



NEW HOME CONSTRUCTION

A New Home Purchaser's Guide
to the Construction of New Subdivisions and Homes
in the City of Brampton

Developer/Builder Responsibilities
Ontario Building Code Compliance
City/Other Public Agencies Contacts
Civic Addressing and more

Provided by
FLOWER CITY



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DEVELOPER and BUILDER RESPONSIBILITIES

Note: The Developer and the Builder are one in the same in many subdivisions. In others the Developer sells lots to one or more Builders. Potential home buyers should research both the Builder and the Developer before buying a home.

Developer Responsibilities

The Developer enters into a subdivision agreement with the City to ensure that the construction of the subdivision meets the requirements of the City and other public agencies. The City holds financial securities to ensure the developer performs to the requirements of the agreement. Subdivision works include:

- Construction of roads and municipal services on lands to be conveyed to the City.
- Co-ordination of the installation of utilities (hydro, gas, telephone and cable).
- Construction of sidewalks and walkways.
- Paving of the portion of the driveway on public land.
- Construction of privacy and acoustic fences.
- Construction of stormwater management facilities, such as stormwater management ponds. These naturalized ponds are designed to collect runoff after a heavy rainfall, treat it for impurities and discharge cleaner water into rivers and creeks.
- Boulevard tree planting and landscaping of public areas (such as walkways, fences and boulevards).

Architectural control guidelines

All homes in Brampton's new communities are required to observe architectural guidelines approved by the City. The guidelines are intended to ensure that the exterior appearance of each home in the community is in keeping with the overall vision for the community. The developer is required by the City to retain an independent "Control Architect" to review the plans for all new homes to ensure that they are in keeping with the approved guidelines. The guidelines are not intended to control the delivery of special features or upgrades.

Approval of subdivision works

The developer's consulting engineer designs and supervises the construction of the subdivision works. The City Development Engineering and Community Design staff inspect the subdivision works undertaken by the developer to ensure compliance with the subdivision agreement. Financial securities are not released until works are completed and inspected.

Builder Responsibilities

The Builder is responsible for obtaining building permits before construction of the dwelling unit commences, for construction of the dwelling unit and for the grading and sodding of the lot, paving of the public portion of the driveway, and maintaining clean roads and a clean building site.

IMPORTANT NOTES TO HOME BUYERS

- The Builder cannot legally sell homes until a subdivision is draft approved by the City. Purchasers will know if a subdivision has been draft approved because the Builder is required to post a coloured copy of the signed and approved version of the Homebuyers Community Information Map in a prominent location in the sales office. A black and white reduction of this map must be attached to all purchase and sale agreements. An agreement of purchase and sale should not be signed until confirmation of draft approval has been provided or obtained.
- Applications for building permits cannot be submitted until the subdivision is registered. Contact the Planning Department or the Building Division at the City of Brampton to confirm whether the plan is registered.
- Builder's Deposits – New home purchasers should review their purchase and sale agreement to confirm what deposits and payments the builder requires and when, and how they can get their deposit back. If the deposit is returned upon Assumption, the date of assumption can be obtained through the Clerk's office or the Engineering Services office at the City of Brampton.
- Assumption of the subdivision by the City occurs when the municipality assumes responsibility for the maintenance of all municipal services (except for mowing of boulevards). This usually occurs within 3 to 5 years after the registration of the subdivision or when the City is satisfied that the Developer's obligations have been fulfilled (typically after the final coat of pavement has been installed throughout the subdivision). Until Assumption, the Developer is responsible for all municipal services and the upkeep of the street (except snow clearance).
- A consulting professional engineer on behalf of the Developer will be required to certify that the final grading of the lot is in conformity with the drainage plan approved by the City. This certification is carried out after the property has been graded and sodded, which is to occur generally within 12 months of the date building occupancy inspection is completed.

✔ After You Have Moved In

Street cleaning and site conditions: Streets must be kept scraped, flushed and swept a minimum of twice weekly during construction: midweek and Friday or Saturday.

Driveway Paving: The purchase agreement will state whether the developer/builder will pave the driveway or if it is the homeowner's responsibility. The homeowner must not pave the portion of the driveway that is on public land (driveway apron).

Driveway widening: The City Zoning By-law regulates the width of driveways. A purchaser should not have their driveway widened before inquiring about the permitted width. For information, contact Zoning Information Services at 905-874-2050.

Boulevard Trees: Trees will be planted according to City requirements 12 to 18 metres apart. A tree will not necessarily be located in front of every home.

Drainage Complaints: Prior to subdivision assumption, homeowner concerns related to water ponding or improper drainage on the lot can be directed to the Development Engineering Division. The inspector will contact the homeowner and notify the Developer or Builder's engineer responsible for overseeing and approving the drainage to resolve the problem.

✔ Homeowner Improvements

The purchase agreement will usually contain a requirement that landscape improvements, gardens, sheds, decks or pools not be constructed until the lot grading certification has been completed.

A swimming pool enclosure (e.g. fence) permit is required from the City's Building Division prior to the installation of a swimming pool. The Developer's consultant generally will not provide approval until the lot grading certificate has been issued. Before contracting with a swimming pool installer, ensure the lot grading for your lot has been completed and approved.

