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BULLETIN 56: RECOMMENDED FEES FOR “ENHANCED BUILDING ENVELOPE SERVICES”*

FIRST REVISION – AUGUST 2009

This is the first revision of Bulletin 56 replacing its initial April 2005 version. It remains substantively similar in content, benefitting from a few minor additions, syntax and other typographical adjustments.

Effective December 2004, AIBC Council (further to its authority under the *Architects Act*, Section 5) accepted the following “Recommended Fees for Enhanced Building Envelope Services (EBES)”* for incorporation into article 3.7 of the AIBC’s “Tariff of Fees for Architectural Services”, that document published under Section 24 of the *Act* and Bylaw 29.

This update to the “Tariff” is in accordance with the research, recommendations and guiding advice of the AIBC Building Envelope Committee and Practice Board. It fills a prior void within the profession and its industry, thereby assisting clients, architects, professional engineers, warranty providers and other project participants with budgeting; proposals; and agreements for EBES by architects.

The terms “Building Envelope Professional” or “BEP” are not official designations or restricted terms. Those terms are used for convenience within the construction industry – echoing the Vancouver Building Bylaw’s terminology. The terms are deemed to indicate architects or professional engineers (only) who are competent, by virtue of their education and experience, to provide Enhanced Building Envelope Services (EBES) and whose practices are focussed accordingly.

* The “Enhanced Building Envelope Services” are those described in AIBC Bulletin 34, endorsed by the Councils of both the AIBC and the APEGBC (Association of Professional Engineers and Geoscientists of BC).

3.0 Determining the Architect's Compensation

3.7 "Enhanced Building Envelope Services"

AIBC Bulletin 34 describes the appropriate professional practice and lists the tasks to be performed as part of basic "Enhanced Building Envelope Services". The services apply to:

- 1) New construction (or building renovation projects that do not primarily involve building envelope rehabilitation); and
- 2) Projects wherein the primary focus is on building envelope rehabilitation.

"Basic Enhanced Building Envelope Services" are services provided in addition to the project's Architect's basic services, and may be provided by the Architect providing the prime consulting services or by another Architect (or professional engineer), appropriately qualified.

3.7.1 "Enhanced Building Envelope Services" in New Construction (or building renovation projects not primarily building envelope rehabilitation)

The extent of basic "Enhanced Building Envelope Services" (as defined in Bulletin 34) in new construction projects will vary widely depending on the types and complexities of wall assemblies, glazing systems, building configuration and climate loads (both exterior and interior). Because of this variability, along with client-specific needs as well as requirements of the local permitting authority and warranty provider (as applicable), the "percentage-of-construction-cost" approach often used in determining fees for other architectural services, based on the size and type of an entire building, is not appropriate for this type of service in this context. The fees for these services, provided by a 'Building Envelope Professional' (BEP), should generally be based on a time and expense basis (e.g. the necessary time-rated fees for the projected number of meetings, number of design reviews, and number of testing procedures, all as may be affected by schedule).

If the scope of work for a given project is clearly detailed, lump sum fees may be feasible, but should be based on an aggregation of the projected time-rated fees linked to an accurate description of the services to be provided. Deviations in practice from assumptions on which the fee is based will likely necessitate revisions to the fee amount.

(See **Table 3.7-A** following)

3.7.2. “Enhanced Building Envelope Services” in Building Envelope Rehabilitation Construction (distinct from building renovation projects)

For building envelope rehabilitation projects (distinct from building renovation projects), the ‘Building Envelope Professional’ (BEP) may or may not be the prime consultant. When the BEP is not the prime consultant, the fee for basic “Enhanced Building Envelope Services” (as defined in Bulletin 34) should be consistent with those for new construction projects (s.3.7.1): on a time-and-expense basis, or a fixed fee based on an accurate description of the services provided.

When the BEP is the prime consultant and is also providing the basic “Enhanced Building Envelope Services” (as defined in Bulletin 34), the fee can be:

- (i) on a time-and-expense basis;
- (ii) a lump sum based on a defined scope of services;
- (iii) a percentage-of-construction-cost basis; or
- (iv) a combination of fee methods, such as time and expense (or fixed fee) for the schematic, design development, and contract documentation phases, with a percentage fee for the construction phase.

(See **Table 3.7-A** following)

Additional “Enhanced Building Envelope Services”

Building envelope rehabilitation projects often require the services of a Structural Engineer regarding (e.g.) balcony railing attachments, steel stud framing, wood framing, deterioration of existing structure, window attachments, cladding attachments. Such projects also provide the owners opportunity to change the original architecture of their own building’s envelope. Architectural and structural services dealing with the re-design of the original envelope are typically services additional to the basic envelope rehabilitation services (refer to Bulletin 34 for the outline of basic vs. additional “Enhanced Building Envelope Services”).

The services of such other specialty consultants, as code and environmental consultants, are often required in the execution of building envelope rehabilitation projects. Those services are additional to the basic services. Rehabilitation projects can also include such other requirements as asbestos abatement and/or mould remediation, along with the resolution of issues arising from the presence of such items as lead paint or PCBs, which may also require further specialty consultant services.

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Table 3.7-A
Recommended Fee Determination
For Basic “Enhanced Building Envelope Services”

BEP Role	3.7.1 New Construction (1) or Building Renovation	3.7.2 Envelope Rehabilitation (2)					
BEP as Consultant to “Architect as Prime” or to that Architect’s “Owner”	Time Rates or Lump Sum Tied to Defined Scope	Time Rates or Lump Sum Tied to Defined Scope					
BEP as Prime Consultant i) Complex or Variable Project	N/A (6)	Time Rates or Lump Sum Tied to Defined Scope					
ii) Well-Bounded Project Scope	N/A (6)	0-300	300-500	500-1000	1000-2000	Over 2000	Env. Rehab. Const. Cost (3)
		N/A (5)	15-20%	12-15%	10-12%	8-10%	% Fee Guideline (4)

Notes:

- (1) Basic “Enhanced Building Envelope Services” (as defined in Bulletin 34) provided by BEP in ‘New Construction’ projects (or building renovations projects not primarily building envelope rehabilitation).
- (2) Basic “Enhanced Building Envelope Services” (as defined in Bulletin 34) provided by BEP in ‘Building Envelope Rehabilitation’ Construction projects (distinct from building renovation projects).
- (3) Envelope Rehabilitation Construction Cost in thousand-dollar units, excluding GST.
- (4) Percentage fee for BEP acting as prime consultant, in ‘Envelope Rehabilitation’ projects, including a review to identify issues outside of Part 5 (as described in Bulletin 34 at (II) B. 1.), but exclusive of other sub-consultant fees.
- (5) In projects of smaller construction cost it may not be feasible to set a percentage fee, as services may be highly variable. Time-rated fees are recommended.
- (6) In new construction, or building renovation (as distinct from ‘envelope rehabilitation’) projects the BEP roles do not include those of the project’s “Architect of Record”, or “coordinating registered professional” under the building code (including, e.g., letters of assurance). The contrary would contravene the Architects Act and AIBC Bulletin 34, as agreed with the APEGBC.