

Build a strong relationship with the new Owners.



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Our post-construction approach is designed to help transition between construction and occupancy by helping promote positive communication between the Developer and the new Owners. Through this, we aim to uphold the reputation of the Developers and BC Building Science.

Maintaining trust is critical in managing emotions involved during the first few years of new home ownership. We have learned from our connections with Stratas over many years of helping manage and maintain their building assets through major renewals, repairs, and renovations. Through experience, we have realised we can help strengthen the relationships between Developers and Stratas through a few strategic building science services.

Our BCBS Post-Construction Plan to be offered and implemented by the Developer can include custom plans from basic to enhanced:

Time after Construction	Service	+	++	+++	Highlights
Occupancy	Year 0 Envelope Report	✓	✓	✓	Enhanced deficiency review prior to occupancy to ensure construction completion and hold sub-trades accountable to completion of work.
12 Months	Envelope Maintenance Manual	✓	✓	✓	Valuable tool to help new Owners and Occupants understand their envelope maintenance responsibilities.
12 Months	Maintenance Manual Presentation		✓	✓	Meeting to connect with the newly formed Strata Council and review the Maintenance Manual.
15 Months	Building Condition Review Env / Mech / Elec			✓	Visual review of the building, focusing on those items that fall under the 15-month warranty.
Year 2	Building Condition Review Env / Mech / Elec		✓	✓	Visual review of the building, focusing on those items that fall under the 2-year warranty.
Year 3	Depreciation Report / Building Asset Inventory			✓	Valuable tool to help new Owners financially plan for renewals and manage their inventory.
Year 5	Building Condition Review Envelope		✓	✓	Visual review of the building, focusing on those items that fall under the 5-year water ingress warranty.
Year 10	Building Condition Review Structural			✓	Visual review of the building, focusing on those items that fall under the 10-year structural warranty.