The developer or the City's Development Engineering Division can confirm whether lot grading certification has been completed.

To obtain details about obtaining permits for home improvements, check the City's website under Building Permits on the main page.

BUILDING PERMIT AND BUILDING INSPECTIONS

✔ The Ontario Building Code

In the province of Ontario, all construction is regulated by the Ontario Building Code. The Code is essentially a set of minimum provisions respecting the safety of buildings with reference to public health, fire protection and structural sufficiency. Its primary purpose is the promotion of public safety through the application of appropriate uniform building standards.

✔ Building Plans Review and Inspections

The plans examiners who review building plans and the inspectors who review building construction are appointed by Council and must meet provincial qualification standards by successfully completing provincial examinations.

✔ Building Permit Application

Once the subdivision agreement is signed between the developer and the City, and the subdivision is registered, the builder can apply for, and obtain, building permits.

✔ Building Permit

The building plans and site plan are reviewed for compliance with the Ontario Building Code and the City zoning by-law. Building plans are submitted by the builder for each model type and the options/upgrades that affect the structure of the house. The builder is required to specify the options/upgrades for each lot. The Building Division will confirm that the Builder is registered with TARION before a building permit is issued.



✔ Inspections

The Ontario Building Code regulates the inspections for which a Builder is required to give notice. The inspector must inspect for compliance with the Ontario Building Code and the permit documents:

1. Readiness to construct footings.
2. Substantial completion of footings and foundations prior to commencement of backfilling.
3. Completion of ductwork and piping for heating, ventilation and air conditioning systems.
4. Readiness for inspection and testing of building sewers and building drains, inside and outside water service pipes, drainage systems and venting systems, the water distribution system and plumbing fixtures and plumbing appliances.
5. Substantial completion of the structural framing.
6. Substantial completion of fire separations (townhouse and semi-detached dwelling units).
7. Substantial completion of insulation, vapour barriers and air barriers.
8. Substantial completion of interior finishes.
9. Substantial completion of heating, ventilation and air conditioning equipment.
10. *Occupancy – completion of construction and installation of components required to permit the issue of an occupancy permit: required exits, handrails, guards, smoke alarms, gas proofing between attached garage and dwelling unit; water supply, sewage disposal, lighting and heating systems; completion, operating, inspected and tested water systems, building drains and sewers and drainage systems; outstanding orders have gained compliance.
11. Final Inspection – correction of identified deficiencies not related to occupancy, exterior decks and landings, substantial completion of exterior cladding.

***Occupancy is not permitted until the requirements for occupancy have been satisfied. Ensure that your lawyer confirms that the occupancy permit has been issued. Contact City of Brampton Inspections at 905-874-3700**

✔ IMPORTANT NOTES

- If decks or landings are not completed at the time of occupancy and the difference in elevation exceeds 2' 0", the builder will be directed to temporarily block or disable the locks on patio and garden doors to prevent the door from being opened. DO NOT RE-SET THE LOCK OR REMOVE RESTRICTIVE DEVICES UNTIL THE DECK(S) AND HANDRAILS ARE COMPLETED.
- Gas fired appliances are regulated by the Gas Code. Enquiries related to the supply and installation of gas should be directed to ENBRIDGE GAS.
- Hydro – The minimum number and location of plugs and switches is regulated by the Ontario Building Code. The inspection of the wiring and supply of hydro is regulated by the Electrical Safety Authority (ESA) – contact 1-877-372-7233

TARION (Ontario New Home Warranty Program)

Once you have taken possession of your new home, it is the New Home Warranty Program that provides warranty coverage. Provincial law requires that every new home in Ontario be protected by a mandatory warranty provided by the builder and backed by the Tarion Warranty Corporation.

Tarion is a non-profit, private corporation established in accordance with the terms of the Ontario New Home Warranties Plan Act (provincial legislation). The Act requires all builders to provide new home warranty coverage. The Act gives Tarion the responsibility to enforce the overall terms of the Act.

New home purchasers should review the Tarion Homeowner Information Package carefully to be familiar with the roles and responsibilities of the homeowner, the builder and Tarion.

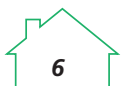
Ensure that all communication with your Builder is documented and a copy forwarded to Tarion to be placed in your file. Do not rely upon verbal communication with site personnel, tradespeople or the Builder's service personnel.

Review the Statutory Warranty Forms – 30-Day Form, Year End Form, Second Year Form and the Major Structural Defect Form.

It is also recommended that new home purchasers obtain or download from the Tarion website a copy of Tarion's Construction Performance Guidelines. The guidelines describe the standard to which construction that is covered by the warranty programme must be completed.

