



# Beyond Code Minimums: The Indigenous Construction Standards Project

*February 12, 2026 - Online*

**Indigenous  
Construction  
Standard**

Supported by:

**CFBC**

# Summary

- (1) Origins of the Indigenous Construction Standards & Educational Pathways Project
- (2) Establishing Priorities & Strategies
- (3) Implementing Community Construction Standards





## **“Why are we constructing homes as we did 20 years ago and know they have failed?”**

They have failed to meet the First Nation needs and cultural lifestyle.

We need to create homes that are affordable, culturally appropriate and energy efficient.

These new homes will be constructed with a new building standard and compliment the climatic difference(s) of each region and also meet Canada’s Mandate related to carbon footprint and energy efficiency.”

*Richard Hall, Sept 2023.*

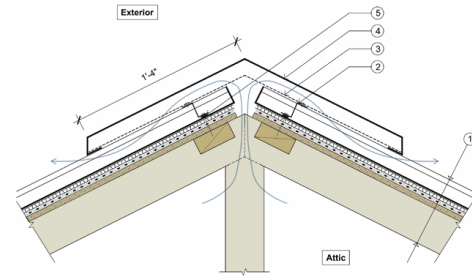
Scan to  
download the  
Booklet



WEST COAST BUILDING STANDARD  
Residential Construction Specifications



RICHARD HALL Nuxalk Nation DWISSA RDH



- LEGEND**
- ① R2 - Roof assembly
    - Pre-finished metal roofing and flashings.
    - Drainage mat
    - Self-adhesive rubberized asphalt sheet underlay
    - 3/4" Plywood sheathing
    - Wood trusses, refer to structural (full assembly not shown, refer to assembly schedule)
  - ② Pre-finished metal
  - ③ Continuous metal insect screen
  - ④ Pre-finished metal ridge cap flashing
  - ⑤ Continuous sealant

RIDGE VENT AT METAL ROOF - SECTION | D7.07  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



A 24  
1/4" = 1'-0"

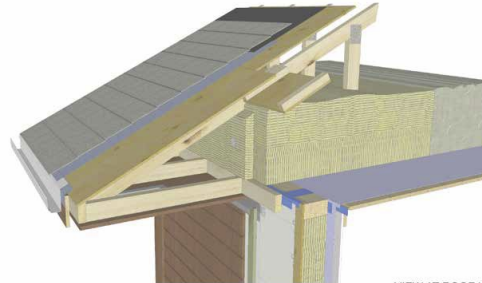


A 26  
1/4" = 1'-0"



A 4  
3/16" = 1'-0"

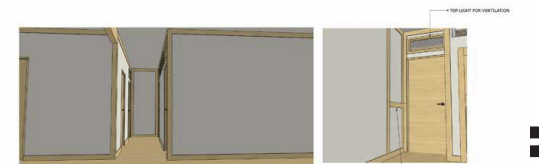
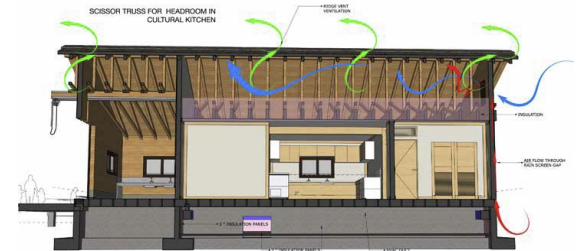
UNIT AREA: 1505 SQ FT  
CULTURAL KITCHEN: 245 SQ FT  
BASE AREA: 1260 SQ FT



VIEW AT ROOF LEVEL



VIEW BELOW SOFFIT



INTERIOR TRIM DETAILS

WALL SECTION AT ROOF OVERHANG | D0.04  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



# Educational Pathways Project



WEST COAST  
BUILDING STANDARD



“The purpose of the Project is to support the implementation of the ***West Coast Building Standard: Residential Construction Specifications*** in the design and construction of new housing projects on reserve and on treaty lands and increase the ability of First Nations to secure funding for housing through the development of a competency framework, curriculum, and training delivery guidelines and procurement and financial management tools”

Indigenous  
Construction  
Standard

Supported by:

**CFBC**

# Sector Labour Market Partnership: Governance Committee

## Richard Hall

of Nuxalk Nation. Over 38 years of First Nations housing as a Red Seal home builder, construction manager, site supervisor, housing and asset manager, qualified building inspector, wood energy technician, and home designer.

## Chris Alphonse

of Cowichan Tribes Vancouver Island. Worked in construction since 1980, certified carpenter 1984. 17 years as a First Nations Building inspector.

## Cliff Grant

of the Haisla Nation. 15yrs Cas MHC SR Advisor Aboriginal Capacity Development for BC and the Yukon. Five yrs. with the Aboriginal Housing Management Association as Director of Strategic Relations. SFU EMBA Candidate

## Connie Davis

of the Cree/Dunne-Za tribes from the West Moberly First Nations in Treaty 8 Territory. Experienced as a 4th Class Power Engineer and then 7 years with CMHC on Indigenous Housing. She is currently the Director of Indigenous Relations and Engagements at FNHIC. She holds an MBA in Indigenous Governance and Leadership from SFU and is currently pursuing a PhD in Civil Engineering at UBCO.

## Ernie Westgarth

of Nisga decent: Lox Lax Sea Lion Upon the Rock. A contractor, with 40 years in the trade with 25 years in First Nation housing.

## Joe Shuter

of Nteʔkepmx Nation. Red Seal Journeyman Carpenter for 35 yrs. Qualified CMHC First Nation building inspector, BCIT 2 yr Building Technology Diploma. Construction Manager 5 yrs, Housing Manager 10 yrs. INAC Capital Programs officer 1-1/2 yrs. Presently Cultural Coordinator for Lower Nicola Indian Band. Joe stepped back from the Committee in late 2024.

## Leo Hebert

is an Indigenous person affiliated with the Sawridge Band, Slave Lake, Alta. He has been a guest on the unceded traditional territory of the Lheidli T'enneh since 1967. Leo has been involved in finding solutions with and for Indigenous communities on and off reserve housing since 1981.

## Richard Joseph

born and raised in Wetsuweten Nation of Hagwilget in the North West of BC. Degree in Criminology from S.F.U. and employed by Province of B.C. for 15 years as a Probation Officer in the N.W. Richard worked as a home renovator in the N.W. for 10 years. The past 2 years as a certified energy advisor. He is now a full time as energy champion the Energy Peers in Indigenous Communities program (E.P.I.C.).

## Dan George

a long-time Indigenous leader and housing advocate with 15 years' experience managing infrastructure projects across BC. A founding FNHIC board member, he has conducted over 2,500 inspections, trained professionals through CMHC, and led economic initiatives as Chief of Ts'il Kaz Koh. Dan resides in the home he built 20 years ago and remains committed to cross-cultural understanding, believing collaboration is key to shared prosperity. Dan joined the committee in 2025.

