

# 2026

# BC CONSTRUCTION INDUSTRY SURVEY

Industry insights from construction employers and tradespeople.



*Construction in British Columbia is resilient, but resilience shouldn't be mistaken for ease. From cost pressures to procurement challenges, our industry is being tested. Progress on prompt payment is a step forward, but ensuring a fair, efficient, and productive environment remains essential to building BC's future.*

*– Chris Atchison, BCCA President*

PRESENTED BY



British  
Columbia  
Construction  
Association

[bccasn.com](http://bccasn.com)

# Introduction

## A Message from the President

For more than a decade, we have asked British Columbia's construction industry to speak candidly about the pressures they face, the possibilities they see, and what it truly means to build in this province. This report is the result of those voices. It is more than a collection of data, it is a direct line from industry to decision-makers. The insights shared here shape the conversations we bring to the BC Legislature and ensure that government understands the real-world challenges and opportunities facing construction. This input is the foundation of our advocacy, and it directly informs the services and solutions we deliver on behalf of industry. The survey was conducted between October and December 2025. This year, 858 respondents from across British Columbia contributed to that voice representing employers, tradespeople, and the full spectrum of our industrial, commercial, institutional, and residential (multi-unit) sectors. Their perspectives span all seven development regions and reflect the breadth, complexity, and strength of our industry.

– Chris Atchison, BCCA President

## Respondent Overview

### Respondents by Gender



**72%**  
Male



**26%**  
Female

### Sector Crossover

Workers

**59%**

% of ICI respondents also worked on residential projects.

**13%**

% worked on government-funded residential.

Employers

**66%**

**51%**

### Age of Respondents

**45%** Under 45 years old

**55%** Over 45 years old

### Top Trades Represented (In Order)



**1. Electrician**  
(Construction, Industrial)



**2. Carpenter**



**3. Plumber**

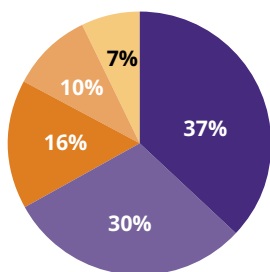


**4. Welder**



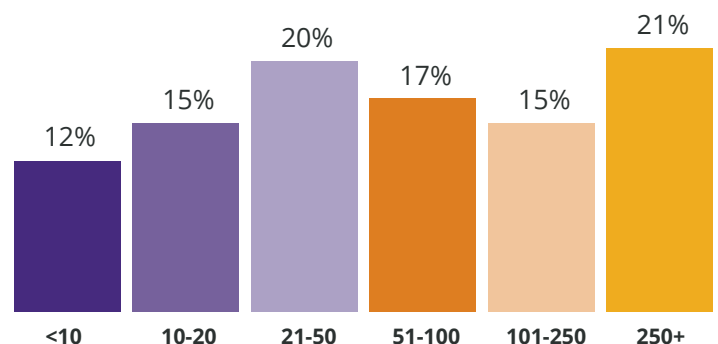
**5. Glazier**

### Role of Respondents



- Construction company manager or administrator
- Construction company owner or executive
- Tradesperson / labourer
- Professional serving industry
- Supplier to construction industry

