



Home Construction Process Guide

Ta na wa Shéway I7xw ta Úxwumixw
Planning & Capital Projects

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Ta na wa Shéway I7xw ta Úxwumixw
Planning & Capital Projects
193 Mathias Rd. West Vancouver, B.C.

squamish.net



Welcome

Congratulations on becoming a Skwxwú7mesh Úxwumixw (Squamish Nation) homeowner! We look forward to building your home with you. Owning a home is a significant milestone that roots a family deep in the community. Sometimes a Skwxwú7mesh Úxwumixw (Squamish Nation) Member is coming back home to the reserve and sometimes they are building their own little piece of it. Whatever your circumstances, we are here to support you throughout the process.

Ta na wa Shéway I7x̣w ta Úxwumixw (Planning and Capital Projects) has proudly constructed homes for Squamish Nation members for over 40 years. By working with Planning and Capital Projects, you gain access to our team's accumulated expertise and experience in building homes for the Squamish Nation community. Our team of tradespeople are provincially licensed and build your homes according to BC Building codes. Through long-term partnerships with our trusted subcontractors, we secure bulk pricing, maximizing the value of your allocated budget. We prioritize adaptability and reliability, and provide exclusive resources to ensure your home is built with the highest level of care while effectively managing costs.

As "The Ones Who Grow All The Communities" (Ta na wa Shéway I7x̣w ta Úxwumixw), we are dedicated to creating homes where Squamish Nation members can find a sense of belonging on their ancestral lands. We work closely with you to accommodate your needs and safeguard the building process. This resource guide, enriched by valuable lessons learned, offers a comprehensive, step-by-step outline for building your home.



Contact Us

Ta na wa Shéway I7x̣w ta Úxwumixw

Planning and Capital Projects

Address: 193 Mathias Rd. West Vancouver, B.C.

Phone: (604)-904-7474

Email: snhousing@squamish.net

Your Home From Start to Finish

This page offers a brief overview of your home construction process from start to finish. For detailed step-by-step information, please refer to the table of contents on page 3 of this guide.

Starting The Process (P. 9–11)

1 House Allocation

Your journey begins when you receive notice that you have been allocated a home. You can either accept the offer and start the process or you can choose to defer.

2 Lot Allocation

Your next step is to meet with Community Lands to pick a lot.

3 Schedule a Meeting

Contact Planning and Capital Projects (PCP) AFTER choosing your lot to schedule your initial planning meeting. Remember that you must contact PCP within 6 months of receiving your lot allocation. During this planning meeting, you will be asked to designate a representative to serve as your primary contact with PCP.

Designing Your Home (P. 17–21)

4 Choosing a Plan

Planning and Capital Projects has a variety of standard plans that you can choose from. These are reliable plans that can be built in accordance with the BC Building Code, on the standard lot size, and within the allocated budget. Choices include ranchers and two-storey houses.

5 Choosing a Design

Selecting your colours and finishes at the beginning of the project ensures efficient cost estimating and scheduling. There are samples of roofing, siding, floorings, paint, and cabinets at the Planning and Capital Projects office. Upgrades are welcome but need to be selected and paid for by the homeowner before beginning to build.



Building Your Home (P. 23–28)

6 Estimate House Budget

Once you have made your plan and design decisions, Planning and Capital Projects will create an estimate of the costs to build your house. If your design selection exceeds the amount allocated by council, you will need to pay the difference upfront or reduce the cost of your home. Each home budget must be completed before we start building to ensure it is feasible within the given budget.

7 Sign Homeowner Construction Agreement

The Homeowner Construction Agreement is a legal document that must be signed within one year of receiving your lot. As your General Contractor, Planning and Capital Projects is responsible for planning, executing, overseeing, and inspecting your home construction project. You should not enter into agreements or ask anyone to work on your home without discussing with and obtaining approval from Planning and Capital Projects.

8 Sign Homeowner Agreements

The homeowner agreement is a legal document that must be signed within one year of receiving your lot. As your General Contractor, Planning and Capital Projects is responsible for planning, executing, overseeing, and inspecting your home construction project. You should not enter into agreements or ask anyone to work on your home without discussing it with Planning and Capital Projects.

9 Site Visit Appointment

During construction, if you wish to visit your home you can contact Planning and Capital Projects to schedule a site visit. This is necessary to ensure the site is safe for you to visit.

Taking Possession (P. 31–33)

10 Final Inspection

Once your home is completed, Planning and Capital Projects will schedule a walkthrough of the home with you.

11 Service Transfers

You are responsible for transferring BC Hydro and FortisBC accounts into your name within 30 days of taking possession of your home to ensure your home has continued gas and electricity supply.

12 Key & Mail

Planning and Capital Projects will provide you with the Occupancy Contract to sign, home key, keypad code reset, and Canada Post mail key letter after BC Hydro and FortisBC accounts are transferred to your name.

13 Home Insurance and Maintenance

The Squamish Nation provides standard insurance after construction. Additional personal insurance may be purchased for items not covered by the standard insurance. You will receive a schedule and instructions for regular maintenance of your home, as well as a walkthrough with Planning and Capital Projects to ensure proper upkeep.

