



PUBLIC CONSULTATION ON THE DRAFT STANDARD GOVERNING RESIDENTIAL BUILDING INSPECTION PRACTICES

City of Québec, July 7, 2021 – The Bureau de normalisation du Québec (BNQ) is holding public consultation on the draft standard Practices for Inspecting a Residential Building (P 3009-500), which aims to establish and standardize practices in the area of residential building inspection in order to enhance customer protection.

With the adoption in December 2019 of 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*, the Government of Quebec granted the Régie du bâtiment du Québec (RBQ) the regulatory power to govern building inspections.

The RBQ asked the BNQ to develop a consensus-based standard that sets out and gathers, in a single document, the best practices in residential building inspection.

The standardization committee made up of inspection service providers and customers, as well as experts in the field, reached a consensus regarding an inspection process based on various means of assessing the overall condition of a residential building, including careful examination, assessment of the condition of certain appliances, as well as use of information available on the residential building. These standardized inspection practices are tailored to the Quebec context and are applicable to all categories of residential buildings and all types of properties.

The draft standard is currently the subject of a public consultation, which has been extended to 90 days, due to the summer holidays. The public consultation will wrap up on October 3, 2021, and until then, any interested parties can submit their comments or suggestions for improving the draft standard.

All comments and suggestions must refer to a specific clause and include technical justification. Only those comments and suggestions submitted using the form provided for this purpose will be considered. The draft standard and the form for submitting comments can be downloaded free of charge from the BNQ website at <https://www.bnq.qc.ca/en/public-review.html>.

All comments and suggestions received during the public consultation process will be analyzed by the members of the committee in charge of the development of the standard, and any modifications deemed necessary will be made to the document prior to the release of standard BNQ 3009-500, slated for spring 2022.

Quotes

"For many Quebecers, buying a house is often the biggest investment they will make in their lives. It is therefore crucial that they have the property inspected before buying, so that their investment is made wisely. The standard governing residential building inspection practices sets a quality threshold that Quebecers have a right to expect. The RBQ is currently working on the regulations while the BNQ is developing the standard to ensure that consumers have reliable guarantees when purchasing their future homes."

Andrée Laforest, Minister of Municipal Affairs and Housing and Minister in charge of Régie du bâtiment du Québec

"Public consultations are an important step in developing standards, because they give individuals and organizations an opportunity to provide input. Their comments are analyzed by the members of the standardization committee with a view to improving the draft standard. I urge all interested parties to make their voices heard."

Jean Rousseau, Senior Director, Bureau de normalisation du Québec

For more information on the proposed standard, visit the BNQ website:

<https://www.bnq.qc.ca/en/standardization/construction/inspecting-a-residential-building.html>

About the BNQ

The Bureau de normalisation du Québec (BNQ), a business unit of Investissement Québec, is the authority for standards and certification in Québec. It develops consensus-based standards and certification protocols in accordance with the rules of the International Organization for Standardization (ISO). The BNQ is accredited by the Standards Council of Canada (SCC).

For more information about the BNQ, visit www.bnq.qc.ca.

About the RBQ

The Régie du bâtiment du Québec (RBQ), an organization present across Quebec, is committed to fulfilling its mission to monitor the quality of construction work and the safety of people in sectors relating to building, electricity, plumbing, gas, petroleum equipment, pressurized systems, elevators, passenger ropeways, amusement rides and devices, and bathing places. The RBQ oversees enforcement of the *Building Act* and its regulations in the various technical fields under its jurisdiction.

To stay abreast of developments on the regulations governing residential building inspections, you can follow the RBQ on social networks :

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– 30 –

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