

# The Corporation of the Township of Guelph/Eramosa

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## Notice of New Ontario Building Code Requirements Effective July 1, 2005

### Changes to The Ontario Building Code

On September 1, 2003 the Building Code Statute Law Amendment Act, 2002 (Bill 124) was enacted, resulting in considerable changes to the Building Code and the Building Code Act, 1992. **These changes have significantly affected the building permit process in Ontario.** Key changes include:

- New service delivery options for municipalities through the use of private inspection bodies, known as registered code agencies (RCA's);
- Mandatory use of provincial building permit application form;
- A new list of "applicable law";
- New rules governing building permit fees;
- Timeframes for building permit decisions
- Mandatory notices and inspections at key construction stages;
- Roles defined in Act for different building practitioners, including owners, builders, designers, and manufacturers;
- New measures to support innovation including binding Minister's interpretations, Minister's rulings;
- Mandatory registration of insurance for certain design firms and RCA's;
- Mandatory qualification for individual designers, building officials (chief building officials, plans examiners and inspectors), and RCA staff; and
- A Code of Conduct for Building Officials.

### Elements That come Into Effect on January 1, 2006

- The qualification requirements for building officials and designers;
- The registration requirements (i.e. qualified staff and insurance) for designers;
- The timeframes for the review of building permit applications by municipalities; and
- The commencement of the first reporting period for the annual building permit fee report to be prepared by municipalities.

### New Permit Application Forms

Provincial Permit Application Form - As of July 1, 2005, applications for building permits must use the prescribed provincial permit application form. The prescribed provincial form, together with plans, specifications, documents and other information, provide the information necessary to enable the Chief Building Official to determine whether requirements of the Act, the Building Code and all applicable law will be met.

Municipal Permit Application Form - While the Province has developed a standardized provincial application form covering construction, demolition and conditional permits, municipalities have by-law making authority under clause 7(f) of the Act, to prescribe other forms, such as "change of use permits", and to prescribe the plans, specifications, documents and other information that must accompany the application.

### Permit Timeframes

Effective January 1, 2006, timeframes have been established for the review of a building permit application. Municipalities have prescribed time limits to review a building permit application, and decide whether to issue or refuse the application.

### Inspections

The Building Code requires mandatory stages during construction where the Building Permit Holder must notify the municipality of work completed. These notices are followed by mandatory inspections by the municipality, which are also subject to prescribed timeframes.

### Further information on the Building Code Changes

You can obtain further information on the Building Code changes by visiting the Building Code website at [www.obc.mah.gov.on.ca](http://www.obc.mah.gov.on.ca) or by contacting the Chief Building Official for the Township of Guelph/Eramosa.