14 Budget Finalization

Planning and Capital Projects keeps the costs of your home construction transparent to you. Once your home construction is completed, you are welcome to request a budget review. Planning and Capital Projects will provide a final summary of costs and expenses. If you plan to use any unspent funds for additional construction work, like fencing and landscaping, make sure to submit your request within 90 days of the budget review before the job gets closed.



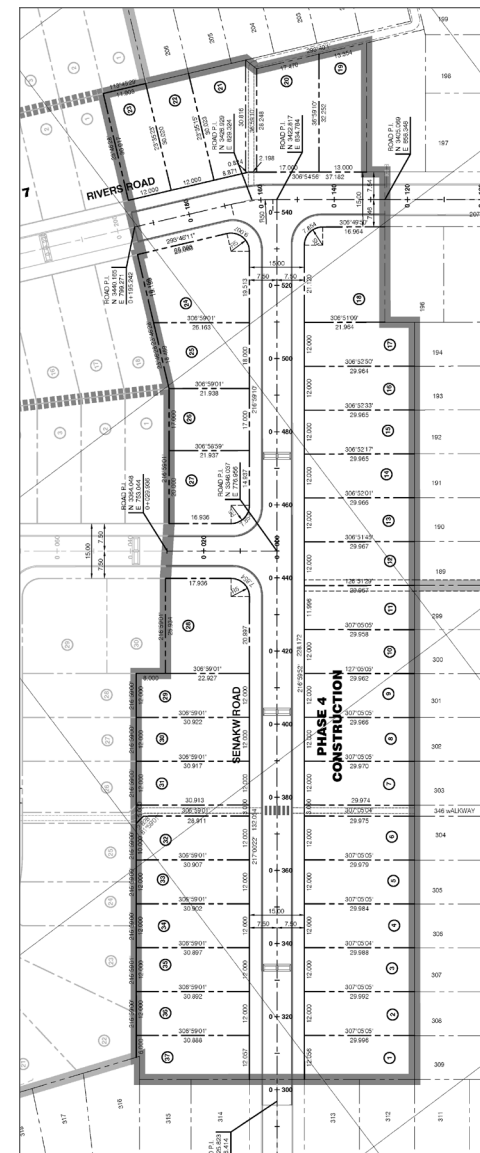
Starting The Process



Getting a house allocation can be a long process. Once you receive an allocation letter from the Council, follow the steps below to start your home construction process as early as possible.

1. Contact T'at'am átsut (Community Lands) to accept the home allocation offer within 30 days upon receiving the allocation letter.
2. Contact Community Lands to pick a lot for your house.
3. Within 6 months of receiving the allocation letter from Community Lands, contact Ta na wa Shéway I7x w ta Úxwumixw (Planning and Capital Projects) to schedule your initial planning meeting. Planning and Capital Projects will guide you on the subsequent steps for your home construction.
4. Sign your Homeowner Construction Agreement within 1 year of allocation to avoid being considered as a passed-over applicant.

Refer to the next section of this guide for detailed information about the step-by-step process



Example of the subdivision divided into lots for home allocation.

House and Lot Allocation

Construction of your home cannot begin until your home and lot have been allocated. Community Lands is responsible for these allocations. Once your home and lot have been allocated, Community Lands will send a letter to you and Planning and Capital Projects (PCP). You can then contact PCP to start the construction process. If you have any questions about the allocation process, you will need to contact Community Lands at 604-982-7610.

Homeowner Information Session

Soon after an allocation is approved by Council, PCP will invite you to attend a meeting for new homeowners. The purpose of this meeting is to give you an overview of the home construction process and answer your questions.

Homeowner Planning Meetings

Once your lot is allocated, you need to contact PCP and schedule your first planning meeting. This meeting must be scheduled within **six months** of having your lot allocated. Within **one year** of allocation you will need to sign your Homeowner Construction Agreement and work with the department to make decisions about house plan and design options. If you are unable to meet these deadlines, you need to contact PCP and Community Lands to ask for an extension. If you do not meet the one-year deadline or ask for an extension, you may be treated as a passed-over applicant.

Designated Representative

Within two weeks of the planning meeting, you will need to confirm the person that will work directly with PCP throughout the construction process. If you will not be available for any reason during the home construction process, you may designate a representative to work with the department and make decisions on your behalf.

There needs to be **one** consistent contact throughout the full construction process. If you select a representative, PCP will discuss the construction of your home only with that person.



Communication and Updates





Project Tracking and Updates

After your first planning meeting, Planning and Capital Projects (PCP) will send you monthly Construction Progress Reports that explain:

- Work that has been done on your home over the last month
- Work that is planned for your home in the next month
- Any decisions or actions that are needed from you

Project Communication

You will need to have regular communication with PCP during the construction process. It is important for all communication to be done through Skwxwú7mesh Úxwumixw (Squamish Nation) phone or email accounts. You should not communicate with PCP staff members through Facebook, personal phones, texting, etc. Communication received through these channels will not be accepted as official project communications and will not be considered.

