



BUILDER BULLETIN #2019-01

(January 8, 2019)

IMPORTANT NOTICE TO BUILDERS

The staff of the City of Brampton Building Division wish you a happy, healthy and prosperous New Year as we look forward to another successful year together. Please take a moment to review our first Builder Bulletin of the new year.

1. Builders are reminded of the fee adjustment effective February 1, 2019, as permit fees are now tied to the consumer price index. Please refer to Schedule A2 of the Building By-law on the Building Division website for clarification.

<https://www.brampton.ca/EN/City-Hall/Bylaws/All%20Bylaws/Building%20By-law.pdf>

2. It has been observed that an increasing number of builder permits are now offering optional “basement finishes” that include all of the elements necessary for this area to be used as a second dwelling unit. Additionally, we have noted that homeowners are confused about why their recently completed basement that has been finished by the builder does not meet the OBC requirements for a “second dwelling unit” and the property cannot be registered as a two-unit dwelling without additional construction being completed.

As a result, effective immediately, any Builder submitting a permit application that includes a basement layout that is capable of being used as a second unit shall also provide the following:

A letter of acknowledgement signed by the purchaser(s), confirming that the finished basement does not meet the Building Code requirements for the creation of a second dwelling unit and informing the homeowner that, in order to complete registration of the property for use as a legal two-unit dwelling, upgrades and additional permits will be required.