Occupancy Requirements

Occupancy Permit – Certain Buildings of Residential Occupancy: Article 1.3.3.4 of Division C of the Ontario Building Code will culminate in the issuance of an Occupancy Permit.

The following is a summary of the current criteria for allowing the occupancy of a newly constructed house:[1]

(a)	The structure is substantially completed and ready to be used for its intended purpose
(b)	The Building envelope is substantially completed: cladding, roofing, windows, doors, assemblies requiring a fire resistance rating, closures, insulation, vapour barriers and air barriers
(c)	Insulation and vapour barrier is protected from mechanical damage where required
(d)	Required electrical supply is provided
(e)	Required firefighting access routes have been provided and are accessible
(f)	Required exits, floor access and egress systems, handrail, guards, smoke alarms, carbon monoxide detectors, fire separations and fire stopping components and systems are completed and operational
(g)	Required exhaust fume barriers and self-closing devices on doors between attached or built in garage and the dwelling unit are completed and operational
(h)	Water supply, sewage disposal, lighting & heating systems are complete and operational
(i)	Foamed plastics are protected by an approved covering
(j)	The water system, building drain, building sewer, drainage system and venting system are completed, and operational
(k)	Required plumbing fixtures are substantially completed and operational

[1] Note: Houses are residential dwelling units in a detached, semi-detached or row house where no unit is above another unit, each unit has its own exit facility and has no accommodation for tourists. A house shall not be occupied without an Occupancy Permit being issued. No Occupancy Permit will be issued unless all of the above requirements have been satisfied to the satisfaction of the Building Inspector.