## Claude Lawrenson

A guest and advisor to the Committee, Claude is a retired architecture professor with decades of experience in construction, building inspection, and technical research. Since 1987, he has contributed to home inspection education nationally, co-producing online training for Humber College and updating courses focused on existing and First Nations dwellings.

## UN Declaration on the Rights of Indigenous Peoples: Article 21

*“Indigenous peoples have the right, without discrimination, to the **improvement of their economic and social conditions**, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.”*

## UN Declaration on the Rights of Indigenous Peoples: Article 23

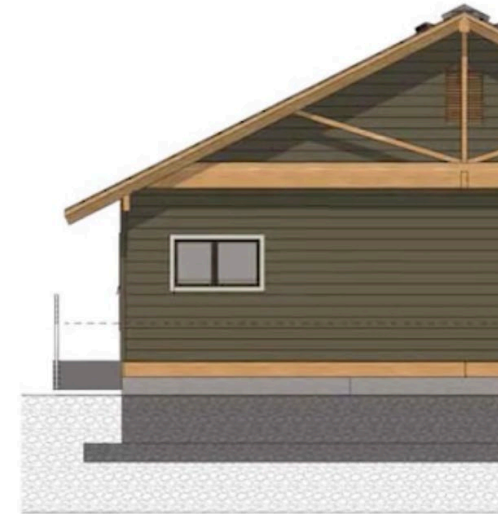
*“Indigenous peoples have the right to **determine and develop priorities and strategies** for exercising their right to development. In particular, Indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.”*

# Core Learning Concepts

**The Five Principles** - Navigating multiple priorities to find impactful & community relevant solutions. The 5 Principles are a practical tool for planning and making informed decisions.

**Indigenous Construction Standards (ICS)** – Standards are climatic & culturally appropriate design solutions that specify practical applications of community priorities.

***All communities are encouraged to develop their own Principles and ICS based on the priorities and strategies they determine.***



# *Building Blocks of Codes & Standards*



Priorities,  
Values, &  
Principles



Codes &  
Standards



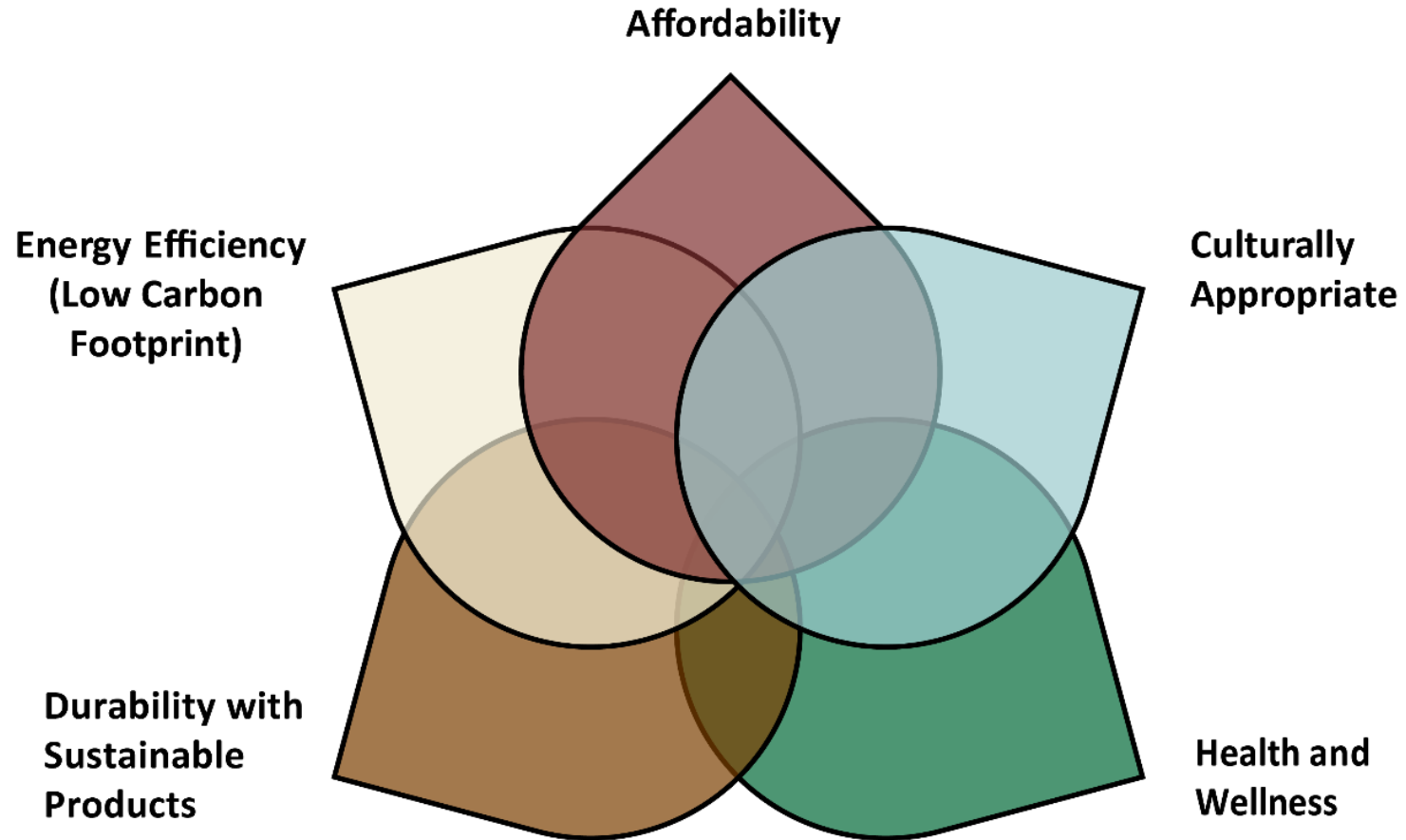
Monitoring,  
Compliance, &  
Enforcement

# *Building Blocks of Codes & Standards*



Priorities, Values, &  
Principles: How do we  
make informed  
decisions?