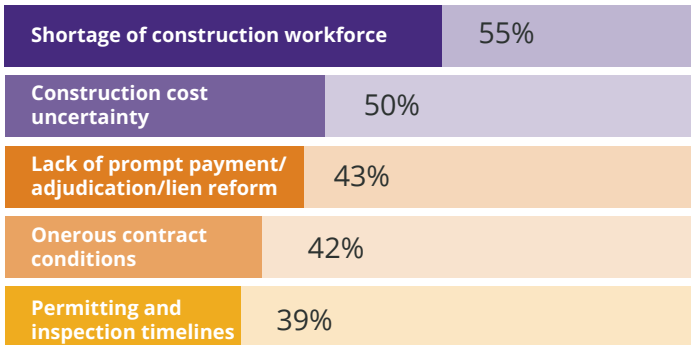
### Company Size by Employee



# Industry View Points

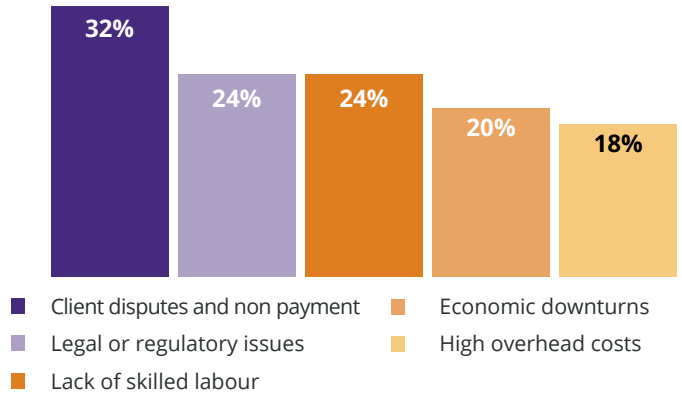
## Business

### Top Concerns

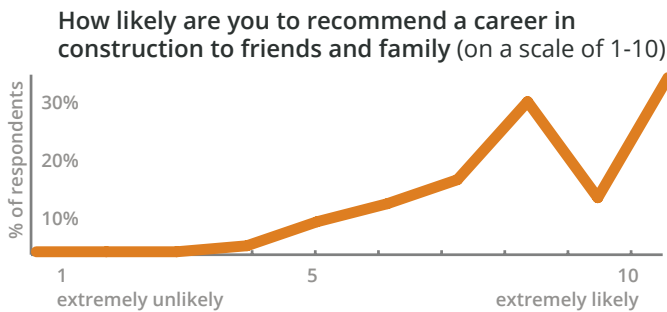


### Frustrations

37% of respondents seriously considered leaving the industry in the past year. **Top 5 Reasons:**



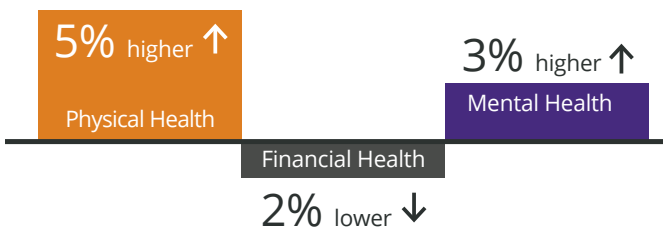
*"You fight to get the job, you fight to get the job done, then you fight to get paid when it's all over. Life's too short for all that fighting"*



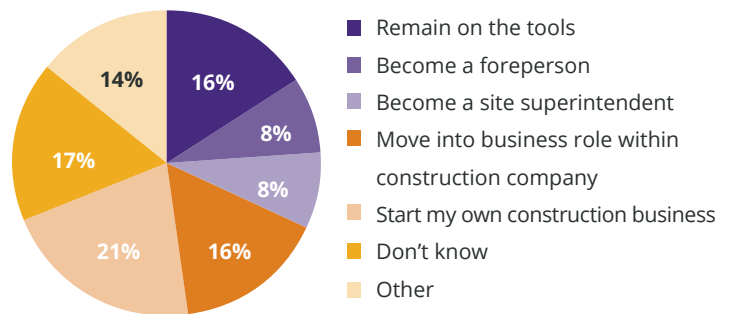
## Workforce

### Health

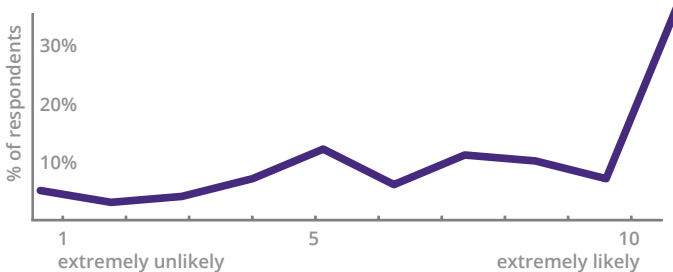
Tradespeople rated their physical, financial, and mental health - compared to last year



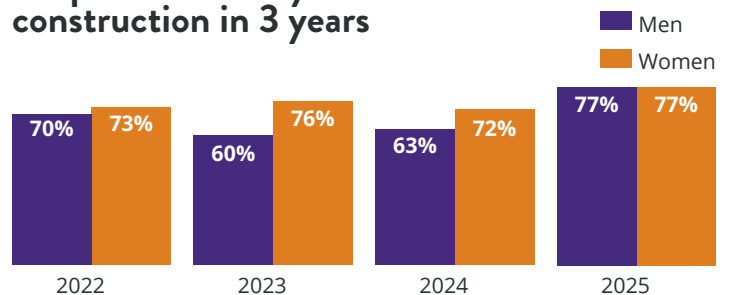
### Career Aspirations



How likely are you to recommend a career in construction to friends and family (on a scale of 1-10)



