



CLEARVIEW



Occupancy Requirements for Residential Dwelling Unit Guide

All new residential dwelling units must comply with Article 1.3.3.4. (4) of Division C of the Ontario Building Code.

Here is a summary of the requirements needed to obtain occupancy.

- a) Structure substantially completed and ready to be used for its intended purpose.
- b) Building envelope substantially completed (cladding, roofing, windows, doors, assemblies requiring a fire resistance rating, closures, insulation, vapour barriers and air barriers)
- c) The walls enclosing the dwelling unit to be occupied must conform to sentence 9.25.2.3. (7) of Division B (interior finishes). Note: exposed foam plastic must be protected in accordance with 9.10.17.10 Division B.
- d) Required electrical supply is provided for the dwelling unit to be occupied.
- e) Required firefighting access routes to the building have been provided and are accessible.
- f) The following building components and systems are completed and operational for the dwelling unit to be occupied:
 - i. Required exits, floor access (including stairs and required headroom) and egress systems (including required egress windows, patio doors must have max 4" opening if deck not constructed), handrails, guards, smoke alarms, carbon monoxide detectors and fire separations, including, but not limited to, fire stopping,
 - ii. Required exhaust fume barriers and self-closing devices on doors between an attached or built-in garage and the dwelling unit,
 - iii. Water supply, sewage disposal, lighting and heating systems (including ventilation system)
 - iv. Protection of foamed plastics required by Article 9.10.17.10. of Division B,
- g) The following building components and systems are complete, operational and tested for the dwelling unit to be occupied:
 - i. Water system,
 - ii. Building drain and building sewer, and
 - iii. Drainage system and venting system
- h) Required plumbing fixtures in the dwelling unit to be occupied are substantially complete and operational, and
- i) Where applicable, the building conforms to Article 9.1.1.7. of Division B with respect to the dwelling unit to be occupied. (Radon gas)
- j) Site grading with respect to the building is substantially complete (rough graded i.e. positive slope away from foundation)

Any Questions?

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