

NEW HOME REPORT

BUILDING CODE ACT

Powers of inspector

- 18. (1)** For the purposes of an inspection under this Act, an inspector may,
- (a) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the building or any part thereof;
 - (b) inspect and remove documents or things relevant to the building or part thereof for the purpose of making copies or extracts;
 - (c) require information from any person concerning a matter related to a building or part thereof;
 - (d) be accompanied by a person who has special or expert knowledge in relation to a building or part thereof;
 - (e) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection; and
 - (f) order any person to take and supply at that person's expense such tests and samples as are specified in the order. 1992, c. 23, s. 18 (1); 1997, c. 30, Sched. B, s. 11.

OBJECTIVE

The New Home Report is issued by the Building Inspector at or before the first inspection for the construction of a new home or dwelling. The purpose of issuing the New Home Report is to ensure the construction of the dwelling complies with the Ontario Building Code in the first instance, thereby avoiding deficiencies that result in lost time and elevated construction costs.

The New Home Report requires the owner/builder to submit documentation to the Building Inspector on certain building components for verification with the building permit documents and compliance with the requirements of the Code. In addition, information may also be required on how the building will be constructed for compliance with the Building Code, the permit documents and applicable law, such as the City zoning bylaw. For example, how the slope of sewer piping will achieve proper drainage, the certification of trades installing exterior insulation finish systems and the top of foundation wall surveys to verify the maximum height of the building.

The New Home Report works this way; the Building Inspector requires information on the items, marked **Y**, to be submitted by the owner/builder for examination. Items marked **N**, require the owner/builder issued this report to ensure that the construction element complies with the information referenced and the Ontario Building Code, but submission of written proof is not necessary.

Finally, as an owner and/or builder it is to your benefit to research your building components and products for compliance with the Building Code. This report does not contain all elements of a residential building, but ensuring compliance with each item will provide you with a Code compliant building for the homeowner.



Builder Tip

Issue No: 94
Issued JAN. 2017

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as authorized by the Building Code Act S.O. 1992 c.23, as amended, s. 18(1)

The Corporation of the City of Markham
Building Standards Department
101 Town Centre Blvd., Markham, Ontario, L3R 9W3

Report #:

Issued to Owner:

Project Municipal Address:

Address:

Project Name of Builder Name (subdivision):

and issued to:

Address:

Permit No.:

Lot No.(s):

Area Code:

This report has been issued to help identify various construction elements for their compliance with the Ontario Building Code prior to installation. For the purposes of inspection under the Building Code Act, the Building Inspector requires information on the items marked 'Y' below, be submitted for review by the Pre-Backfill inspection stage.

Items marked 'N' below, require the person and/or company issued this New Home Report to take the appropriate measures that the construction element(s) complies with the information described and the requirements of the Ontario Building Code.

Y/N	Construction Element	Construction Element to be Reviewed for:	Office Use Received ✓
	Windows, Doors and Skylights	Windows comply with the Standards referenced in Articles 9.7.4.2. and 9.7.4.3. of the 2012 Building Code, refer to Builder Tip no. 55 & 60	
	Basement windows	Window construction designed to support loads from brick veneer or concrete foundation	
	Brick fasteners and ties	Fastener and tie compliance for size, thickness and corrosion resistance, refer to Builder Tip no. 1	
	Air barrier	Type and location of air barrier. Exterior 'house-wrap' type requires a separate inspection to be requested, refer to Building Tips no. 6 & 21	
	Spray-in-place foam insulation	Name of manufacture for compliance with CAN/ULC-S705.1, "Thermal Insulation – Spray Applied Rigid Polyurethane Foam, Medium Density – Material – Specification" and if left exposed to the interior of the building, the type of thermal barrier to be installed. Refer to Builder Tip no. 34	
	Adjustable steel column	Column compliance with CAN/CGSB-7.2-M "Adjustable Steel Columns" Refer to Builder Tip no. 4	
	Exhaust fans	Exhaust fans and kitchen hood have HVI certification	
	Guards - configuration	Configuration of interior and exterior guards (floors and stairs) for compliance with spacing, non-climbable and loading, submit shop drawing or detail prior to fabrication for building inspector approval. Refer to Builder Tip no. 88	

