



NEW OCCUPANCY REQUIREMENTS FOR HOUSES COME INTO EFFECT JANUARY 1, 2012

Commencing on January 1, 2012, a residential house* for which an application was received after January 1, 2012 must meet more stringent requirements before occupancy of the house can be permitted.

Building Components Required for Occupancy of a House (Article 1.3.3.4, Division C of the OBC)	
(a)	Structure to be substantially complete and ready to be used for its intended purpose
(b)	Building envelope (including cladding, roofing, windows, doors, assemblies requiring a fire-resistance rating, closures, insulation, vapour barriers and air barriers) to be substantially complete
(c)	Walls enclosing dwelling unit to conform to s. 9.25.2.3. (7), Division B (insulation & vapour barrier to be protected from mechanical damage)
(d)	Site grading with respect to the building to be substantially complete
(e)	Required electrical supply to be provided
(f)	Required fire fighting access routes to be provided and accessible
(g)	The following building components and systems to be complete and operational for the dwelling to be occupied: <ul style="list-style-type: none"> (i) Required exits, floor access and egress systems, handrails, guards, smoke alarms, carbon monoxide detectors, fire separations, fire stopping, (ii) exhaust fume barriers and self-closing devices on doors between attached or built-in garage and the dwelling unit and (iii) water supply, sewage disposal, lighting and heating systems
(h)	The following building components and systems to be complete, operational and tested for the dwelling to be occupied: <ul style="list-style-type: none"> (i) water system, (ii) building drain and building sewer, (iii) drainage system and venting system
(i)	Required plumbing fixtures to be substantially complete and operational
(j)	Radon venting requirements in a. 9.1.1.7, division B, to be complied with for designated municipalities

* Houses are residential dwelling units in a detached, semi-detached or townhouse form where no unit is above another unit, and each unit has its own exit facility and there are no accommodations for tourists.

A house cannot be occupied without an **Occupancy Permit** being issued, and no Occupancy Permit will be issued unless all of the above requirements have been satisfied.

For more information, please contact Building Services staff at 905-873-2601 ext. 2326 or 2322