



## Building & By-law Enforcement

### OCCUPANCY REQUIREMENTS FOR HOUSES IN EFFECT AS OF JANUARY 1, 2012

As of January 1<sup>st</sup> 2012 residential houses<sup>1</sup> must meet certain completion requirements before occupancy of the house can be permitted. These requirements, found in Article 1.3.3.4., of Division “C” of the Ontario Building Code will culminate in the issuance of an Occupancy Permit.

Builders of such houses need to be diligent to ensure they can meet their scheduled closing dates.

Here’s a summary of the past and current criteria for allowing the occupancy of a newly constructed house.



<b>Building components for Occupancy of a House<sup>1</sup></b>	<b>Applications Received Before Jan. 1, 2012</b>	<b>Applications Received After Jan. 1, 2012</b>
(a) Structure substantially completed and ready to be used for its intended purpose.		X
(b) Building envelope substantially completed ( cladding, roofing, windows, doors, assemblies requiring a fire resistance rating, closures, insulation, vapour barriers and air barriers)		X
(c) Insulation and vapour barrier protected from mechanical damage where required		X
(d) Site grading is substantially completed		X
(e) Required electrical supply is provided		X
(f) Required firefighting access routes have been provided and are accessible		X
(g) (i) required exits, floor access and egress systems, handrails, guards, Smoke alarms, carbon monoxide detectors, fire separations and fire stopping components and systems are complete and operational		X
(ii) Required exhaust fume barriers and self-closing devices on doors between attached or built-in garage and the dwelling unit are completed and operational	X	X
(h) The water system, building drain, building sewer, drainage system and venting system are complete, operation and tested	X	X
(i) Required plumbing fixtures are substantially completed and operational	X	X
(j) Radon venting requirements for designated municipalities	X	X

Note 1: 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.

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

For more information please contact the Township of Algonquin Highlands Building/ By-law Enforcement Department, 112 North Shore Road, Algonquin Highlands, On K0M 1J1, Phone: 705-489-2379 Ext 326 or Email David Rogers, CBO at [drogers@algonquinhighlands.ca](mailto:drogers@algonquinhighlands.ca)