



BUILDING BULLETIN

Building Services

Subject:	Inspection of Existing Buildings
Building Bulletin No:	BD.BB.21.23
Date Issued:	August 6, 2021
Date Revised:	
Reference:	s. 1.1(6)(a) Building Code Act

Purpose

The purpose of this Building Bulletin is to clarify and summarize the Building Services Division's role for the inspection of existing buildings and requests from the public related to same.

Background and Definitions

From time to time the Division receive requests to inspect structures for the purpose of advising buyers, contractors, mortgage companies or homeowners whether the structure is in compliance with the Building Code.

Ontario Building Code and Related Standards

Unsafe Condition

The *Building Code Act*, s. 15.9(2), defines a building as unsafe if the building is:

- a) *structurally inadequate or faulty for the purpose for which it is used; or*
- b) *in a condition that could be hazardous to the health or safety of a person in the normal use of the building, persons outside the building or persons whose access to the building has not been reasonably prevented.*

Some **examples of unsafe conditions** under the Ontario Building Code include, but not limited to:

- An unsound floor, either it is in a deteriorated condition that will allow someone to fall through,

- or fire, explosion or some other occurrence has caused the unsafe condition.
- Vehicle impact or damage to a building causing structural damage.
- Missing guards allowing persons to fall from unsafe heights causing immediate danger to persons entering the building.
- A roof is collapsed or damaged to the point of structural inadequacy.

General Interpretation

1. The Building Services Division *will not* conduct inspections on existing buildings for the purpose of advising buyers, contractors, mortgage companies or homeowners whether the structure is in compliance with the Building Code.
2. Inspections are made on structures under construction, pursuant to a current and valid permit, until an Occupancy Permit is issued.
3. After the Occupancy Permit has been issued, the Building Services Division will not make inspections unless there is a reason to believe that an unsafe condition exists.
4. The By-law Services Division administers and enforces property standards related matters for existing buildings.
5. During the purchase of a home, the new owner may find that previous owners did “work” without the benefit of permits and/or inspections a situation where *the services of a Building Code qualified designer, architect and/or an engineer is recommended.*

Reference Information

Ontario Building Code

Review Cycle

This building bulletin will be reviewed annually by the Chief Building Official.

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