - ◻ Close loophole on owner-builders
  - ◻ Get other stakeholders to play their part
    - Banks
    - Insurance
    - Municipalities
- Need clearer definition of who is to be licensed



## Group 2: Business Plan

- Revenues to Commission
  - ◻ Favour flat fee plus incremental fee collected through building permit system:
    - \$400 to \$500 flat fee
    - \$15 to \$30 on building permit
  - ◻ Generally favour having higher fees to generate more revenues for programs
  - ◻ Need to demonstrate clearly the value-added to government, consumers and industry



## Group 3: Warranty / Enforcement

- Warranty should be mandatory for homes built by professional builders
- Need to develop a system to work for renovators
- Set special requirements for owner-builders
  - ◻ Have to define the family and length of occupancy
  - ◻ Fee structure, bond coverage, insurance, training, etc.
- New issues
  - ◻ For self-contractor homes, who provides the warranty?
  - ◻ Who provides warranty for contractor / project manager built homes?



## Group 3: Warranty / Enforcement

- New warranty requirements will mean different provider(s) than AHWP
  - ◻ May be more of an insurance system with various brokers
  - ◻ May need new benchmarks for coverage
    - Could be a graduated fee scale based on training, track record, size of company, etc.
    - May see more posting of bonds



## Group 3: Warranty / Enforcement

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- Requirements set out by NSRCC will determine cost levels of coverage
- Warranty providers may function as gate-keepers and enforcers of licensing requirements
  - May need system of plan approvals, site inspections
- If there is proportional liability, there will have to be an industry body to determine proportions
  - May need arbitration panel or mandatory mediation



## Group 3: Warranty / Enforcement

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- Enforcement through municipal departments, building permit process
  - Could have owner-builder exemption certificate
  - Need system to confirm that builder meets standards for insurance, training, etc.
  - Possibly a fee to cover administration costs
  - Need simple, direct system to check contractor credentials



## Group 3: Warranty / Enforcement

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- Need public education for consumers to understand the warranty system
  - What exists now
  - How the new system will work
  - Need to improve public confidence in the qualifications and capabilities of contractors
- Need to present realistic picture of costs to builders for warranty coverage, training, etc.



## Group 4: Training & PLAR

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- General views on Business Plan
  - Support the proposed approach
  - Keep revenue collection mechanism simple
  - Prefer a flat fee and small fee or % payment on each building permit
  - Should pay higher fees to generate extra revenues for programs to inform/educate industry and the general public



## Group 4: Training & PLAR

- Commission members should have proper balance of industry and consumer interests
- Could add new licensing criterion: proof of financial viability
  - It's part of home warranty now
- Should state obligation to consult
  - Is there a formal membership?
  - Should overall policy be made at an AGM?
- Need more \$ in the start-up budget to get stakeholders on-side



## Group 4: Training & PLAR

- Approach to setting training standards
  - The Commission will define areas of training and content that is required
    - Not prescribe particular courses
  - Commission will judge if particular courses meet the requirements for particular areas of training and content



## Group 4: Training & PLAR

Training Areas	Equivalents	PLAR?
Health & Safety	No equivalents	No PLAR
NBC Part 9	Existing Course	Challenge exam
Business Skills	Atlantic Housing Professional Studies	PLAR
House as System	Better Built House	PLAR
Moisture Control	CMHC course	PLAR



## Group 4: Training & PLAR

- Timeframe to meet training requirements
  - Provide a window of 2 years to show evidence of being registered for courses
  - To get license, must submit a plan on how to meet training requirements
  - Can spread training across more than 1 person in a firm
- NSRCC to promote training generally, and do referrals
  - Essential skills
  - ESL
  - Management skills

