



ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

IN THE MATTER OF THE *PROFESSIONAL GOVERNANCE ACT*
S.B.C. 2018, C. 47

AND

IN THE MATTER OF A REPRIMAND OR REMEDIAL ACTION BY CONSENT
BETWEEN:

ALDO BUITRAGO ARCHITECT AIBC

AND

THE ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

REPRIMAND OR REMEDIAL ACTION BY CONSENT

The *Professional Governance Act* (“PGA”) authorizes the AIBC to propose resolution by reprimand or remedial action by consent on matters that may otherwise be dealt with at a Discipline Hearing. Section 72 of the PGA and AIBC Bylaws 7.1 through 7.5 provide the specific processes and procedures by which the AIBC and a Registrant may reach agreement.

1.0 BACKGROUND

- 1.1 In July 2023, the AIBC received a professional conduct Complaint regarding Aldo Buitrago Architect AIBC in connection with a residential renovation project in Roberts Creek, British Columbia (the “Project”).
- 1.2 The Complainant had an agreement with the Project owner to act as the designer and contractor. Subsequently, the Complainant and Mr. Buitrago became friends and the Complainant learned that Mr. Buitrago was an Architect in BC. In the course of their friendship, Mr. Buitrago taught the Complainant how to use Revit. The Complainant invited Mr. Buitrago to assist on the Project. Mr. Buitrago explained the regulatory requirements that he would need to fulfill in order to provide architectural services, which became a factor in the deterioration of the friendship. A Complaint was subsequently filed raising concerns that Mr. Buitrago had not conducted himself in a professional manner.
- 1.3 The Investigation Committee reviewed the Complaint and Mr. Buitrago’s response and initiated an investigation in accordance with AIBC Bylaw 6.12.1.
- 1.4 Mr. Buitrago acknowledged that he initially agreed to teach the Complainant how to use Revit. The investigation revealed that over time, the boundary between his instruction to a friend and his professional involvement in the Project became unclear. The training evolved into Mr. Buitrago providing architectural services on the Project that included editing Revit models, and discussing the division of work he and the Complainant would perform on the Project.
- 1.5 Notwithstanding the fact that he had not intended to formally provide architectural services on the Project, Mr. Buitrago’s initial instruction of Revit to the Complainant who was a friend gradually progressed into the informal provision of architectural services without meeting the required professional and regulatory obligations.
- 1.6 The Committee considered the information obtained in the investigation and based on the specific facts in this case, including that Mr. Buitrago was aware of, and explained, the required steps to provide architectural services, that it was appropriate, to propose a reprimand or remedial action by consent (the “RRAC”) pursuant to Section 72 of the PGA and AIBC Bylaw 6.14.2.
- 1.7 The concerns identified in the Complaint occurred before the AIBC’s transition to the PGA, therefore, references are made to the repealed *Architects Act* and the former AIBC Bylaws effective March 25, 2021 (Former AIBC Bylaws).
- 1.8 Capitalized terms not defined in the RRAC have the same meaning as in the AIBC Bylaws.

2.0 AGREED FACTS

- 2.1 The parties agree that:
 - 2.1.1 at all material times, Mr. Buitrago was registered as an Architect with the AIBC;

- 2.1.2 Mr. Buitrago provided architectural services for the Project without holding a Certificate of Practice or working through an Architectural Firm that held a Certificate of Practice;
- 2.1.3 Mr. Buitrago provided architectural services for the Project without a written Client-Architect Contract, and failed to advise the Client in writing whether professional liability insurance was in place, that the insurance policy was available for review upon request, and that the contract was in compliance with the AIBC Bylaws, including the Code of Ethics and Professional Conduct; and
- 2.1.4 these actions are contrary to section 27(2) of the repealed *Architects Act* and Former AIBC Bylaw 28.0, which state:

Certificate of practice

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- (2) A person must not practise or offer to practise the profession of architecture unless the person
- (a) is a holder of a current certificate of practice, or
 - (b) practises as authorized by this Act through an architectural firm that is a holder of a current certificate of practice.

Bylaw 28.0 An architect is not permitted to provide architectural services to a client until the following conditions are satisfied:

- (a) All terms and conditions of engagement have been confirmed in a written architectural services contract with the client, executed by the parties; and
- (b) The client has been advised in writing:
 - (i) whether professional liability insurance is in place in relation to the architectural services to be provided for the commission;
 - (ii) that the professional liability insurance policy in (i) is available for review by the client upon request; and
 - (iii) that the contract “is in compliance with AIBC Bylaws, including the Code of Ethics and Professional Conduct.”

3.0 DISPOSITION / UNDERTAKINGS

3.1 The Committee has proposed, and Aldo Buitrago Architect AIBC has agreed, to:

3.1.1 consent to a reprimand;

- 3.1.2 undertake not to repeat the conduct to which this matter relates, specifically that he will not engage in the Regulated Practice or Reserved Practice of architecture without holding a Certificate of Practice or through an Architectural Firm holding a Certificate of Practice as required by current AIBC Bylaws 4.36 and 4.91; and
- 3.1.3 ensure a written Client-Architect Contract is executed by all parties before providing architectural services, and advise Clients in writing regarding whether he has professional liability insurance and confirm that the policy is available for review upon request, as required by Professional Standards 5.1 in the current AIBC Bylaws – Schedule A: Code of Ethics and Professional Conduct.
- 3.2 Mr. Buitrago acknowledges and agrees that if he fails to complete the requirements in paragraphs 3.1.2 and 3.1.3 above the Committee may direct the issuance of a Citation to a Discipline Hearing regarding the matter, pursuant to Section 72(3) of the PGA.

4.0 COSTS

- 4.1 Mr. Buitrago agrees to pay Costs for this RRAC, fixed at an amount of \$2,000.00, payable to the AIBC within 90 days after this RRAC has been executed.
- 4.2 Mr. Buitrago acknowledges and agrees that failure to complete the requirement in paragraph 4.1 above within the time specified will result in his registration not being in Good Standing.
- 4.3 The parties acknowledge that Costs are not intended as a punitive measure reflecting the conduct that is the subject of this RRAC. The assessment of Costs is an acknowledgement of the AIBC's partial Costs resulting from the RRAC process.
- 4.4 The parties have referred to the AIBC Bylaws: Schedule S: Administrative Guidelines for Costs in agreeing on the amount of Costs.

5.0 PUBLICATION

- 5.1 This RRAC must be Published by the AIBC on its website, pursuant to Section 82 of the PGA and AIBC Bylaws 7.3 and 8.12, and distributed to all Registrants of the AIBC, in a manner that the AIBC deems fit in the public interest.
- 5.2 An explanatory notation of and/or a link to this RRAC will also be included in the AIBC register pursuant to AIBC Bylaw 8.5.8.

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6.0 ACKNOWLEDGEMENT

This RRAC may be executed and delivered in one or more counterparts, whether by facsimile transmission or other electronic means, with the same effect as if all parties had signed and delivered the same document and all counterparts.

Aldo Buitrago Architect AIBC acknowledges that he has been given opportunity to seek legal or other professional advice with respect to the negotiation, execution and consequences of this RRAC and has taken such advice or freely elected not to do so.

The facts and disposition/undertakings of this RRAC are acknowledged and agreed to by Aldo Buitrago Architect AIBC and the Investigation Committee. The RRAC was signed on February 12, 2026.