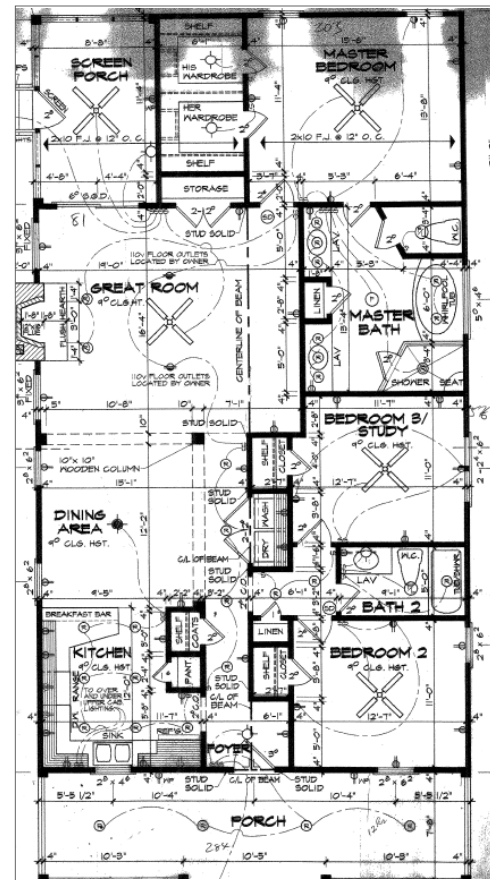
All discussions or decisions need to be documented to make sure that everything is clear both for you and the PCP staff to avoid any confusion. The department will keep a record of all official communications about your home.





Designing Your Home





Sample house plan (architectural drawing).

Choosing a Plan

Planning and Capital Projects (PCP) has standard plans that you can choose from. These are reliable plans that can be built in accordance with the BC Building Code, on the standard lot size, and within the allocated budget.

The department can review these plans with you and answer your questions. You may be able to visit other members homes that have been built based on these plans to get a better sense of how the home will look.

Did You Know?

The standard plans provided by Planning and Capital Projects have one finished floor and one finished bathroom. A finished floor means that the wall and the trim are painted, and the flooring is installed. A second bathroom can be installed for Elders (65 or older).

Accessibility modifications, such as replacing stairs with a ramp, can be made if a letter is provided by a certified medical professional (such as an Occupational Therapist) confirming that this is needed for health or safety reasons. The cost for these changes is covered by the Nation

You may choose an alternative plan for your home instead of selecting one of the standard plans provided by PCP. If you would like to use a different plan, please refer to page 38 for a comprehensive list of guidelines and associated costs that you should be aware of.

Remember

If you would like to have any other changes or upgrades made to the standard plans, you will need to discuss this with the Housing Manager and/or the Construction Assistant before your home plan is finalized. You are responsible for any costs that exceed the Council approved construction budget and will need to provide a cheque or money order for the excess amount before construction can begin.

Choosing Designs

All design decisions need to be made before construction begins so PCP can schedule the delivery of materials and trades to do the installations. Last minute design changes will disrupt and/or delay your building schedule and could increase the construction costs. Any additional costs caused because of design changes are paid for by the homeowner.

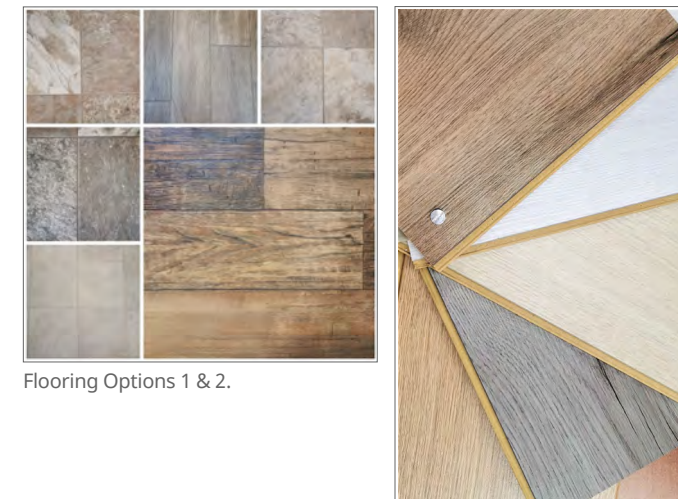
Samples of all exterior and interior design choices are available at the PCP office.

Exterior Design

Roofing and vinyl siding are the first colour choices you make when designing your home. If your house plan includes a deck, the colour of the non-slip coating can be chosen to match your roof and siding. You can also get an idea of the colours by driving around the community. When choosing colours for the outside of your home, remember that lighter colours require more cleaning.



Siding Colours.



Flooring Options 1 & 2.

Interior Design

PCP has samples of paint colours, flooring, cabinets, and countertops for you to choose from. They can discuss the options with you, including answering questions about colour combinations and product durability.