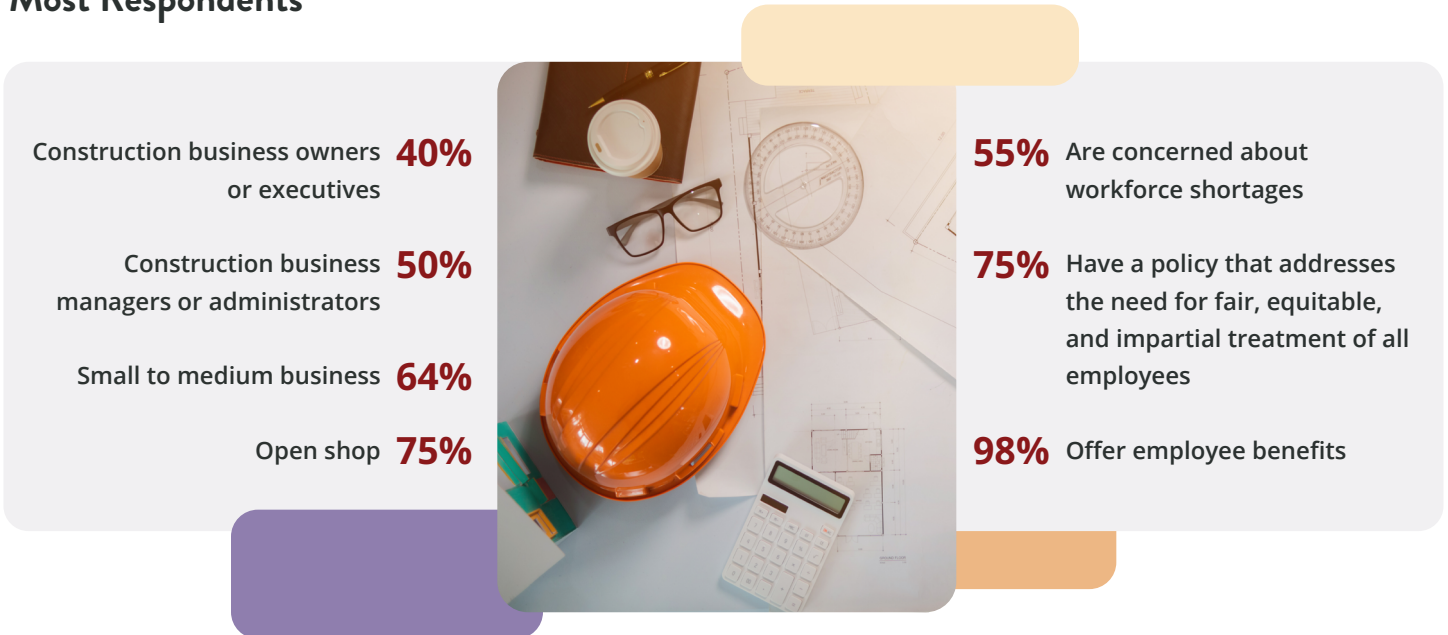
### Respondents likely to work in construction in 3 years



# Business Insights

BC's construction industry is strong, resilient, and proud of the role it plays in building this province. From communities to critical infrastructure, this industry continues to deliver. But the pressures are real. Trade uncertainty, rising costs, workforce challenges, payment risk, and inconsistent public sector procurement are testing the industry's ability to keep pace with the housing and infrastructure demands ahead.

## Most Respondents



The forthcoming Construction Prompt Payment Act (CPPA) is a welcome step toward improving payment certainty in British Columbia and reflects years of industry advocacy. But there is still much work to be done. Effective and timely implementation will be critical. In the meantime, payment challenges continue to impact businesses of all sizes as is clearly reflected in the results below.

<b>Small Companies</b> 20 employees or less	<b>Medium Companies</b> 21-100 employees	<b>Large Companies</b> More than 100 employees
<p><b>50%</b> concerned about lack of prompt payment legislation/adjudication/lien reform</p> <p><b>27%</b> entered into a contract dispute within the last 12 months</p> <p><b>41%</b> increased investment in technology over the past year</p> <ul style="list-style-type: none"> <li>• Experience frequent employee turnover (less than 2 years)</li> <li>• Unlikely to bid on a government funded public project</li> </ul>	<p><b>43%</b> concerned about lack of prompt payment legislation/adjudication/lien reform</p> <p><b>57%</b> entered into a contract dispute within the last 12 months</p> <p><b>64%</b> increased investment in technology over the past year</p> <ul style="list-style-type: none"> <li>• Concerned about poor procurement practices</li> <li>• Concerned about shortage of construction workers</li> <li>• Concerned about cost uncertainty</li> </ul>	<p><b>38%</b> concerned about lack of prompt payment legislation/adjudication/lien reform</p> <p><b>35%</b> entered into a contract dispute within the last 12 months</p> <p><b>78%</b> increased investment in technology over the past year</p> <ul style="list-style-type: none"> <li>• Concerned about cost uncertainty</li> <li>• Offer extensive employee benefits</li> <li>• Enjoy longer employee tenure</li> </ul>