# *The Five Principles*



# *Address Multiple Factors: Mould*



Image source: [cbc.ca](http://cbc.ca)

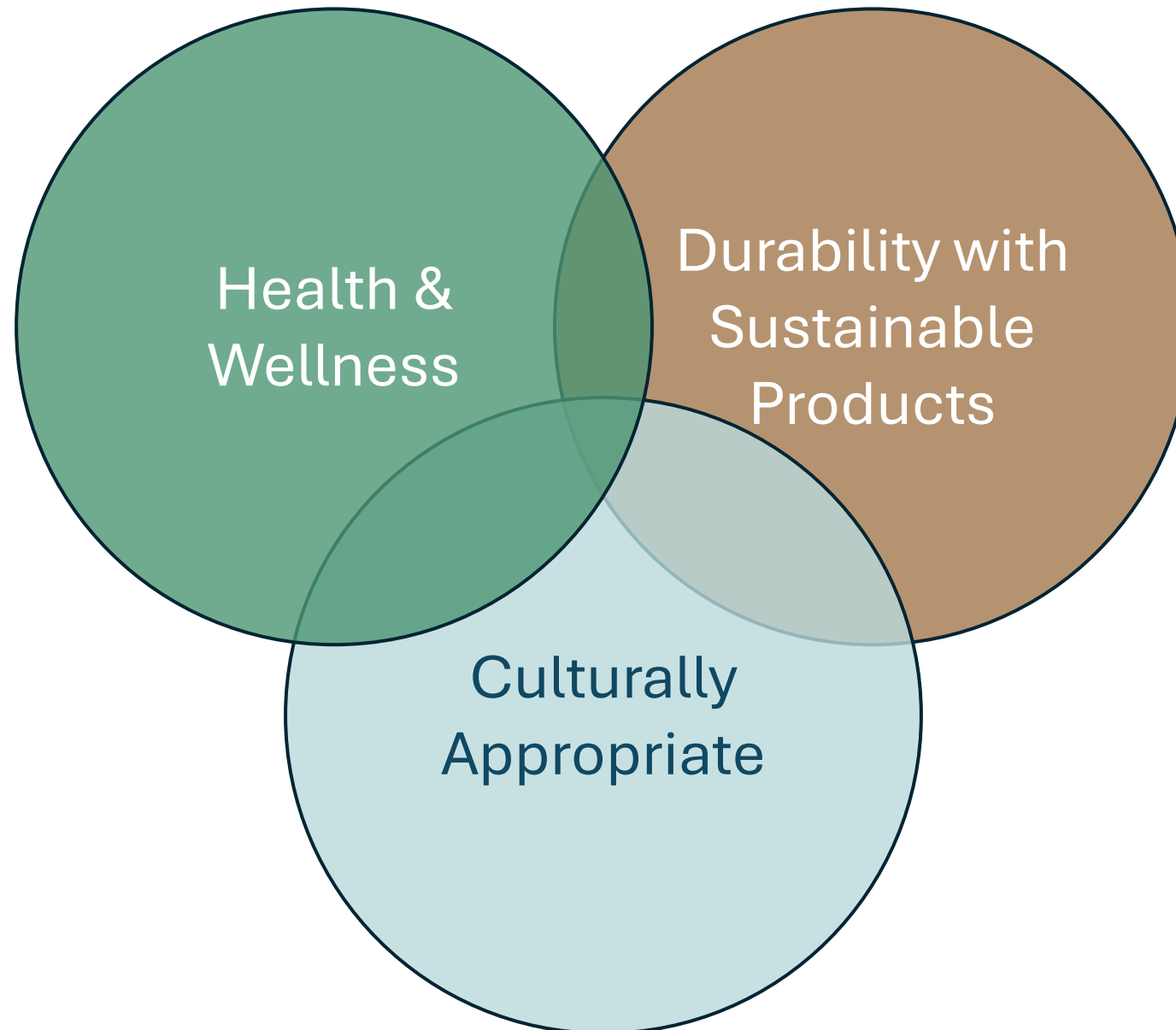
# *Addressing Multiple Impacts: Mould*

Durability  
with  
Sustainable  
Products

Health &  
Wellness



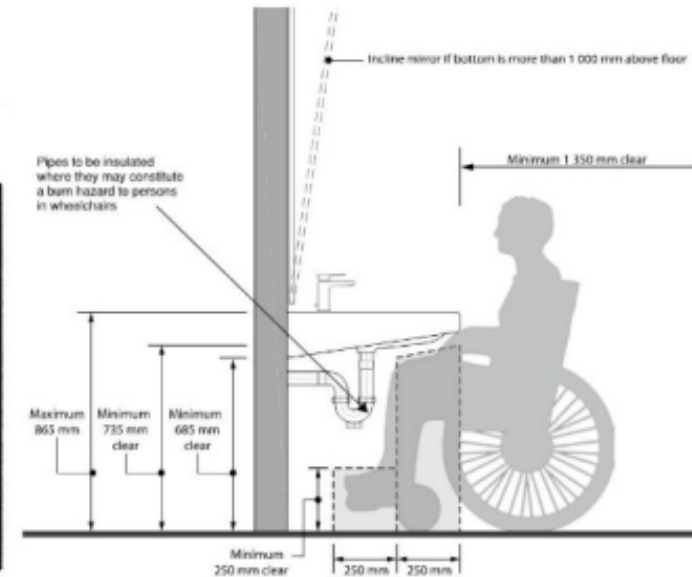
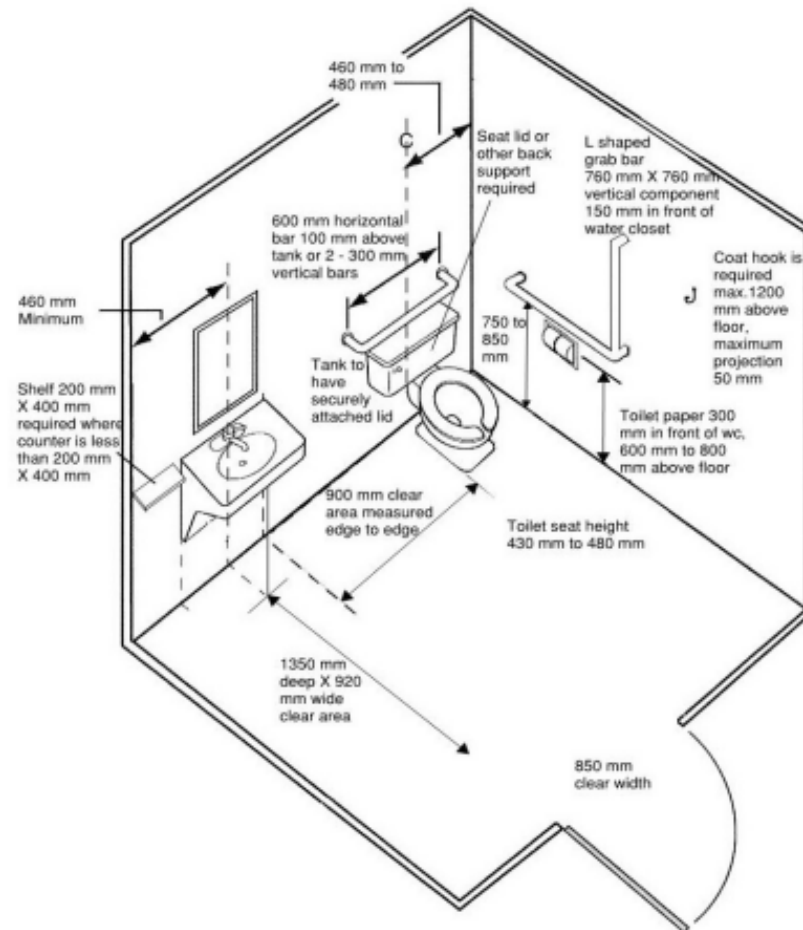
# *Multiple Factors: Cultural Kitchen*



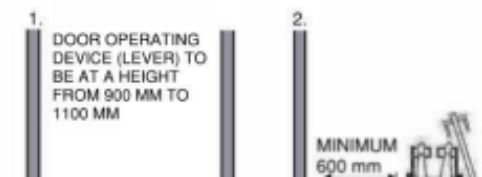
# Accessibility in Design

## Guide to Building Code Parameters for “Accessible” Washroom Design and Door Access & Width

This guide provides visual references only. Refer to the 2018 BC Building Code and Building Accessibility Handbook 2020 for complete written requirements.