When making interior design and colour choices, it is helpful to consider how rooms will be used and the overall mood you would like to create. For example, family rooms may be designed to be more active while bedrooms may be designed to be more relaxing. Other things to consider include:

- **Room size:** use light colours to make a small room feel brighter and deep colours to make a large room feel cozier
- **Colour schemes:** warm colours are comfortable and inviting while cool colours tend to be lively and upbeat
- **Complementary tones:** consider how the colours of walls, floors, cabinets, and countertops will look together
- **Traffic and washability:** entrances, kitchens, playrooms, and other well-used areas require more frequent cleaning so try to pick colours and materials that wash easily
- **Longevity:** paint colours may be easy to change but flooring, cabinets, and countertops are more difficult and expensive to repair or change

You can choose up to three different paint colours for your home. Congoleum (a thicker more durable linoleum) is generally recommended for flooring because it is easier to clean and maintain than carpeting. For safety reasons, carpeting can be installed on stairs if the rest of the home is done with congoleum.

PCP will review some of the standard design modifications with you, such as adding pot lights, moving light switches, installing hood fans, etc. It is important to decide if you would like any design modifications at the start of the process. Although some of these modifications seem simple, they can cause a lot of issues and additional costs if they are made after construction begins.

If you would like to upgrade your flooring, cabinets, or countertops beyond the samples provided, you will be required to cover any additional costs beyond the budgeted amount by providing a cheque or money order before construction can begin. Mid-project design changes may be accepted as long as they don't cause construction delays.

Did You Know?

Squamish Nation allocates a set budget for the construction of homes. The cost of construction is reduced through the supplier and sub-contractor relationships developed by Planning and Capital Projects, which allow for bulk pricing.



Budgets

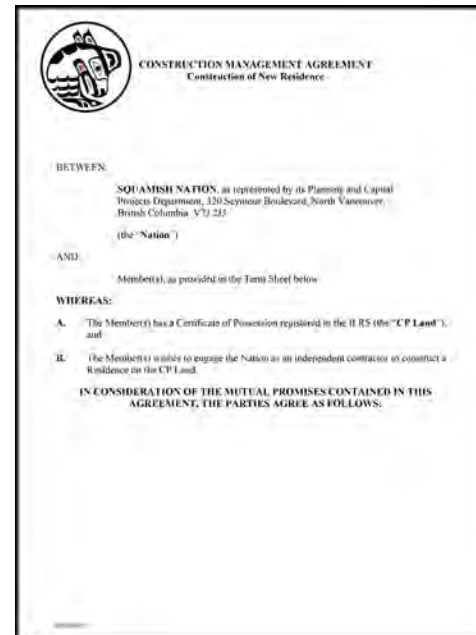
Once your house plan has been finalized and you have made your design decisions, a budget is created for the construction of your home. The costs are compared to the allocated amount to ensure the costs are within the budget. If you have made design choices or changes that cause the costs to exceed the budget, you will need to provide a cheque or money order to cover the additional costs or work with the department to reduce the costs. Any contributions that you have made to the cost of the home will be reflected on the budget.

Planning and Capital Projects (PCP) will invite you for a budget review after the construction of your home is complete. This information can only be reviewed in the PCP office.

Materials

Planning and Capital Projects is responsible for the ordering, delivery, and installation of the materials needed to construct your home. The materials used by the department are carefully selected based on quality, sustainability, and cost effectiveness. You may be able to purchase different materials than those provided but there are a few important things to remember:

- You need to discuss the materials you would like to use with Planning and Capital Projects when selecting the plan and designs for your home before the budget is finalized,
- Upgrading materials may result in additional costs which will be your responsibility to pay,
- Alternative materials may not be covered by warranty. If there are any issues with the materials, you will be responsible for fixing them and for covering any related costs,
- Repair or replacement of alternative materials may not be covered by the Skwxwú7mesh Úxwumixw (Squamish Nation) Maintenance and Renovations Program



Homeowner Construction Agreement

Once you have made your plan and design choices and the budget has been finalized, you will be asked to sign the Homeowner Construction Agreement. This is a legal contract signed between you and PCP on behalf of Squamish Nation.

The Homeowner Construction Agreement defines the roles and responsibilities for you as the homeowner and PCP as the General Contractor. It defines requirements and expectations for the construction costs and timelines, making changes to plans or designs, inspections, when you may occupy the home, ongoing maintenance, warranties, and utilities.

PCP will review your Homeowner Construction Agreement with you before you sign it. This is a legally binding document so it is important that you read it carefully and ask any questions you may have about the terms and conditions. You need to sign the agreement within one year of having your home and lot allocated so that construction of your home can begin within a reasonable amount of time.

Remember

If your Homeowner Construction Agreement is not signed within one year, you will be treated as a passed-over applicant and your allocation will be deferred.



Example of homeowner upgrade.



Building Your Home



Did You Know?

Skwxwú7mesh Úxwumixw (Squamish Nation) allocates a set budget for the construction of homes. The cost of construction is reduced through the supplier and sub-contractor relationships developed by Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects), which allow for bulk pricing .