# Procurement, Contracts, Payment Certainty

## The Cost of Risk

Contractors have many risks to consider when submitting a bid on a project, often unquantifiable: past experience with the owner, consultant and/or general contractor, onerous contract and payment terms, poor drawings, schedule, past experience with the owners project manager, these are just to name a few. Taking this into account we asked contractors how much they would typically add to their bids (as a percentage of the total bid price) as a contingency/risk premium to protect their business.

### Average Risk Premium

# 14.5%

of the total bid price

Contingency/risk premium line item is added to bids (as reported by a mix of GC, TC, and supplier respondents)

*"In a competitive market, for every dollar we add for risk our win rate declines greatly. If the risk is too great, often we simply select not to bid, or bid at a significantly higher number to ensure that if procured we could over-staff/over-manage the project risk"*

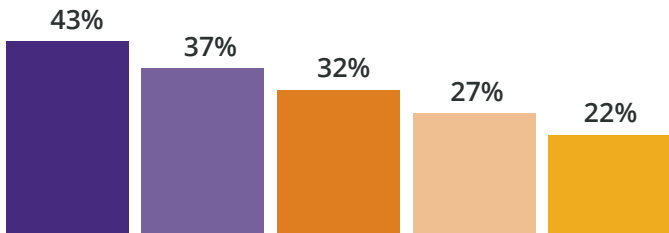
*"We build a contingency on any project where we don't get a site visit or clear, concise drawings"*

## On Contracts and Payments



Although **73%** of companies surveyed are likely to bid on a public project in the next year, they will be very selective.

Top reasons respondents do NOT bid on public projects:



- Onerous contract clauses
- Too many requirements in the procurement or contract documents
- Unrealistic budgets
- Profit margins too low
- Poor quality documents



**30%** of respondents say their company has entered into a fixed price dispute in the last 6 months.



**89%** Paid late for work completed at least one time



**61%** Paid late for work completed over 25% of the time



**63%** Have NOT been paid for work completed at one time



**33%** Have contracts with average payment terms of 60+ days



**20%** of companies 10% lien holdback is rarely or never released in a timely manner

*"Excessive competition and lack of transparent procurement processes"*

*"Pay time is often 90+ days"*

### Paid When Paid/If Paid Clauses

When thinking of subcontracts that their company uses (GC's) or signs (TC's), respondents reported them having a "paid when paid/paid if paid" clause:

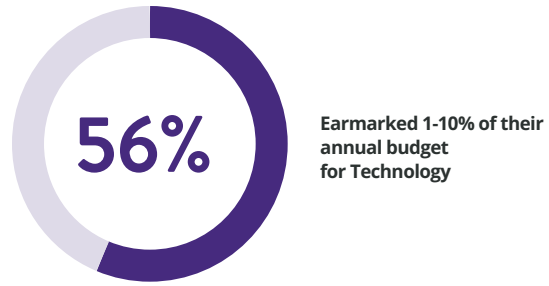
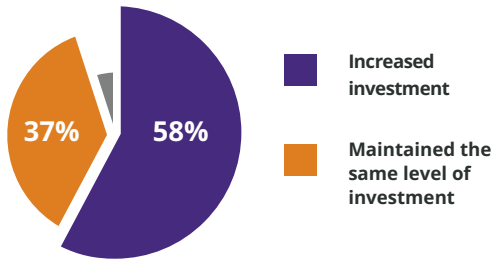
Frequency	Percentage
Always	24%
Sometimes	34%
Never	25%

# Innovation and Technology

## Adoption

Construction companies are increasingly investing in technology.

### Investment on Technology Over the Past Year:

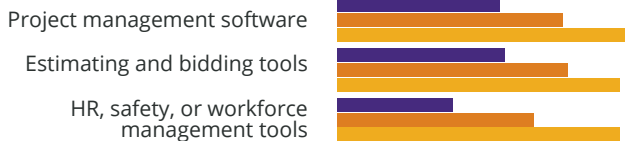


## Usage

Which of the following technologies or tools are you currently using in your work?