Clearance Under Wash Basin

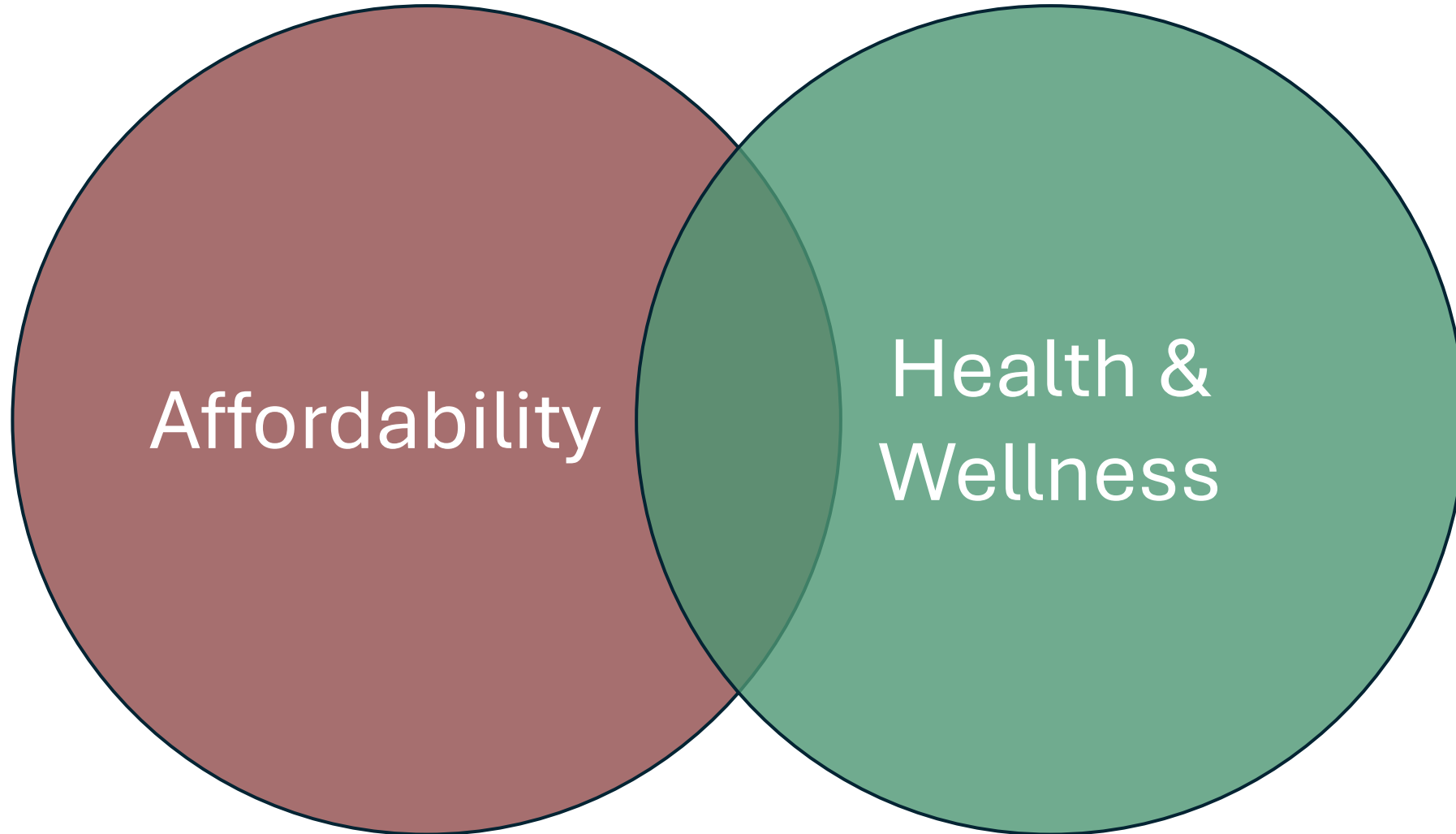


# *Accessibility in Design*

Affordability

Health &  
Wellness

# *Accessibility in Design*



# *Accessibility in Design*



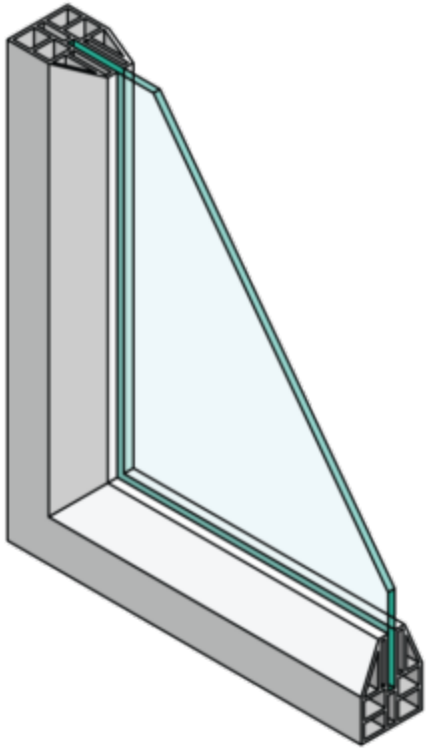
# *Accessibility in Design*

Incorporating accessibility addresses multiple priorities because:

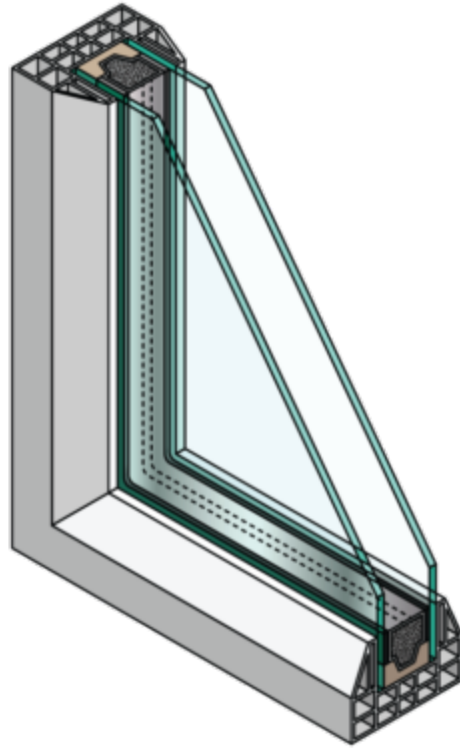
- Major renovations are not required
- Increase options for who can live in the home
- Aging in place
- Access for all family members, regardless of age

# Energy Efficiency: Windows in Retrofits or New Builds

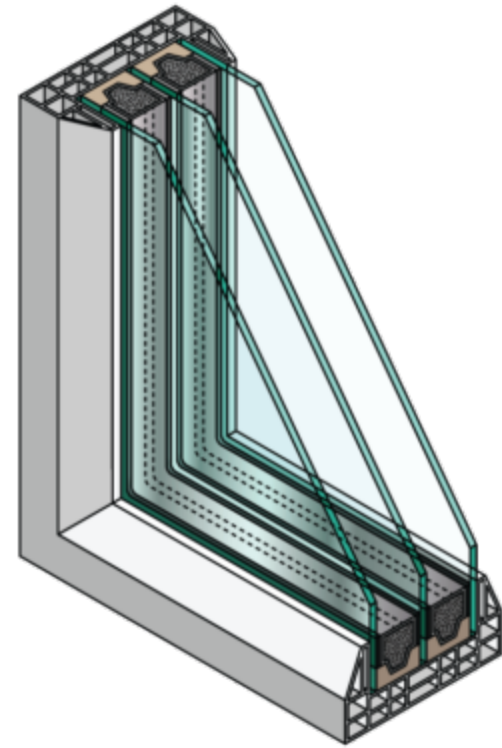
Single Pane



Double Pane



Triple Pane

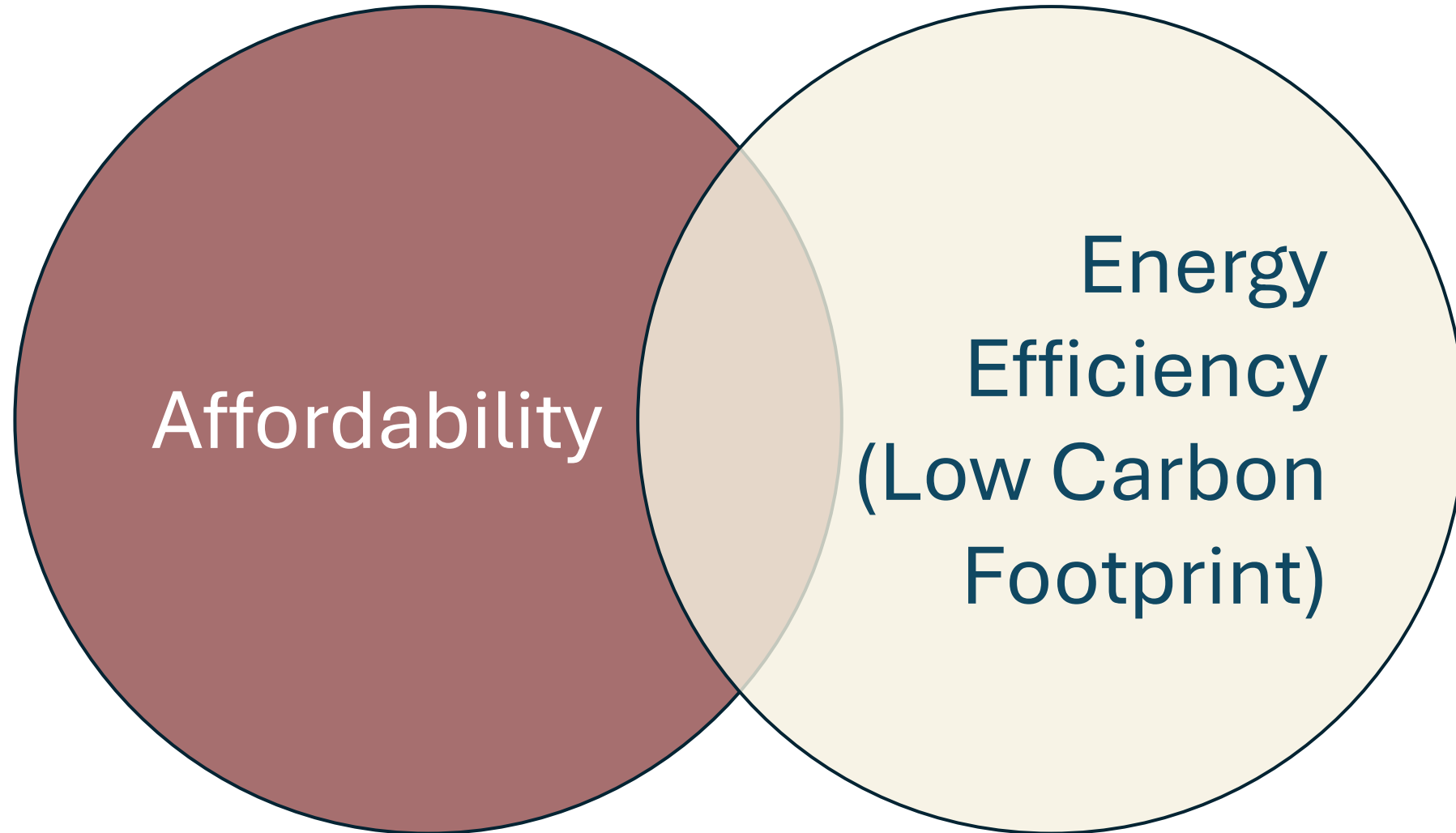


# *Energy Efficiency: Window Examples*

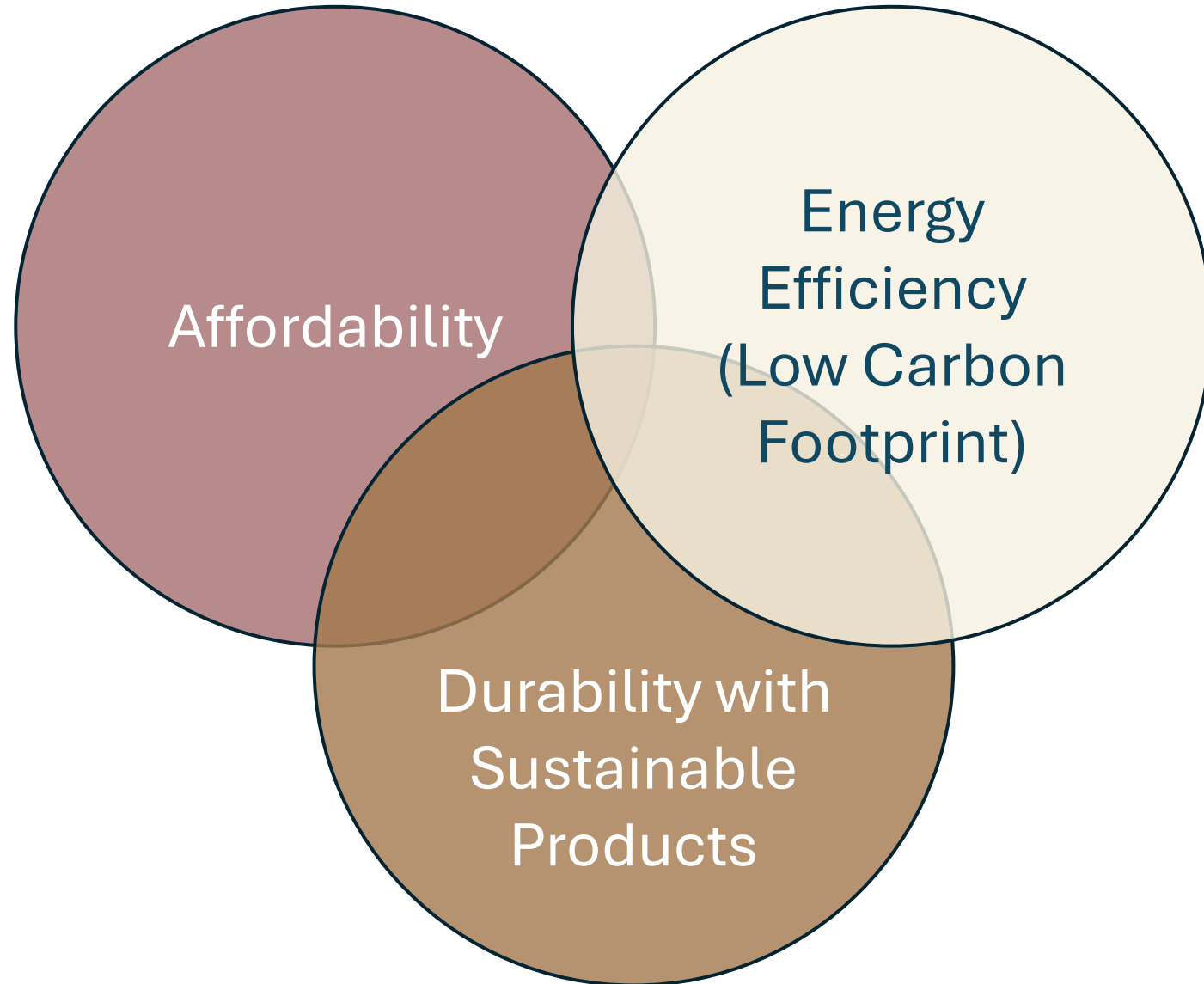
Affordability

Energy  
Efficiency  
(Low Carbon  
Footprint)

# *Energy Efficiency: Window Examples*

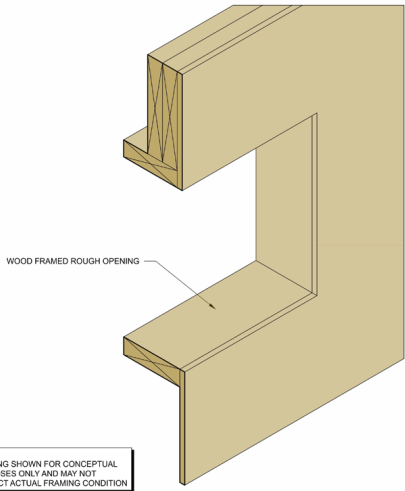


