

Construction Inspectors

A guide for newcomers to British Columbia



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1. Working as a Construction Inspector

[NOC 2021: 12103 / NOC 2016: 2264]

Job Description

Construction inspectors inspect and examine buildings and construction sites to make sure that specifications, building codes and safety regulations are followed.

You may perform the following duties:

- Inspect blueprints and plans for new buildings, renovations, and other construction projects to make sure they conform to construction standards
- Visit construction sites at each stage of construction to ensure they conform to code
- Make sure that safety systems, such as fire alarm and sprinkler systems, are in place
- Inspect and test electrical or plumbing installations in buildings to ensure compliance with municipal, provincial and federal regulations
- Inspect construction sites to ensure that safe working conditions are maintained
- Inspect existing buildings to identify and report on structural defects, fire hazards and other threats to safety
- Inspect new or resale homes on behalf of clients and assess and provide reports on the physical condition of property

Sources:

- WorkBC <https://www.workbc.ca/career-profiles/construction-inspectors>
- Career Cruising [Profile for Building Inspector]

Industry Overview

There are currently 2,200 people employed as construction inspectors in BC. Most new job opportunities will arise from the need to replace retiring workers.

The employment outlook for construction inspectors is driven by the construction industry. Anticipated growth in construction activities will support demand for construction inspection services by both governments and private buyers.

In addition, growing concerns about public safety and building quality due to “leaky condo” problems have increased the demand for inspection services. Building inspection services for prospective home buyers is a growing source of employment.

Job Outlook in BC (2022-2032)

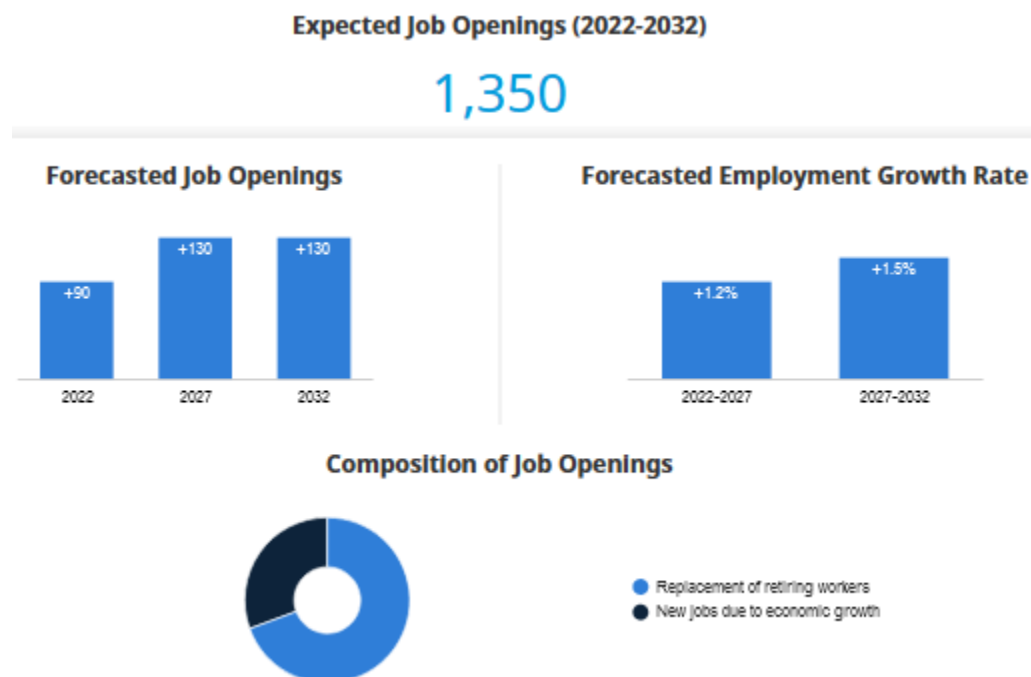


Chart from WorkBC

WorkBC provides job openings in BC regions from 2022-2032:

Region	Employment in 2022	Average Annual Employment Growth	Expected Number of Job Openings
Vancouver Island	500	2.2%	290
Lower Mainland/Southwest	1,510	1.4%	750
Thompson-Okanagan	400	1.4%	200
Kootenay	110	n/a	n/a
Cariboo	120	n/a	n/a
Northeast	90	0%	10
North Coast & Nechako	60	0%	10