Scheduling

Once the plan, design, and budget for your home have been finalized and the Construction Agreement is signed, Planning and Capital Projects (PCP) will provide you with an estimated schedule for when construction on your home will begin, when each of the phases should be done, and when your home will be completed. The phases of home construction are:

- Foundation
- Structural
- Framing
- Plumbing
- Electrical
- Insulation
- Drywall

Once the electrical phase is completed and your home is ready for insulation, no further changes or additions can be made. This is due to the significant impact on both cost and construction timelines that occur once insulation is in place.

As mentioned, PCP will provide you with Construction Progress Reports for your home monthly throughout the construction process.



Did You Know?

For any concerns or complaints throughout the construction process, please communicate them directly with the Planning and Capital Projects team. If they cannot resolve the matter or if you are unsatisfied with their response, you can direct your complaint to the Director of the department. In the event that the Director is unable to resolve the issue or if you remain unsatisfied with the response, you can escalate your complaint to the Chief Administrative Officer. Please note that the response provided by the Chief Administrative Officer will be final.

Safety and Insurance

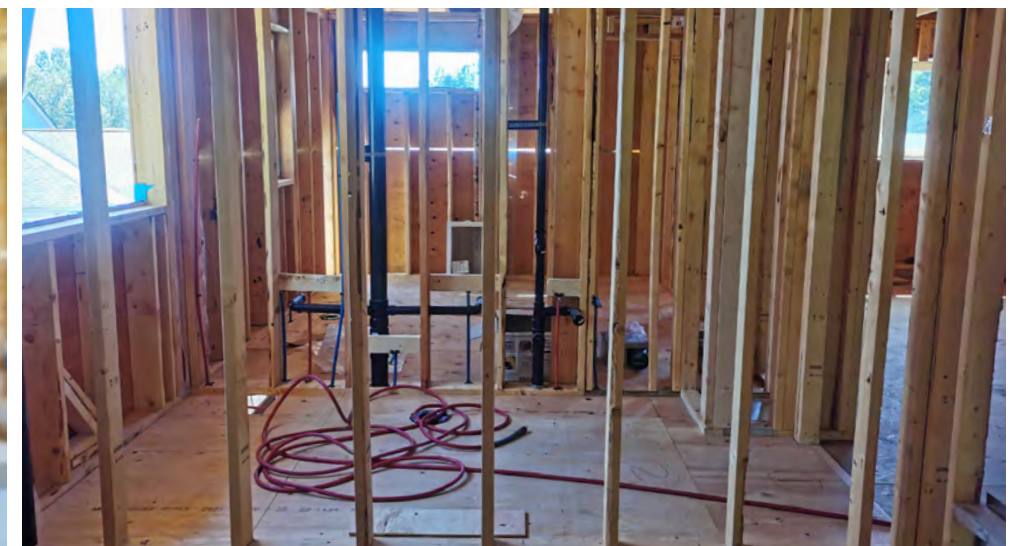
Construction Insurance

Planning and Capital Projects arranges insurance coverage for the construction of your home. Any unauthorized activity on the construction site, such as visiting the site or making any changes on the site, could void the insurance and put you and your home at risk. Please kindly refrain from any such activities without prior authorization.

If there are any accidents or damages during the construction of your home that are covered by insurance, Planning and Capital Projects will manage the claims.

Site Visits

For your safety and to avoid any disruptions to ongoing construction work, it is important that any site visits be scheduled, and that a team member accompanies you during the visit. To request a visit to the construction site, please contact PCP and schedule an appointment. While we strive to accommodate all requests, please understand that there may be situations where it is unsafe for anyone to visit the construction site.





Labour

PCP is the General Contractor for your home and is responsible for contracting and overseeing the trades working on your home. You should not enter into agreements or ask anyone to work on your home without discussing it with the department. Working with trades that have not been approved by PCP can result in poor workmanship, construction delays, and additional costs that you will be responsible for paying.

Remember

The framer and other trades do not have the authority to make any changes to the plan or design of your home. Any changes must be approved by the General Contractor, which is Planning and Capital Projects. Asking the framer or trades to make changes that have not been approved by the department violates your Homeowner Construction Agreement and could result in construction delays and additional costs that you will be responsible for paying.

In some cases, homeowners may choose to do some of the labour on their home themselves to limit costs (see page 38 for instructions). However, you will not be able to do any structural, electrical, or plumbing work because this work requires a lot of expertise and can cause many problems if it is not done properly.



Framing of house (interior)



Framing of house (exterior)

Inspections & Walkthroughs

Homeowner Walkthrough

PCP will arrange for you to do a walkthrough of the home after the framing is done and before the next phase of construction starts (plumbing, electrical, HVAC) so you can get a sense of the design of the home. If you would like to have any changes made to plans or designs at this stage, PCP will work with you and the framer to determine if the changes can be made and how much they will cost. All changes need to be approved by PCP. To approve changes, the department will need to:

- Understand the change(s) you would like to make
- Consult with the trades to understand the potential impacts
- Request quotes for the work and/or materials
- Adjust the budget (if necessary)
- Collect a cheque or money order from you to cover costs above the budgeted amount
- Update the plans, designs, and agreements to reflect the changes

Making changes to the design of your home after construction has started can cause many problems, including delaying the construction of your home and increasing the cost of the construction beyond the budgeted amount. If the costs for the changes are beyond the approved budget, you will need to provide the funds before the changes can be made. You will also need to sign an updated Homeowner Construction Agreement to approve the changes to the plans and designs.