# Energy Efficiency: Window Examples



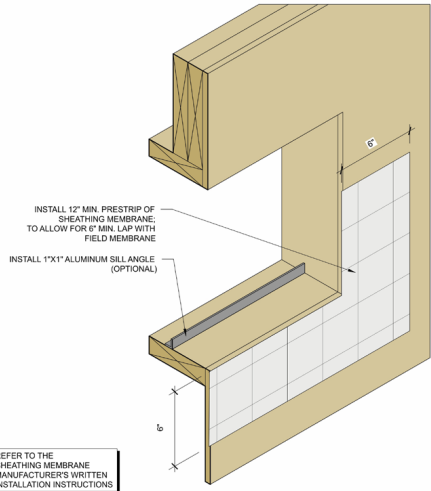
# *Energy Efficiency: Window Examples*





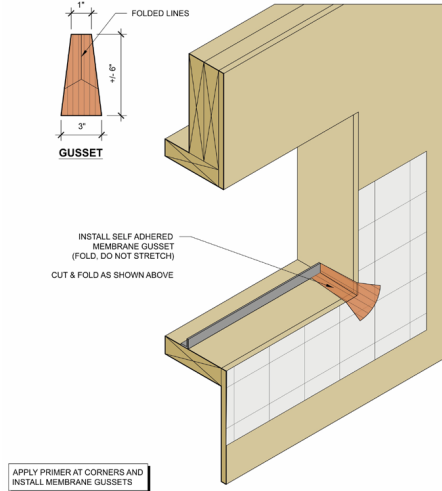
NOTE: FRAMING SHOWN FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FRAMING CONDITION

**ROUGH OPENING | SEQ-0**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE

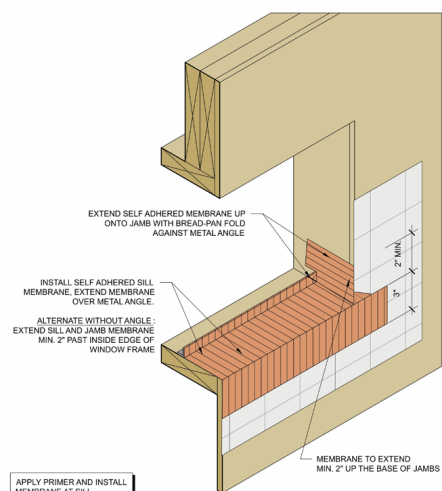


REFER TO THE SHEATHING MEMBRANE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

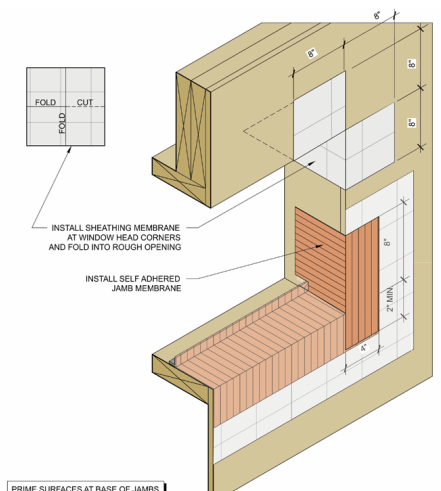
**SHEATHING MEMBRANE PRE-STRIP AT SILL | SEQ-1**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



