

Bulletin 68: Building Envelope

November 2017



IMPORTANT:

The AIBC transitioned to the Professional Governance Act effective February 10, 2023. **This document has not yet been updated to reflect the new legislation and updated Bylaws.** Although there may be outdated terms and references in this document, note that the **general concepts and requirements remain the same**. If you have any concerns or questions, please contact practiceadvice@aibc.ca. For more information about the transition, go to aibc.ca/PGA.

1.0 Background and Authority

- 1.1 The AIBC Council, by approving motions at its May 20, 1998 and November 14, 2017 meetings, reinforces the following practice requirements relating to an architect's core knowledge, competency and scope of responsibilities as related to building envelope.
 - 1.1.1 Architects AIBC who seal drawings and/or letters of assurance (as required under the *Architects Act*, s.77, 78; Bylaw 34.2; and the building codes) are required to have sufficient knowledge of the design and field review of the building envelope. The minimum required knowledge is at the level provided in the AIBC Building Envelope Principles course, or approved equivalent.
 - 1.1.2 The design and field review of building envelope are aspects of an architect's core competence, and that this be communicated to architects, associates and the building consulting community and authorities having jurisdiction.
 - 1.1.3 All the items under the architectural scope in the building codes' letters of assurance are the responsibility of the architect, and this responsibility cannot be transferred or ignored, however architects may obtain assistance from other architects and professional engineers in exercising this responsibility.
 - 1.1.4 Intern Architects AIBC are required to complete the building envelope course noted above, as a pre-condition to registration as an Architect AIBC.

2.0 Applicability

- 2.1 There is no differentiation or distinction in the application of this Bulletin. It applies to all sizes of buildings, classified as either building codes' Part 3 (Fire Protection, Occupant Safety and Accessibility) or Part 9 (Housing and Small Buildings); it applies to building envelope requirements in both building codes' Parts 5 (Environmental Separation) and Part 10 (Energy and Water Efficiency);

it applies to buildings that require an architect under the *Architects Act* and to those listed in the Section 60 exceptions; it applies in all geographic areas of the province; and it applies to all types of building occupancy.

3.0 Professional Assurances

- 3.1 Where letters of assurance are required under building codes, they describe some of the architect's key responsibilities.
 - 3.1.1 The building codes Schedule B letter of assurance under the architectural discipline includes building envelope aspects under Part 3, Part 5 and Part 10, articulating fundamental architect responsibilities for fire safety; accessibility; environmental separation; and energy conservation.
 - 3.1.2 Coordination of Part 10 is critical to compliance with code requirements for energy conservation. The Schedule C-A letter of assurance includes specific responsibility for the coordination of Part 10 field review. Architects acting in the role of coordinating registered professional are responsible for the coordination of both the design work and field review.
 - 3.1.3 Where assistance is obtained in fulfilling one's professional responsibilities, an architect may utilize Schedules S-B and S-C, found in AIBC Practice Note 16: Professional Design and Field Review By Supporting Registered Professionals.
 - 3.1.4 Where enhanced field review is being provided on a project utilizing Schedules D and C-D, found in AIBC Bulletin 34 (or similar endorsed local government forms), an architect remains responsible for design and field review of the building envelope. Such responsibility is primary and not transferable.

4.0 Resources

- 4.1 The following resources are available:
 - 4.1.1 In consultation and agreement with the Engineers and Geoscientists BC (EGBC), the AIBC publishes AIBC Bulletin 34: Building Envelope Services—Appropriate Professional Practice and its related AIBC Bulletin 56: Recommended Fees for Enhanced Building Envelope Services.
 - 4.1.2 The AIBC endorses EGBC's professional practice guideline *Building Enclosure Engineering Services*.
 - 4.1.3 The AIBC and EGBC, together with partners BC Hydro and the City of Vancouver, have jointly developed and published the professional practice guideline *Whole Building Energy Modelling Services* (2018 publication date).

- 4.1.4 BC Housing publishes many technical documents on building enclosure design, as well as offers an ongoing program of seminars, workshops and webinars, posted at www.bchousing.org.

AIBC Council notes that the foregoing are functions of the AIBC's continuing resolve to demonstrate leadership and responsible action, in the public interest.

Note:

'Building codes' means the current editions of the *BC Building Code* and *Vancouver's Building Bylaw*, and their referenced standards.

Bulletin Amendment History (1998 – 2017)

- 2023: February. Document updated with PGA transition disclaimer, stating that some language may not reflect the new legislations and updated Bylaws. Although there may be outdated terms and references, the general concepts and requirements remain the same.
- 2017: November. New council motion; references to BEEP removed; updated code references; resources added.
- 2012: November. Revised per Bylaw 10: Architect AIBC replaces MAIBC
- 2007: June. Second Edition. Updated building codes references and cross-references related to AIBC Bulletins; updated terminology; incorporated a requirement for Intern Architects AIBC; and minor syntax amendments.
- 2000: December. Revised
- 1998: June. First Edition

The AIBC does not provide legal, accounting or insurance advice and expressly disclaims any responsibility for any errors or omissions with respect to legal, accounting or insurance matters that may be contained herein. Readers of AIBC documents are advised to consult their own legal, accounting or insurance representatives to obtain suitable professional advice in those regards.