BRAMPTON Flower City
brampton.ca

Planning and Development Services
Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

Building Permit Requirements

Production Residential Homes

Note: All condominium developments and all freehold townhouse projects located in an assumed subdivision are subject to Site Plan Approval prior to the submission of any application

1. Model Certification

All models to be constructed in a plan of subdivision must be reviewed through the model certification process.

A **Certified Model** includes a **Base Model** (plans for the basic design of a detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential building that includes one elevation and no optional features) and all **Optional Features** as described in Building By-law 387-2006, as amended. (Optional features are variations to the basic design of the base model and includes additional elevations, alternate floor layouts, upgrades and other design elements that require additional review for building code compliance for Building, HVAC or Plumbing).

The total fee for a Certified Model includes $13.04 / m² floor area for the base model with one elevation PLUS $118.61 per additional optional feature will apply to each certified model for review of the plans. It is preferred that certified model applications are submitted prior to registration of the subdivision plan.

A complete certified model submission includes:

- Completed Certified Model Application (No longer required. Will be part of your Brampton Portal submission)
- Certified model fee of $13.04 / m^2 PLUS $118.61 per optional feature
- 1 complete set of plans and specifications for each model including details for optional features (all elevations, options, upgrades, alternate floor layouts and special corner treatments offered for that model, walkout or lookout condition, etc.), including:
  - 1 copy of architectural plans, all elevations stamped approved by the control architect for the subdivision
  - 1 copy of engineer's stamped truss specifications for each elevation
  - 1 copy of HVAC layout and 1 set of calculations per other floor layouts and other optional features which have an effect on HVAC design and calculations
- Plans must include designer qualification and/or registration BCIN as applicable in conformance with OBC Division C, Section 3.2.
- Note: Design elements outside of the scope of Division B, Part 9 of the Ontario Building Code must be stamped by a professional engineer.

2. Building Permit Application

- Permit applications cannot be accepted until the plan of subdivision is registered.
- The first submission in a plan of subdivision must include a letter provided by the "owner's" solicitor verifying the name of the registered owner of the lots for which applications are being submitted and the TARION registered "builder / vendor" company name and registration number. The owner and TARION registered builder / vendor must be accurately represented on the permit application form.
- Provide certification from the subdivision engineer of all lots and blocks in the plan of subdivision with engineered fill together with the soils engineer's compaction report.
- Provide certification from the acoustical engineer that the builder's plans for dwelling units shows all of the noise attenuation works required by the approved acoustical report and approved plans, including locating the air conditioning units on the sitings.
- Identify fire break lots on the subdivision plan.
- If models have not been 'pre-certified' a certified model submission (see above) must be submitted.
- Site plans prepared before registration must be updated to include reference to the registered plan number.

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A complete building permit application includes:

- Completed building permit application forms, schedules and addenda. The description of work proposed on the application form must include the model name (base model and elevation) and all optional features such as other elevation, basement finish, basement rough-in and walkout condition, as examples.
- A non-refundable Permit fee deposit of $1500.00 per dwelling unit. (Permit fees are $13.04/$m^2$ based upon the gross floor area of the dwelling unit exclusive of garage and unfinished basement. The balance of fees owing is due at the time of building permit issuance. Minimum permit fee is $2004.10). Applications for re-siting have a fee of $400.82 if applied for prior to the start of construction and $801.65 if applied for after the start of construction.
- A copy of a site plan of the lot (siting) and the adjacent lots on three sides. The site plan must be stamped by the developer's grading consultant, the subdivision control architect and the acoustic engineer (noise consultant), where applicable, and must include the designer qualification and/or registration BCIN as applicable. Separate site plans for each application are preferred. If the site plans submitted incorporates lots (sitings) for a number of applications all of those applications must be reviewed and issued together as a "batch".
- For a house serviced by a septic system, provide a completed Statement of Design form, a site evaluation report and ensure that the sewage system is shown on the site plans. Refer to the information handout Building Permit Requirements for a Sewage System.

3. Building Permit Issuance or Notice of Refusal to Issue a Permit

Upon completion of the review of the submission/application the applicant will be contacted and advised of the issuance of the permit if all required items addressed in BCA 8.-(2) are complete or be advised of any outstanding items in a notice summarizing the application deficiencies.

1. Balance of permit fees owing
2. Development charge payment confirmation (Finance 905-874-2255)
3. Other applicable law

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2017 HVAC Requirements for Production Residential CM or RR and Custom Home Applications

New certified model applications and applications for custom homes submitted after January 1, 2017 shall include, but not be limited to the following information:

1. A furnace serving a dwelling unit shall be equipped with a brushless direct motor (OBC Div B, 12.3.1.5).

2. HVAC load calculations shall meet the energy efficiency performance as described in OBC Div B, 12.2.1.2(3). Please identify the selected energy efficiency compliance option to be used or SB-12 — Prescriptive Package or Performance path or other acceptable compliance methods (Energy Star or NRCan "2012 R2000 Standards")

3. The HVAC design shall comply with good engineering practice as described in OBC Div B, 9.33.1.1 and 9.33.2.2. (Please note OBC Div B, 6.2.1.1 — acceptable methods of calculation are ASHRAE, CAN/CSA-F326-M or HRAI or CSA-F280-12).

4. Should ASHRAE method of calculation be used, please include the following in the submission package for each custom home or certified model including all optional floor plans:

    a. Floor plans with clearly identified energy efficiency compliance option and full detailed wall section from foundation to roof for standard, look-out and/ or walk-out basement conditions.
    b. Heat loss / gain calculations.
    c. Ventilation design summary sheet based on total room count— only principal fan heat loss shall be added to structure heat loss.
    d. Duct design — please ensure return air from upper floor is not less than supplied air.

5. Should CSA-F280-12 method of calculation be used, please include the following in the submission for package for each custom home or certified model including all optional floor plans:

    a. Floor plans with clearly identified energy efficiency design package and full wall section from foundation to roof for standard basement, look-out and/or walk-out basement conditions.
    b. Heat Loss and Gain Calculation Summary sheet.
    c. Heat loss / gain calculations.
    d. Calculation of ventilation contribution to heat loss if extra credit is claimed for HRV effectiveness.
    e. Ventilation Design Summary sheet based on total room count — only principal fan heat loss shall be added to structure heat loss.
    f. Air Infiltration Residential Load Calculator (Supplemental tool for CAN/CSA-F280 or equivalent).
    g. Residential Foundation Thermal Load Calculator (Supplemental tool for CAN/CSA-F280 or equivalent) for standard basement, or Residential Slab on Grade Thermal Load Calculator (Supplemental tool for CAN/CSA-F280 or equivalent) for look-out and/ or walk-out basement condition, whichever is applicable.
    h. Duct design — please ensure the return air from upper floor is not less than supplied air.