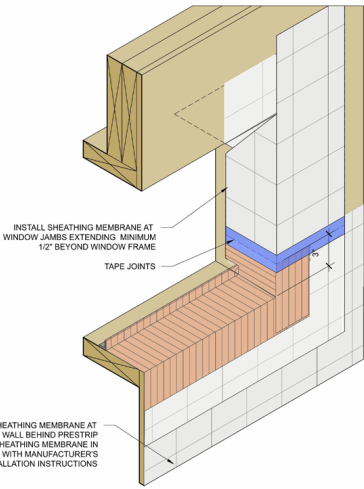
**GUSSET AT SILL CORNERS | SEQ-2**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



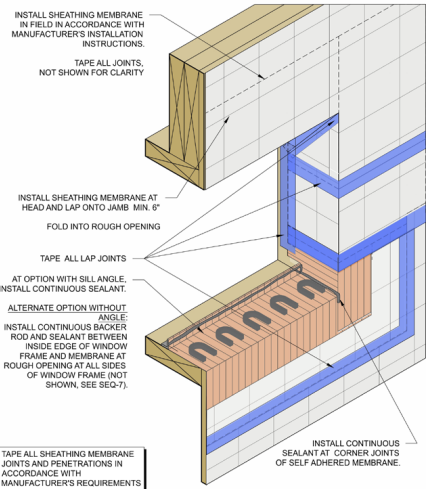
**MEMBRANE AT SILL AND JAMB INTERFACE | SEQ-3**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



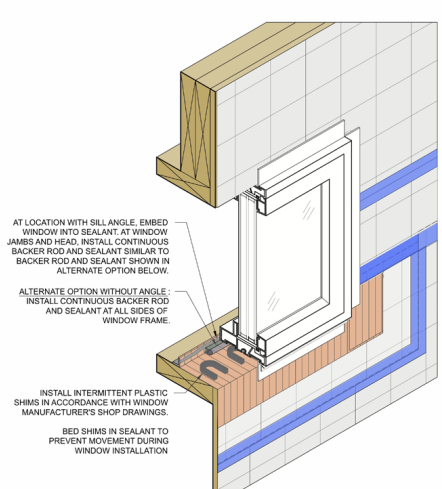
**SHEATHING MEMBRANE CORNER PRE-STRIP AT HEAD | SEQ-4**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



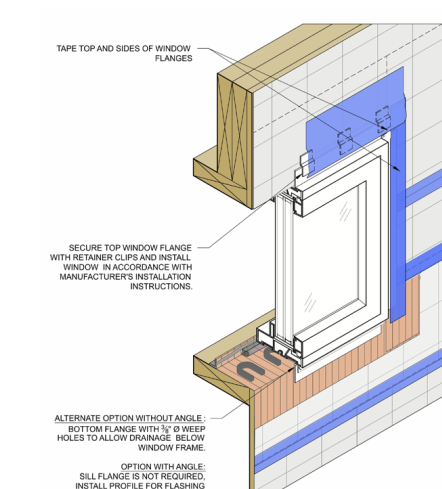
**SHEATHING MEMBRANE PRE-STRIP AT JAMB | SEQ-5**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



**SHEATHING MEMBRANE PRE-STRIP AT HEAD | SEQ-6**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE

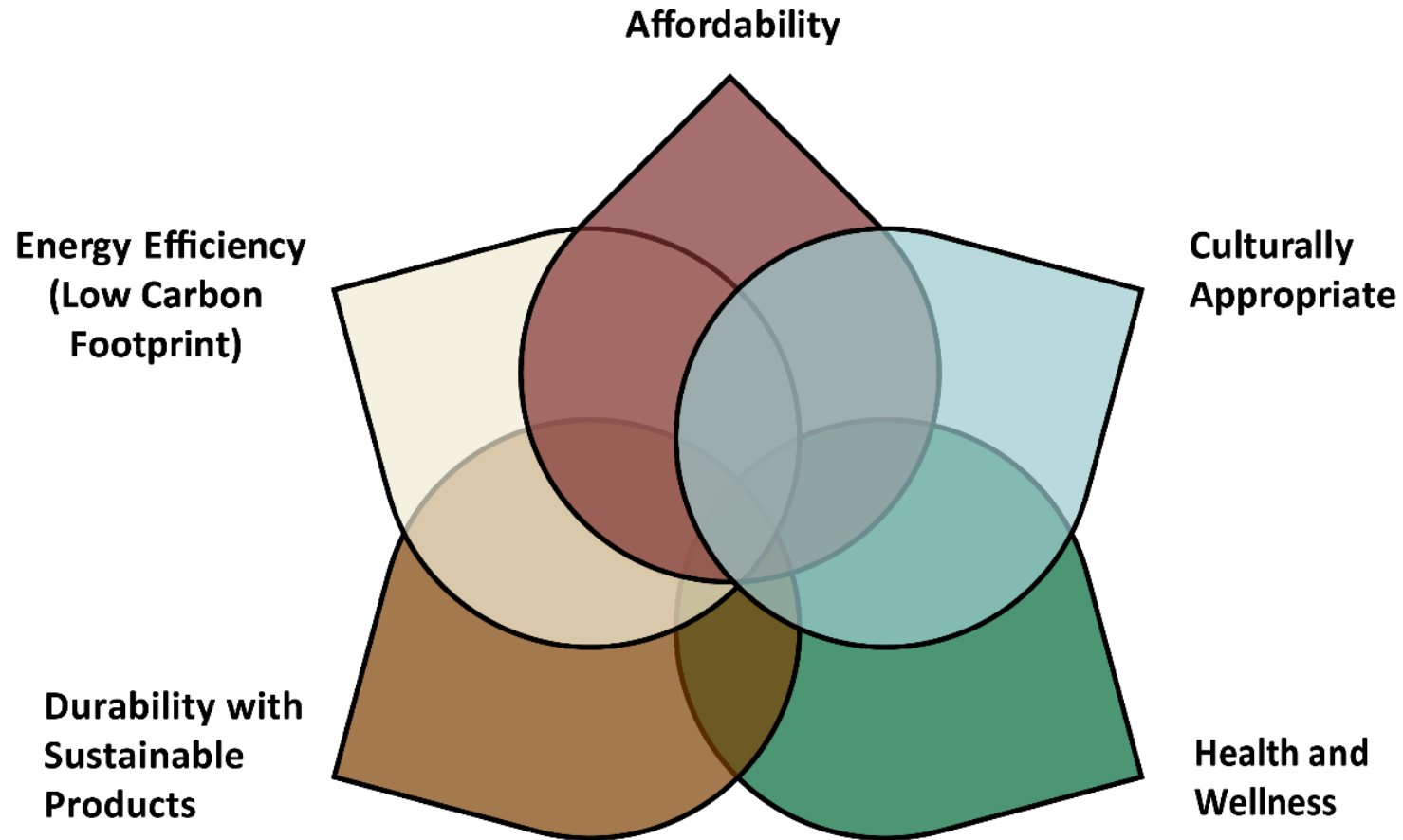


**WINDOW, SHIMS AND SEALANT | SEQ-7**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE



**WINDOW RETAINER CLIP AND TAPE | SEQ-8**  
WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE

# *The Five Principles: Starting Point for Priorities*



# Building Blocks of Codes & Standards

## Examples of Codes & Standards



- National Building Code of Canada & BC Building Code
- BC Energy Step Code
- Land Code
- Nation's building bylaws
- Canadian Standards Association (CSA)
- Passive House
- ***Establish your own Standard***