More information about the warranty program can be obtained from Tarion:

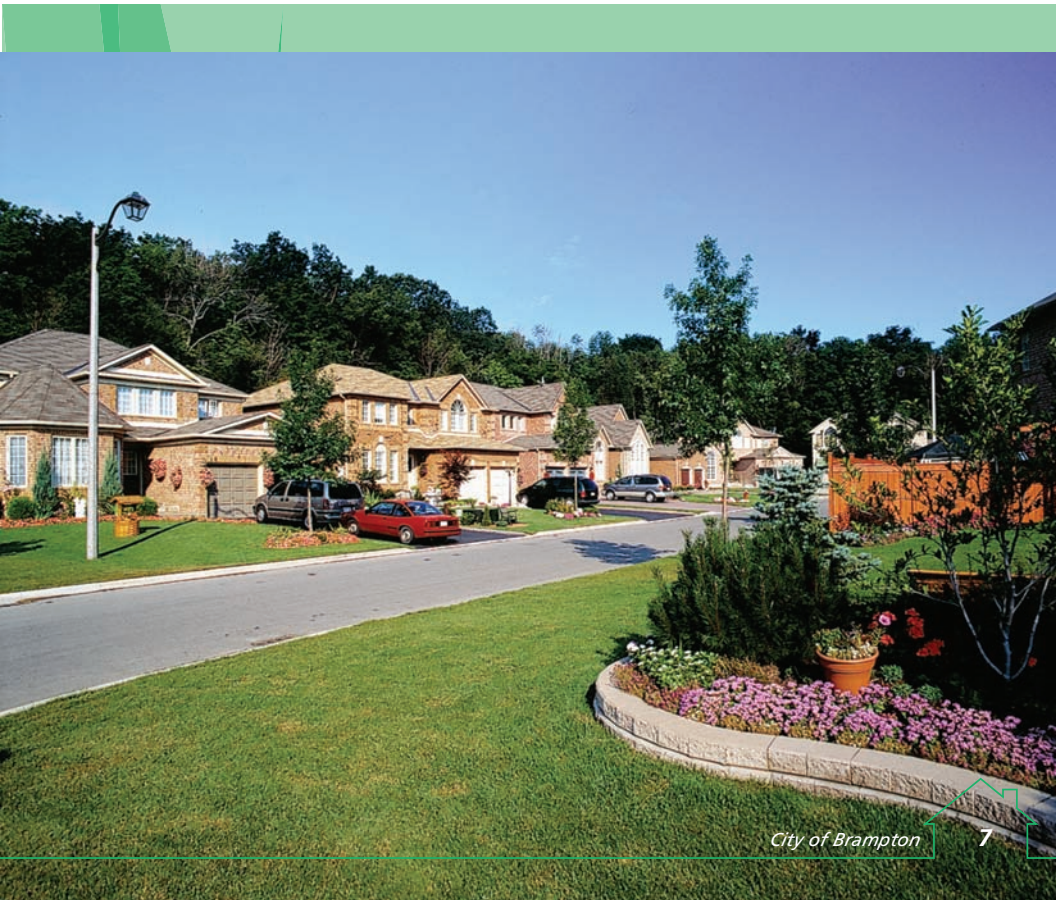
TARION CUSTOMER CENTRE
5150 Yonge Street, Concourse Level
Toronto, ON M2N 6L8
1-877-9TARION
www.tarion.com



✔ IMPORTANT REMINDER ABOUT YOUR NEW ADDRESS!

- Your municipal address is assigned by the Building Division in accordance with established guidelines to ensure that no delay is incurred by emergency services in locating your home
- Municipal numbers cannot be changed
- Municipal numbers are assigned at the time of registration of a plan of subdivision. If you do not wish to purchase a home with a particular assigned number, contact the builder or the Building Division at 905-874-2434 to confirm the assigned municipal address. Please obtain the lot and plan number of the house for reference purposes.

POST YOUR MUNICIPAL NUMBER IMMEDIATELY UPON TAKING POSSESSION OF YOUR NEW HOME. THE DELAY INCURRED BY FIRE, AMBULANCE OR POLICE IN LOCATING A HOUSE WITHOUT THE NUMBER POSTED COULD BE A LIFE OR DEATH DELAY.



CONTACT INFORMATION

For more information about City of Brampton services, programs and events please visit the City of Brampton website at www.brampton.ca.

City of Brampton

Land Use Information	Planning Division	905-874-2050
Subdivision Works	Development Engineering	905-874-5900
Landscape Works	Community Design	905-874-3448
Building Permits	Building Division	905-874-2401
Building Inspections	Building Division	905-874-3700
Occupancy Permits	Building Division	905-874-3700
Zoning Information	Building Division	905-874-2090
City By-law Enforcement	By-law Enforcement & Property Standards	905-874-2400
Park Development	Community Design	905-874-3448
Recreation Services	Community Services	905-874-2300
Property Taxes	Finance	905-874-2200
General Inquiries		905-874-2000

Region of Peel (www.peelregion.ca)

Waste Collection and Recycling (WASTELINE)	905-791-9499
Water Service	905-791-7800

School Boards

Peel District School Board	905-890-1099
Dufferin Peel Catholic District School Board	1-800-387-9501
Bus Schedules - Peel/Dufferin School Transportation Services	905-890-6000

Utilities

Gas Service - Enbridge Gas	1-866-763-5427
Hydro Wiring & Service to House - Electrical Safety Authority	1-877-372-7238
Hydro Billing Information - Hydro One Brampton	905-840-6300



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