Standard Inspections

Squamish Nation homes are built to the BC Building Code. PCP will arrange for the necessary inspections throughout the construction of your home as well as a final inspection, to ensure that the work meets the building codes. The department will provide you with inspection reports that describe what issues were identified by the inspector during each inspection and how those issues have been addressed. Inspections occur at foundation, framing, insulation, and project completion.



Final Inspection & Walkthrough

After the final inspection, PCP will contact you to schedule your final walkthrough of the home. This should happen within two weeks of the final inspection.

When you do the final walkthrough, PCP will:

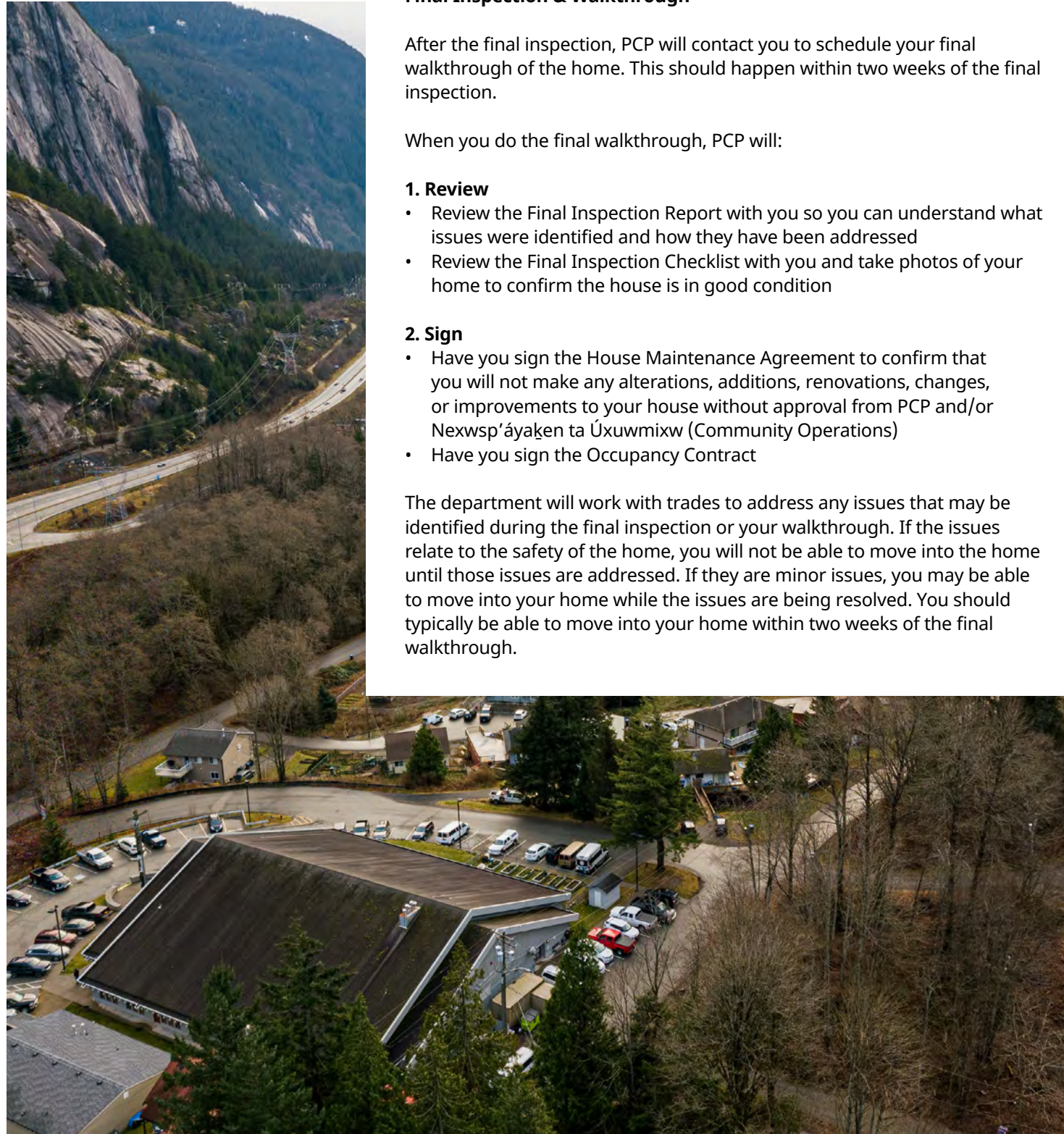
1. Review

- Review the Final Inspection Report with you so you can understand what issues were identified and how they have been addressed
- Review the Final Inspection Checklist with you and take photos of your home to confirm the house is in good condition

2. Sign

- Have you sign the House Maintenance Agreement to confirm that you will not make any alterations, additions, renovations, changes, or improvements to your house without approval from PCP and/or Nexwsp'áyaken ta Úxuwmixw (Community Operations)
- Have you sign the Occupancy Contract

The department will work with trades to address any issues that may be identified during the final inspection or your walkthrough. If the issues relate to the safety of the home, you will not be able to move into the home until those issues are addressed. If they are minor issues, you may be able to move into your home while the issues are being resolved. You should typically be able to move into your home within two weeks of the final walkthrough.