# Indigenous Construction Standards (ICS)

WEST COAST BUILDING STANDARD  
Residential Construction Specifications



RICHARD HALL  Nuxalk Nation



RDH

**Rooted in Community Priorities**

**By & For First Nations /  
Indigenous Communities**

**“Designed to be Built”**

**Make use of Standardization**

**Adapted to Cultural Practices &  
Local Materials**

# *Indigenous Construction Standards (ICS)*

- An ICS is a set of construction details, practices, and principles that reflect the priorities of any group of Indigenous people.
- An ICS is defined by its relevance to the people it serves and by their participation in its creation.
- The ICS is a tool to be used by Nations, builders, designers, and others when making decisions.



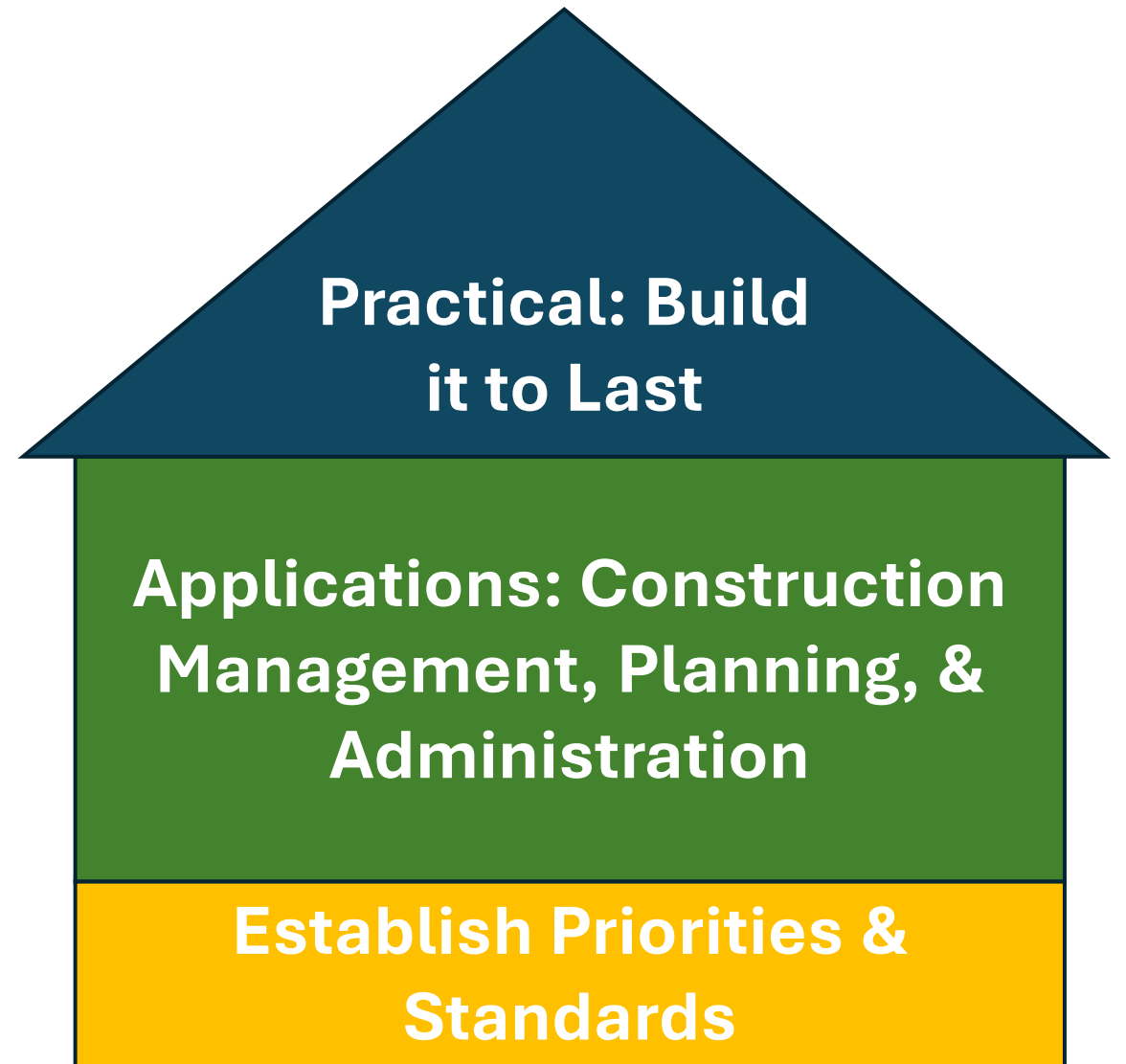
# Building Blocks of Codes & Standards

## Examples of Monitoring, Compliance, & Enforcement



- Procurement processes
- Contracts & contractor relations (incentives, holdbacks, stop work requirements, etc.)
- Regulated Professional Sign Off (on Designs)
- Building Inspections
- Energy performance monitoring
- *Training programs*

# Building Educational Pathways



Instructional Area	Course Name
<b>Introduction</b>	<b>From Current State to Future State</b> – Changing the paradigm of how we think about Indigenous housing and establishing our own priorities and strategies.
<b>Application</b>	<b>Pre-Construction</b> – Applying the 5 principles in the planning process
	<b>Procurement, Contracts &amp; Budgeting</b> – Integrating workforce development and locally sourced materials
	<b>New Builds</b> – Making informed decisions during the construction process
	<b>Retrofits, Renovations &amp; Maintenance</b> – Resiliency through long term planning
<b>Practical Skills</b>	<p><b>New Build</b> – introduction to the technical skills required to build an ICS house <i>OR</i></p> <p><b>Retrofit &amp; Renovations</b> – Building science based retrofit training using the core of the New Build competency framework and an ICS</p>



*Thank you for  
your time*

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Jordan Perrault - [jordan@cfbc.ca](mailto:jordan@cfbc.ca)