The Building Standards Department issues BUILDER TIPS as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at (905) 475-4850

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Y/N	Construction Element	Construction Element to be Reviewed for:	Office Use Received ✓
	Guards – loading	Guards not constructed in accordance with SB-7 of the Building Code require an as-built load test report or a professional engineer report confirming the as constructed guard(s) conform to the loading requirements of Part 9 of the Building Code. Refer to Builder Tips no. 62, 63, 64 & 90	
	Drainage layer	Drainage layer required where basement wall is insulated	
	Exterior Insulation Finish System (EIFS)	Submit 3 rd party engineer reports or provide evidence that the installation company is certified by the EIFS manufacturer. Refer to Builder Tip 43.	
	Exterior Columns	Approval for non-wood and non-masonry columns and fastening required	
	Insulated ceilings and recessed (pot) lights	Install approved plastic air/vapour barrier surrounding light housing to maintain the continuity of the air barrier. Refer to Builder Tip no. 9	
	Exterior cladding	Classification test for flame-spread rating <25/non-combustible. Refer to Builder Tip no. 40	
	Exterior wood columns	Anchorage and decay prevention of wood columns on concrete base	
	Height of foundation wall	<p>Footings and foundation have been completed and you are required to submit a Surveyor's Real Property Report (SRPR), prepared according to O. Reg. 216/10 of the Surveyors Act or prepared according to the current standards required under the Surveyors Act, to the Building Standards Department giving its final approval of the footings and foundations. The SRPR survey shall include;</p> <ul style="list-style-type: none"> a) the top of the foundation wall, b) top of finished first floor, c) underside of footing, and d) all building setbacks from property lines. <p>The SRPR must be submitted prior to commencement of structural framing. To avoid the possibility of continued violations, a framing inspection may not be conducted by the municipality until the SRPR is submitted and approved.</p>	



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Y/N	Construction Element	Construction Element to be Reviewed for:	Office Use Received ✓
	Sanitary and storm sewer and water service connection to municipal services	<p>The sanitary sewer from the dwelling to the property line shall be made using gravity flow only. It is the owner's responsibility to ensure the elevation of the sewer at the dwelling footing will have a positive flow of a minimum of 1% slope to the municipal sanitary and storm sewer laterals at the property line and a positive flow to the municipal mains. The installation of a sewage ejector pump is not permitted unless indicated an approved on the Building Permit drawings. Any deviation from the approved Building Permit site servicing drawings will require a revised drawing to be submitted and approved by the City of Markham Building Standards Department.</p> <p>Contact the City of Markham Engineering department at 905-477-7000 x2451 for the installation of a new water service, sanitary and storm laterals connections on City property.</p> <p>To use the existing municipal sewer laterals the owner must provide proof that the sewer drain by gravity from the dwelling to the municipal sewers on the street. This will require the owner to excavate the soil at the property line to determine the existing elevation of the municipal sanitary and storm sewer laterals will provide positive flow of sanitary and storm water from the dwelling to the municipal mains. A revision to the Building Permit documents must be obtained prior to using the existing sewer laterals.</p>	

The Building Standards Department has produced Builder Tips that are designed as an educational tool for industry stakeholders involved in the construction or alteration of buildings. You are encouraged to review all our Building Tips at

<http://www.markham.ca/wps/portal/Markham/BusinessDevelopment/BuildingPermits/Information/BuilderTips/>
or ask your Building Inspector for copies.

For an on-line copy of the Building Code please go to <https://www.ontario.ca/laws/regulation/120332>

Copy sent to: _____ TARION Enforcement Unit

Issued By:

Building Inspector

Date Issued