Taking Possession of Your Home



Did You Know?

The foundation and structural components of your home have ten-year warranties. The appliance, furnace, and hot water tank have five-year warranties, and cosmetic issues have a one-year warranty.



Keys and Mail

At your final walkthrough, Planning and Capital Projects (PCP) will ask you to sign the Occupancy Contract, provide you with the key for your home, and arrange with you to reset the code for the keypad. You will also be provided with a letter for the Canada Post mail key.

Remember

If you do not transfer the BC Hydro & FortisBC accounts within 30 days of taking possession of your home, your power and gas services will be discontinued.

Service Transfers

PCP pays the BC Hydro and FortisBC bills for your home while it is being constructed. Once construction is complete, you need to transfer the BC Hydro and FortisBC accounts into your name. PCP will send you a letter with 30 days' notice to transfer these services.

Manuals

PCP will provide you with the manuals for your home appliances, such as the stove, fridge, dishwasher, washer, and dryer.

Warranties

The materials and labour for your home are covered by warranties. You will be asked to acknowledge these warranties in writing. This information is provided to Community Operations. Any issues with your home after the one-year mark should be directed to Community Operations through the Maintenance and Renovations Program

If you did any work on the home yourself, you will be required to provide a letter confirming this and acknowledging that you are responsible for any issues related to that work. PCP will provide Community Operations with a copy of this letter, as well as any alternative material you selected for your home (such as used or upgraded appliances). Both these things will be taken into consideration if you submit future requests to the Maintenance and Renovations Program.

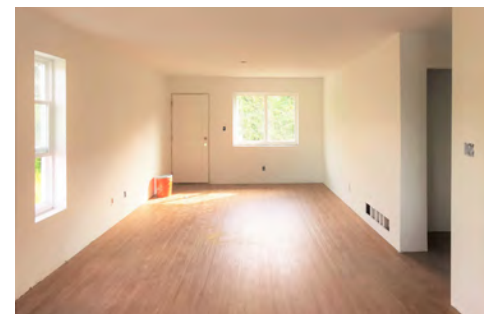
Did You Know?

The Nations home insurance only covers home contents between \$50,000 to \$100,000. If you think the value of the items in your home are below or above this amount you may want to purchase additional insurance coverage.



Did You Know?

If there are unspent funds in the budget for your home, you will need to determine how those funds should be spent within 90 days of the budget review.



Home Insurance

The construction insurance on your home is cancelled by PCP after the construction of your home is complete. Your home will continue to be covered by Squamish Nation insurance. If you have any further questions regarding the insurance coverage, please reach out to Estx wáyusem (Finance) at insurance@squamish.net. The following provides a high-level overview of the house insurance coverage offered by Squamish Nation.

- On behalf of its members, Squamish Nation arranges "All Risks" property insurance for your home and its contents. This insurance is intended to protect against accidents, loss, disasters, or storm subject to policy conditions. Core coverage includes losses from fire, flood, water damage and other storm related events.
- All houses are insured for a Replacement Cost plus \$100,000 contents for houses and \$75,000 for town homes subject to a \$50,000 combined deductible. Should there be an insurable loss, the Nation pays the deductible.
- Any losses that are less than our \$50,000 deductible would not go through our insurance which means there would not be coverage for your contents.
- Should you feel that the contents coverage arranged by Squamish Nation does not meet your individual needs, we encourage you to arrange a personalized contents insurance package through a local insurance broker.

Maintenance

You will be provided with a schedule and instructions for the regular maintenance of your home (e.g., cleaning the furnace, removing dryer lint, etc.). Planning and Capital Projects will do a walkthrough of the home with you to explain what you can do to help maintain your home.

Budget Finalization

After the construction of your home is completed and all expenses have been processed, PCP will review the final summary of costs and expenses with you. Spending of any remaining funds must be construction related (for example, fencing and landscaping and not for furniture). If you do not provide direction to PCP for the use of those funds within 90 days of budget review, the funds will be re-allocated to other Nation projects.

If the unspent funds were contributed by you, you can choose to have the funds spent on additional work for the house, as noted above, or to have the funds refunded to you with interest.

Once the budget reconciliation is complete, you will be asked to sign off on the budget to confirm that there are no outstanding questions or concerns. If you do not come in within 90 days of contact about budget reconciliation the job will be closed.



Homeowner Support



Issues and Complaints

If you encounter any problems with your new home within 1 year of moving in, contact Planning and Capital Projects to see if it is covered under warranty. After one year of living in your home, you can rely on the support of Community Operations through the Maintenance and Renovations Program. Planning and Capital Projects will get in touch with you within one year of your move-in to see if there are any issues that can be addressed before the one-year warranties expire.



