

Guide to the IED (Inspecting Existing Dwellings) Courses

IED SERIES OVERVIEW

The IED education series contain 9 different courses. It may be completed as an independent study or alternatively monitored by the course instructor for access to the course exams for credit.

Courses include the following:

- IED20 – Building Science
- IED21 – Structures
- IED22 – Building Envelope
- IED23 – Plumbing
- IED24 – Heating
- IED25 – Electrical
- IED26 – Fire Safety
- IED30 – Inspections
- IED31 – Report Writing

Rehabilitation or renovation of existing housing is the repair or replacement of a building's systems, subsystems, components and elements to extend their physical and economic life in accordance with the terms of reference of the project. Successful rehabilitation results from a study of the existing condition of the building; the needs of the client, their social context and impact on the project terms of reference; codes, standards and bylaws affecting the project; and policies, guidelines and procedures of housing rehabilitation programs at the federal, provincial or municipal levels that may apply to the project.

Typically a house can be viewed to contain the following building systems:

- Structural components – foundations, floors, load-bearing walls, columns, beams and other building support systems including exterior or outer building shell – such as wall covering, roofs, windows and doors
- Building services – plumbing, heating-cooling, ventilation and electrical
- Interior components – insulation and finish systems
- Building science provides an introduction to house systems and common issues

To be able to carry out a successful on-site inspection, the inspector* should understand the structure of the building and how its mechanical and electrical systems work. The ability to assess the condition of the building envelope and a working knowledge of health and fire safety issues are also necessary.

The inspector should be able to make an objective analysis of problems identified and their causes, and to write a report about the conditions found and recommendations on what can, or should, be done to rectify problems.

The term inspector here indicates the function of inspecting or assessing the conditions of existing housing, and is not intended to refer to a profession or individual with particular skills, or relationships with particular departments, agencies or companies.

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TARGET AUDIENCE

The main audiences for this series of training courses are First Nation Renovators and Technical Service Providers. The Introduction to Rehabilitation Training Course Series is also intended to assist builders, renovators, inspectors, delivery agents and property owners or property managers develop their general knowledge and skills for residential buildings.

GOALS

Upon completion of this course the participant will:

- ✓ understand the common elements of residential building systems
- ✓ recognize common building components within these systems
- ✓ realize the value of conformance to recognized construction standards
- ✓ differentiate factors and the basic principles which contribute to problems and defects in residential construction
- ✓ an awareness of common problems and recommended corrective measures
- ✓ understand the importance of a performing home inspections and what conditions are commonly encountered
- ✓ understand the importance of the inspection process and completion of an inspection report
- ✓ know and have a basic understanding of the technical terms related to residential construction

OBJECTIVES

Upon completion of this course the participant will:

- ✓ demonstrate a knowledge of residential construction
- ✓ explain the function for the various building systems
- ✓ identify common building components
- ✓ identify the defects and the common factors which contribute to these problems
- ✓ analyze the causes(s) of the problem
- ✓ appraise problems and propose corrective measures
- ✓ complete an onsite home inspection
- ✓ prepare an inspection report
- ✓ define common residential construction terms

COURSE MATERIALS

Course notes are available in PDF (file format) for the courses. References are often cited in the course notes for further consideration.

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ASSESSMENT & GRADING

There are 2 streams for studying this series of courses. They may be taken as a stand-alone non-graded program or alternatively for credit based on the successful completion of the quiz and exam activities.

A passing grade of 60% is required to be deemed as a successful course completion. The inspection courses provide an opportunity to conduct a mock inspection and receive feedback to qualify for a pass grade.

Primary contact for access courses or for exam administration: clawrens@mnsi.net

Complete series exam credit 27 hours (3 per course)

CREDITS

The information provided in this series of courses was originally funded by CMHC & NRCan.

Revisions have been made for FNNBOA to update the materials to more current requirements.