You can learn more about working as a construction inspector in BC from:

- **WorkBC Career Profile for Construction Inspectors**
<https://www.workbc.ca/career-profiles/construction-inspectors>
- **Career Cruising** database [profiles for Building Inspector & Home Inspector]
<https://www.vpl.ca/digital-library/career-cruising>
Available from the VPL Digital Library

Types of Employers

Construction inspectors work for:

- all levels of government
- architectural and civil engineering consulting companies
- construction companies
- real estate companies
- may be self employed

Salary

The median annual salary for construction inspectors in BC is \$62,568. Your salary may depend on your education, specialty, and experience. Large companies tend to pay more than smaller ones.

In addition to your salary, full-time construction inspectors often receive benefits such as dental coverage, sick leave, and paid vacations.

Sources: WorkBC & Career Cruising

In BC regions, you can expect to make:

Community/Area	Low (\$/hour)	Median (\$/hour)	High (\$/hour)
British Columbia	25.00	30.00	47.30
Cariboo Region	25.00	30.00	47.30
Kootenay Region	25.00	30.00	47.30
Lower Mainland–Southwest Region	26.22	30.00	40.00
Thompson–Okanagan Region	25.00	30.00	47.30
Vancouver Island and Coast Region	25.00	30.00	47.30

Source: Job Bank, Wage Report <https://www.jobbank.gc.ca/trend-analysis/search-wages>

Working Hours

Construction inspectors generally work a regular 40-hour week. However, you may be required to work overtime to complete projects and meet deadlines. Some inspectors are also required to work evenings and weekends.

2. Skills, Education and Experience

Skills

- Critical thinking and problem solving
- Good communication skills
- Detail oriented
- Able to work alone and as part of a team
- Willingness to pursue continuing education

Education and Experience

To work as a construction inspector, you generally require:

- post-secondary education in construction, civil engineering or architectural technology
- entry-level training courses and programs in construction safety, fire protection and home and property inspection, which can range in length from one day to two years
- licensing is required to work as a ***Home Inspector***

Several years of experience as a qualified tradesperson in a construction trade such as plumbing, carpentry or electrical may also qualify you to become a construction inspector

Qualifications

This occupation is regulated in British Columbia

To work as a ***Home Inspector*** in British Columbia, you must be licensed by *Consumer Protection BC*. Licensing requires a combination of academic training, work experience, successful completion of a competency exam and other criteria.

- **How to Get Licensed, Consumer Protection BC**

<https://www.consumerprotectionbc.ca/get-keep-licence/home-inspections/>

Professional Certification as a **Construction Inspector** or **Property Inspector** is also available through the *Applied Science Technologists and Technicians of British Columbia (ASTTBC)* or through industry organization such as the Canadian Association of Home and Property Inspectors (CAHPI). Certification requires a combination of work experience and academic training.

The following designations are available:

- *CHI or Certified House Inspector* – this designation relates to the standard house inspection that might be carried out by a prospective home buyer.
- *CPI or Certified Property Inspector* – members with this designation may do house inspections, but are also certified to carry out various types of commercial property inspections.

For more information:

- **ASTTBC Property Inspectors**

<https://asttbc.org/applicants/application-process/>

- **Canadian Association of Home and Property Inspectors**

<https://www.cahpi.ca/en/national-certification>

Building inspectors working on behalf of municipalities or other local authorities are required to complete the qualification exams administered by the Building Officials' Association of BC.

For more information:

- **Building Officials' Association of BC**

<https://boabc.org/qualification-faqs/>

3. Finding Jobs

You will find job advertisements in local newspapers, trade journals, and electronic sources, as well as through professional associations' publications.

Local Newspapers

You can look at the *Vancouver Sun* and *The Province* at Vancouver Public Library for free. Check the job postings daily, the careers section in the *Vancouver Sun* on Wednesdays and Saturdays and in *The Province* on Sundays.