Homeowner Checklist

	1. Accept or defer the home allocation offer within 30 days upon receiving the allocation letter from the Council.
	2. Contact Community Lands to select your home lot as soon as possible.
	3. Attend a Homeowner Information Session.
	4. Within 6 months of receiving the lot, schedule the initial homeowner planning meeting with Planning and Capital Projects.
	5. Designate a representative within two weeks of the planning meeting.
	6. Choose a plan for your home.
	7. Choose a design for your home.
	8. Sign the Homeowner Construction Agreement within one year of receiving the lot allocation.
	9. Conduct the first walkthrough of your home with Planning and Capital Projects (PCP) after the framing is completed (as notified by PCP).
	10. Conduct the final walkthrough of your home with Planning and Capital Projects after final inspection. You will notified by PCP.
	11. Sign the <i>House Maintenance Agreement</i> and <i>Occupancy Contract</i> and receive the key for your home.
	12. Transfer BC Hydro and Fortis BC accounts into your name to keep your gas and power service (within 30 days).
	13. Decide whether to purchase additional insurance for your personal assets and home.
	14. Decide how you want to spend the unspent funds (if any) within 90 days of budget review before the job is closed.
	15. Enjoy and maintain your home.

Frequently Asked Q&A

1. Is it possible to choose an alternative plan for my home instead of selecting one of the standard plans provided by Planning & Capital Projects?

Yes. However, if you would like to use a different house plan than the ones provided by the Planning and Capital Project office, you will need to:

- Provide stamped drawings to the department certifying that the plan has been reviewed by an engineer or provide funds to the department to have the plans certified by one of their engineers, and
- Hire and pay an engineer to ensure the plan meets structural and seismic requirements and is designed according to the National Building Code of Canada, BC Building Code, and any other relevant codes or standards, and
- Ensure the plan fits within the allocated lot by considering the size and shape of your lot, including side yard setbacks, and
- Ensure the main living area (kitchen, bathroom, living room, bedrooms) is on one floor or cover the cost for the completion of a second floor, and
- Ensure the house can be built within the approved budget allocated by Skwxwú7mesh Úxwumixw (Squamish Nation) or provide funds for costs beyond this amount, and
- Ensure the house can be covered by Skwxwú7mesh Úxwumixw (Squamish Nation) insurance.

Any costs associated with choosing your own plan will be paid for by the homeowner.

2. Are homeowners allowed to perform labor on their own homes?

Yes. However, if you intend to undertake any work or labor on your home, it is essential to discuss this with the Planning & Capital Projects team before finalizing the budget. It's important to note that any self-performed work:

- Will not be covered by warranty. If there are any problems with the work, you will be responsible for fixing them and for covering any related costs, and
- May impact your eligibility for maintenance and renovations work under the Skwxwú7mesh Úxwumixw (Squamish Nation) Maintenance and Renovations Program.

Work that has been done by homeowners in the past includes things such as painting and flooring.

3. Could you please provide information about the details of my home warranty plan?

The table below summarizes the years of warranty for each category.

Types	Years of Warranty	Examples
Structural	10	Foundation, drywall, plumbing, electricity, roof
Appliances, furnace, hot water tank	5	
Cosmetic	1	Windows, doors, floorings, painting

4. If there are unspent funds after the completion of my house construction, what can I spend them on?

If your house construction is funded by Squamish Nation, you could consider using your unspent funds to request additional construction-related work such as fencing and landscaping. However, please note that the unspent funds cannot be used to purchase personal assets, such as furniture. Additional requests must be made within 90 days of the budget review to ensure it can happen before the job is closed.



Huy chekw a

Directory

Department	Office Number	Email	Responsibility
Ta na wa Shéway I7xw ta Úxwumixw Planning and Capital Projects	604-904-7474	snhousing@squamish.net	Construct affordable single-family homes Manage requests for house repairs when the house/unit is still under warranty (within one year)
T'at'amátsut Community Lands	604-982-7610	communitylands@squamish.net	Lot allocation
Estxwáyusem Finance (insurance)	604-980-4553	insurance@squamish.net	Manage inquiries regarding the House insurance
Nexwsp'áyaken ta Úxwumixw Community Operations (North Vancouver)	604-980-8655 Emergency contact (after hours): 604-690-0729	North Vancouver: communityoperations@squamish.net Squamish Valley: svcommopsworkorders@squamish.net	Maintain all Nation-owned buildings, roads, and general areas Manage requests for house repairs after the warranties expire (after one year)
Ta na wa Ch'áwat ta Sxwéxwel Squamish Valley Operations	604-848-2200 Emergency Contact (after hours): 604-815-7116	svcommopsworkorders@squamish.net	Maintain all Nation-owned buildings, roads, and general areas Manage requests for house repairs after the warranties expire (after one year)

We are honoured to walk with you and your family during the process of building your new home. It takes time, patience, communication, and care to create a house from scratch. Thank you for working with us and trusting us with such a meaningful milestone in your life. We hope you enjoy your home for years to come.





Skwúwú7mesh Úxwumixw

Ta na wa Shéway I7xw ta Úxwumixw
Planning & Capital Projects