

Press release

NEW STANDARD FOR CONSISTENT PRACTICES IN RESIDENTIAL BUILDING INSPECTION

Quebec, July 26, 2022 – The Bureau de normalisation du Québec (BNQ) publishes the standard BNQ 3009-500 *Residential Building — Inspection Practices in a Real Estate Transaction Context* in order to harmonize the inspection practices for residential buildings located in Quebec, thus helping to raise the delivery of services by building inspectors.

This standard provides for the implementation of several means to assess the condition of a residential building, or portion thereof, in particular as part of a pre-purchase. Inspectors may put it into practice right away. This standard can also be consulted by consumers who want to understand the nature and limits of the inspection they ask for in order to make an informed decision regarding a real estate transaction.

It is available for free on the [BNQ's Website](#), as well as a FAQ that enhances its implementation.

Regulating inspection in Quebec

The development of the standard BNQ 3009-500 started with a request from the Régie du bâtiment du Québec (RBQ) who has been granted with the power to regulate the building inspections through the *Act Mainly to Regulate Building Inspections and Divided Co-ownership, to Replace the Name and Improve the Rules of Operation of the Régie du logement and to Amend the Act Respecting the Société d'habitation du Québec and Various Legislative Provisions Concerning Municipal Affairs* (Bill no. 16). As part of the consultations, all concerned stakeholders have highlighted the need to have a Quebec unified standard to protect the public.

In parallel to the publication of the standard, the RBQ continues its work in drafting and implementing a regulation to determine, among other things, the terms and conditions that an inspector who wishes to obtain a RBQ's certificate for residential building inspection shall meet. Besides, a first version of the *Regulation respecting the regulation*

of residential building inspections has been published in the *Gazette officielle du Québec* on February 23, 2022.

“The publication of this standard marks a major milestone as part of our actions to regulate residential building inspections. This standard is the result of a close collaboration with the business sector to reach this consensus-based objective. It is important to mention that this is a first standard for the interest of Quebec, and it will be monitored so it can evolve. The RBQ continues to devote its efforts to enhance the practices of residential building inspectors, thus providing better protection to the public.”

Michel Beaudoin, Chief Executive Officer – RBQ

“Many individuals and organizations were able to comment on the content of the draft standard, and in particular as part of the public review held during summer 2021. The many comments received attest to the business sector’s interest. The standards development committee did a remarkable job to analyze all the comments and reach a consensus.”

Julie Conseiller, Director – BNQ

BNQ’s standard development committee

The objective of the standards development committee was to reach a consensus on the best practices that building inspectors have to apply as part of their work.

This committee, which held 22 meetings in 25 months, gathers 18 representatives from associations of building inspectors, professional corporations, insurers, consumers organizations, condominium managers, consumer cooperatives, associations and organizations who have an interest for real estate transactions, construction professionals and the RBQ.

Among them, the *Association des consommateurs pour la qualité dans la construction* (ACQC) and the *Association des inspecteurs en bâtiment du Québec* (AIBQ) took the opportunity to express its appreciation to the BNQ for its approach:

“The ACQC wishes to express its appreciation for the work done by the standards development committee for the drafting of the standard BNQ 3009-500. It is certain that the ACQC will recommend to its members and to all individuals entering a real estate transaction to demand their building inspector to be conforming to this new standard, a first step towards the regulation of pre-purchase inspections by the government.”

Marc-André Harnois, Chief Executive Officer – ACQC

“The standard BNQ 3009-500 is an important step in the building inspection sector in Quebec, and even though we are aware that some adaptations will be required to adjust to the public and inspectors’ reality, our association, with its 30 years of experience and representing more than 500 inspectors, is proud to have played a role in the development

process of this standard and welcomes the standardization of the building inspection service in Quebec.”

Denis St-Aubin, President – AIBQ

About the BNQ

The Bureau de normalisation du Québec (BNQ), an administrative unit of Investissement Québec, is the reference organization for standardization and certification in Quebec. It develops consensus-based standards and certification programs in accordance with the rules of the International Organization for Standardization (ISO). The BNQ is accredited by the Standards Council of Canada (SCC).

For further information on the BNQ: bnq.qc.ca

About the RBQ

Present everywhere in Quebec, the RBQ’s mission is to ensure the quality of construction work and safety of individuals in the sectors of building, electricity, plumbing, gas, oil equipment, pressure installations, elevators, lift facilities, games and rides, bathing places and energy efficiency. The RBQ monitors the application of the *Building Act* and attendant regulation in the various technical fields within its competence.

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