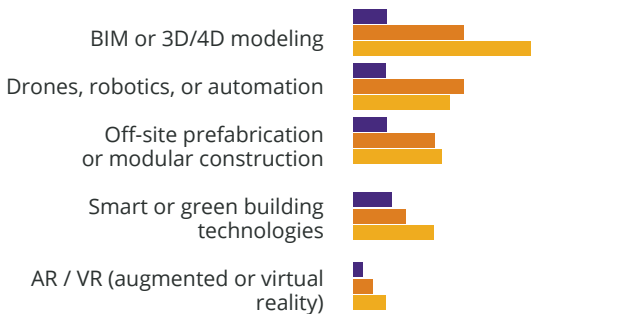
### Office and Project Tools

*Adoption rises with company size*



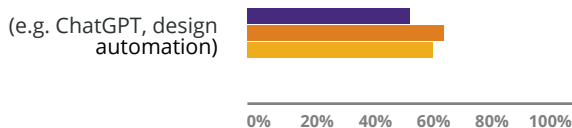
### Advanced Field Technologies

*Has the biggest gap between company sizes, mostly used by mid to large companies*



### AI Tools

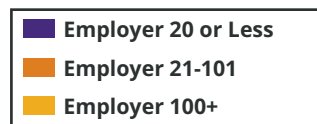
*Relatively consistent across company size*



## Barriers

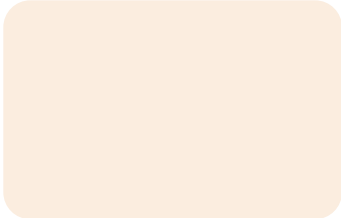
For any technologies where you're not very comfortable, what are the main barriers?

*The main barriers of adoption are capacity and implementation vs. resistance.*



# In Your Words

What keeps you awake at night?

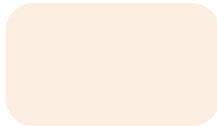
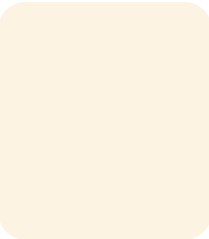


*"Lack of funding in my region for foundation and apprenticeship programs."*

*"Use of onerous contracts (huge supplementals) continues and gathers pace."*



*"The current Tariff war with the US is frightening. Canada needs to be stronger, we need to build more infrastructure to keep the economy going."*



*"Providing the most competitive price without under estimating true costs."*



*"Cash flow stability, workforce retention, and margin erosion from rising costs and unpriced risk. The constant tension between doing high-integrity work, paying people well, and staying financially resilient in an unpredictable market is what keeps me up at night."*

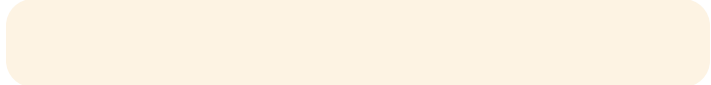
*"Given the state of our current economy, the greatest worry for me is financial."*

*"Uncertainty regarding material pricing & future projects."*

*"Late payment from clients. It is too often that 90 day terms turn into 120 days before the amounts are paid and we are then left financing the clients projects on our line of credit."*



*"Poor contract language, onerous conditions."*



*"Project delays, either from tender to start or during the construction schedule. Often labour and material cost increase across a protracted period can impact the overall profitability of a job."*



*"Unable to keep up with changing technology. Learning about AI and how it can be helpful. Need to get out of the dinosaur ages and embrace these changes."*



**\$173B**

Value of proposed construction projects in BC

**\$145B** ↓

Value of current construction projects in BC

**34,556** ↓

Multi-unit residential housing starts in BC (6 month rolling average)

**2,910** ↓

Multi-unit residential permits in BC (# of apartment units; 6 month rolling average)

### BRITISH COLUMBIA CONSTRUCTION RANK ACROSS CANADA

**#5**

In labour productivity

**19%** #3

BC's multi-unit residential construction investment share in Canada

**\$9.4B** #3

Investment in building construction in BC

**+2.5%** #8

YOY change in cost of construction in BC, Q4 2025

### INDUSTRY & WORKFORCE TRENDS

Number of construction companies in BC (92% have less than 20 employees)

**28,173**



Current number of construction jobs in BC that are unfilled

**8,240** ↑



Value of industrial, commercial, and institutional building permits in BC (6 month rolling average)

**\$801M** ↑



Number of tower cranes currently erected across BC

**380** ↑



BC's construction labour force

**264,600**



Number of trades workers in BC's construction labour force

**199,900** ↑



Percentage of the construction trades workforce in BC that is female (# of women in the construction trades is 12,394)

**6.2%** ↑



Average yearly wage of BC construction employees (\$22.6B cumulative yearly wage)

**\$85,488**



Construction is the **#1** employer in BC's goods sector, contributing **9.2%** of BC's GDP

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