

# New Legislation Affecting Building Owners

## MANDATORY ASSESSMENT OF BUILDING FAÇADES AND PARKING GARAGES FOR THE PREVENTION OF DANGEROUS CONDITIONS



In March 2013, new legislation was adopted requiring building owners to assess their building façades and parking garages to prevent dangerous conditions. According to the Régie du bâtiment du Québec (RBQ), this new legislation is intended to ensure public safety.

What are the new obligations for building owners and managers? How do they affect the work and liability of engineers, architects, real estate promoters, general contractors, sub-contractors and insurers? How are the assessments carried out?

Obligations stemming from the legislation involve record-keeping, periodic assessments performed by professionals, the production of reports, and the notification of any dangerous conditions.

A lack of maintenance or verification of a façade and/or of a parking slab could cause harm to a third party, engaging the liability of many different parties. It is, therefore, in the interest of everyone involved in the construction industry to understand and minimize the risks arising out of the new legislation.

During the seminar, experts will address the legal, technical, and practical aspects of the new legislation.

### Attend Our Seminar

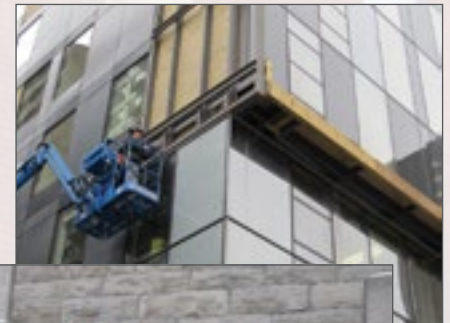
**EXPERTS WILL ANSWER THESE QUESTIONS AND MANY MORE**

#### FOR MORE INFORMATION OR TO ATTEND OUR NEXT SEMINAR, CONTACT:

**Groupe Conseil Génisécure**  
**514-735-7474**  
**info@genisecure.com**

#### DETAILS:

**Location:** Your offices  
**Duration:** 2 hours, followed by a question period.  
**Cost:** \$1,750.00 for a group up to ten (10) people and \$150.00 per additional attendee, plus taxes.



THE SEMINAR IS ADMISSIBLE AS A PROFESSIONAL DEVELOPMENT ACTIVITY TO THE QUEBEC ORDERS OF ARCHITECTS (OAQ) AND ENGINEERS (OIQ) AS WELL AS TO THE QUEBEC BAR ASSOCIATION. ATTENDEES WILL RECEIVE A CERTIFICATE OF PARTICIPATION.

See program of featured presentations on the reverse.

# FEATURED PRESENTATIONS



## LEGAL ASPECTS OF THE NEW RBQ LEGISLATION REGARDING BUILDING FAÇADES AND PARKING DECKS

by Me Ali T. Argun, Partner  
Morency Société d'avocats S.E.N.C.R.L.  
[atargun@morencyavocats.com](mailto:atargun@morencyavocats.com)



Me Ali T. Argun is an attorney having over 23 years of construction litigation experience. For several years, he defended architects and engineers under their Errors & Omissions liability insurance policies. His practice rapidly evolved to include real estate owners and developers, bonding companies, municipalities, school commissions, general contractors, sub-contractors, and suppliers of all sizes involved in specialized and highly complex multi-party construction, latent defect, and insurance litigation. Son of an architect, Me Argun was privileged to work on several major construction projects from an early age until being called to the Bar. His hands-on, practical, and detailed knowledge of construction add particular value for his clients.



## COMMENTS ON THE NEW RBQ LEGISLATION

by Roger Bartosh, Eng.  
Director - Structural Engineering



GROUPE CONSEIL  
GÉNISÉCURE

Roger Bartosh is a senior structural engineer with over 30 years experience. He has a comprehensive knowledge of building design and construction and has been the project structural engineer of record for over 5,000 projects. His expertise includes: concrete, steel, and wood structures; low-rise, medium-rise and high-rise construction; value engineering, building façade assessment, evaluation and rehabilitation of concrete structures, building codes and design standards as well as expert evaluation and testimony for litigations. He is a licensed professional engineer in all Canadian provinces and territories.



## BUILDING ENVELOPE CONSIDERATIONS AND ASSESSMENT METHODOLOGIES

by Domenic Chiovitti, Eng.  
Director - Building Envelope Engineer

Domenic Chiovitti is a building engineer with over 25 years experience in building envelope consulting services. He has extensive experience with: various wall compositions (solid masonry, contemporary, aluminum and glass curtain), in-situ testing and inspection of building components, pre-purchase inspections and condition surveys, tender specifications and review of repair work, building codes for exterior envelopes for new construction and legal expertise for building envelope failures. He has written several published technical articles and lectured on specialized building envelope issues.



## LOGISTICS OF A FAÇADE ASSESSMENT

by Donald Dunn, General Contractor  
Director - Project Management

Donald Dunn is an accomplished builder and general contractor with over 25 years of experience in the construction industry. He has extensive experience with: structural rehabilitation, building science, logistics for façade and parking garage/slab inspections, compliance with all municipal and provincial procedural building and safety codes and concrete slab radar scanning equipment. Mr. Dunn manages the logistics for façade and parking garage/slab inspections to ensure timely planning and execution of the project, by coordinating clients, municipalities, professionals, trades, equipment suppliers, operators, labour and materials.