

**START OF CONSTRUCTION for TWO-UNIT DWELLING****GENERAL REQUIREMENTS**

- The City of Brampton has a contractors' Licensing By-Law:
  - Building - [City of Brampton | Licensing | Licensed Building Renovators](#)
  - Plumbing - [City of Brampton | Licensing | List of Licensed Plumbing Contractors](#)
  - HVAC - [City of Brampton | Licensing | List of Licensed HVAC Contractors](#)
- When booking your mandatory inspections (located on the back of your permit card) always provide a full-sized hard copy of the issued permit drawings on site.
- Your permit card must be posted at the front of the house and visible to the street.
- Construction must not be covered prior to mandatory inspections.
- Recall fees are in effect for any inspection that requires more than two inspections.
- Access is required to the entire building when conducting inspections.

**\*Disclaimer\*** The information contained in this document is for general informational purposes only.

**SAFETY CONCERNS**

- Please keep your site safe and secure; fencing is required for all open excavations.
- Checking for underground infrastructure is mandatory. Please refer to Ontario One Call. Remember Click Before You Dig <https://ontarioonecall.ca/> Upon request provide proof of locate sheet to the inspector when applicable.
- Confirm with TSSA for gas pipe, meter, and venting requirements. <https://www.tssa.org>

**Inspectors shall be notified of changes to the approved permit drawings. Formal revisions may be required.**

**BUILDING INSPECTIONS**

- Finished ceiling height to be minimum 7'7" throughout.
- Horizontal fire separation ceiling membrane to terminate at exterior walls.
- Sound transmission for separation of suites and spaces must comply with compliance alternative C181 for walls and ceilings. Option (a) below:
- Smoke tight barrier for ceiling to be constructed with minimum 6" of mineral batt type insulation, resilient channel, and ½" gypsum board membrane.
- Vertical fire separations to be filled with mineral batt type insulation with resilient channel installed on one side minimum 16" on center and ½" gypsum board.
- Vertical fire separation to terminate at the horizontal fire separation ceiling membrane.
- Rated exterior window detail incorporating thermal resistance required as per SB-12.
- 20-minute fire doors require self-closing devices, smoke seal, and dead bolt locks.
- 3 in 1 smoke alarm/CO detectors required throughout building to be hard wired and interconnected.

- Emergency lighting required in shared exits.

## **PLUMBING INSPECTIONS**

- Review potential water service upgrade as per data sheet.
- Where automatic fire sprinklers are installed in lieu of a fire resistance rating, only two new sprinklers may be used and must be installed in accordance with their listing. Sprinkler piping shall be a residential full flow-through system (no dead ends, placed near the ceiling and spaced for optimal coverage) consisting of 3/4" (minimum) copper or PEX supply pipe and fittings.
- Two-unit water distribution systems must be constructed in accordance with OBC 7.6.1.3 (5), so that the hot & cold-water supply to each unit can be shut off independently without affecting the water supply to the other units and the supply to the fire sprinklers and the hot water heater.
- Water distribution serving a shared laundry facility must be independent of water distribution piping serving dwelling units.
- Existing Drain Water Heat Recovery (DWHR) stacks must be incorporated into the modified water distribution system.
- Where applicable, the inlet and outlet ports of a water softener are required to be 1" so that required water volume serving the suites is not affected by the device.
- Fixtures and faucets MUST be listed by an accredited (e.g., CSA, UPC) agency and verifiable with manufacturer brand markings on the device.
- Pressure-balanced or thermostatic-mixing valves must be capable of limiting thermal shock and protected in fire rated walls.
- The maximum hot water temperature supplied in residential Occupancy shall not exceed 49 degrees Celsius. (dishwashers and clothes washers are exempt). All thermostatic mixing valves shall conform to CAN/CSA-B125 "Plumbing Fixtures".
- All cleanouts and control valves must be readily accessible at Final inspection. (Fire rated hatches maybe required).

## **HVAC INSPECTIONS**

- Ensure adequate finished ceiling height in cold rooms when installing insulation on the ceiling (minimum 77").
- Existing HRV installation to be confirmed at the time of final inspection. All associated duct work must be completed and reviewed at the rough-in inspection stage.
- The duct-type smoke detector requires a test to ensure proper installation. The furnace is to be operational at the time of final inspection.
- Make-up air/combustion air required for furnace room.
- Lint trap locations (if required).
- Return air required in each dwelling unit.

### Helpful Links and Contacts

- To Schedule an inspection: <https://bramptonbbp.brampton.ca/citizenportal/app/login>
- Questions regarding inspection scheduling [inspections.scheduling@brampton.ca](mailto:inspections.scheduling@brampton.ca)
- Inspection Results: <https://maps1.brampton.ca/mybrampton>
- General inquiries: [building.inquiries@brampton.ca](mailto:building.inquiries@brampton.ca)
- Any other inquiries to be directed to your assigned inspector
- TSSA <https://www.tssa.org>