Online Job Postings

- **Indeed.com**
https://ca.indeed.com/advanced_search
- **WorkBC**
<https://www.workbc.ca/search-and-prepare-job/find-jobs#/job-search>
- **Vancouver Regional Construction Association VRCA – Job Centre**
<https://vrca.ca/jobs-careers/>
- **BC JobConnect**
<https://bcjobconnect.ca/> **must have permanent resident number**
newcomers can post their skills, education and work experience to BC employers looking for workers

Professional Associations' Career Resources

- **Building Officials' Association of BC Careers**
<https://boabc.org/careers/>

Identifying the Right Position

When you browse job advertisements, you'll find a range of different job titles that are relevant.

For construction inspectors, look for these related job titles (from NOC):

- building inspector

- home inspector
- housing construction inspector
- plumbing inspector
- highway construction inspector
- pre-stressed concrete inspector
- bridge inspector
- safety officer - construction

Creating a List of Potential Employers

You can use directories to produce lists of employers in Vancouver or the Lower Mainland. Contact them directly to find out if they're hiring.

- **Home Inspectors Association of BC – Member Directory**
<https://hiabc.ca/find-an-inspector/>
Search by city
- **Journal of Commerce Construction Directory**
<https://canada.constructconnect.com/joc/construction-directory>
- **CivicInfoBC**
<https://www.civicinfo.bc.ca/municipalities>
Directory of municipalities in BC
- **BC Regional Construction Associations Membership Directories**
<https://bccassn.com/about-bcca/regional-associations/>
- **Business in Vancouver. Book of Lists.**
Biggest Construction and Engineering Companies in BC
Available at the Central Library 338.9711 B97b
- **Reference Canada**
<https://www.vpl.ca/digital-library/reference-canada>
Click on "Start Search" beside Canadian Businesses, then select the "Advanced Search" button. Select both "Keyword/SIC/NAICS" under Business Type and "City" under Geography. In the top search box enter "building inspection" and click SEARCH. Select the appropriate headings. Lower down, select the Province, choose the cities, and click the "View Results" button.

Available from the VPL Digital Library

NOTE: You can access this database from a Library computer. If you are using a computer from outside the Library, you will need a Vancouver Public Library card to login to this database. After clicking on the database name, you will be asked to enter your library card number and PIN (usually last four digits of your telephone number).

4. Applying for a Job

In Canada, employers usually expect to receive a resume or curriculum vitae and a cover letter that identifies the position you are applying for and summarizes your relevant experience.

Use the library catalogue, <https://vpl.bibliocommons.com/> to find books on writing resumes and cover letters specific to your industry.

To learn about applying for jobs in Canada, use the following guides which are available in print at the Central Library or online at <https://www.vpl.ca/siic/>.

- **Writing Resumes and Cover Letters**
<https://www.vpl.ca/siic/guide/job-search-resources/writing-resumes-and-cover-letters>
- **Getting Canadian Work Experience**
<https://www.vpl.ca/siic/guide/job-search-resources/getting-canadian-work-experience>
- **Networking for Employment**
<https://www.vpl.ca/siic/guide/job-search-resources/networking-for-employment>
- **Learn More About Working in BC and Canada**
<https://www.vpl.ca/siic/guide/job-search-resources/learn-more-about-working-in-bc-and-canada>

5. Getting Help from Industry Sources

Industry Associations

Associations for construction inspectors in BC and Canada provide information & assistance. Registration and fees are required for membership.

- **Canadian Association of Home and Property Inspectors**
<https://www.cahpi.ca>
- **Home Inspectors Association of BC**
<https://hiabc.ca/>
- **Applied Science Technologists & Technicians of BC**
<https://asttbc.org/>
- **Building Officials' Association of BC**
<https://boabc.org>
- **Canadian National Association of Certified Home Inspectors**
<https://cannachi.org/>
- **BuildForce Canada**
<https://www.buildforce.ca/en>

Industry Journals

Search the library catalogue <https://vpl.bibliocommons.com/> for journals related to your profession.

Examples at the Central Library include:

- **Journal of Commerce**
Available at VPL Central Library, 338.47 J86 and online at:
<https://canada.constructconnect.com/joc>

Questions? Please ask the Information Staff in the Central Library, Vancouver Public Library or telephone 604-331-3603.

Please note that the information in this guide is also available online through the Skilled Immigrant InfoCentre website at <https://www.vpl.ca/siic>.