



Building & Municipal Law Services

82 Erie Street

www.stratford.ca

building@stratford.ca

General Line: 519-271-0250 Ext. 345

Inspection Line: 519-271-0250 Ext. 325

January 14, 2021

On January 12, 2021 the Ontario Government issued a Second Provincial Emergency which included restrictions on what constitutes "essential". This document is to provide an update our industry partners on the City's current procedures relating to Building and Municipal Law Services within the City of Stratford. Our City facilities remain closed to the public, but staff continue to work, permits are being processed, and inspections are being completed wherever possible at this time.

The health and safety of our residents, customers, and staff is our key priority. We also acknowledge that the construction industry is an essential part of supporting our local and provincial economy and reducing homelessness. Based on the revised listing of essential workplaces the following amendments have been made to our current procedures.

Permit Applications:

Applications for all permit types will continue to be accepted, reviewed by staff, and building permits issued if they are compliant with the Ontario Building Code and all Applicable Law. Due to the lockdown and stay at home orders we are advising applicants to be aware that not all types of construction are deemed essential and despite being issued a permit it is your responsibility to determine whether you can commence construction during the period of lockdown within the Province. Applicants should review the following regulations and seek independent legal advice as to what construction is currently permitted.

The following links outline regulations within the *Reopening Ontario (A flexible response to COVID-19) ACT, 2020*:

<https://www.ontario.ca/laws/regulation/200082>

<https://www.ontario.ca/laws/regulation/r21010> (Amending provisions for O.Reg. 82/20)

All other procedures for application will remain the same at this time.

Building/Plumbing Inspections:

1. Building Services will continue to provide the current inspection services with respect to **RESIDENTIAL** construction work where:
 - Building permits that have been granted for single family, semi-detached, and townhomes,
 - The project is a condominium, mixed-use or other residential building, or
 - in the case of residential renovations where the work was started prior to January 12, 2021.



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2. Inspections will continue to be conducted under a building permit for work associated with **INSTITUTIONAL** healthcare sector facilities or buildings (expansions, renovations, and conversion of spaces that could be repurposed for health care services) regardless of the date the permit was issued.
3. Inspections will continue to be conducted under a building permit issued for critical provincial infrastructure, including transit, transportation, energy and justice sectors regardless of the date the permit was issued.
4. Inspections will continue to be conducted under a building permit issued for schools, colleges, universities, municipal infrastructure, and childcare centres.
5. Inspections will continue to be conducted for work associated with an **INDUSTRIAL** building permits for:
 - The maintenance and operations of petrochemical plants and refineries,
 - Significant industrial petrochemical projects where the preliminary work has commenced prior to January 12, 2021,
 - Industrial construction and modifications to existing industrial structures limited solely to work necessary for the production, maintenance, and/or enhancement of Personal Protective Equipment, medical devices (such as ventilators), and other identified products directly related to combatting the COVID-19 pandemic.
6. Inspections will continue to be conducted for projects that would provide capacity in the production, processing, manufacturing, or distribution of food, beverage, or agricultural products. Also, projects commenced prior to January 12, 2021 that would provide capacity for businesses that provide logistical support, distribution services, warehousing, storage or shipping and delivery services including capacity in the operation of Information Technology services.
7. Inspections for construction work associated with any other type of permit is not being undertaken at this time.

All other procedures for inspections will remain the same at this time.

Reporting non-conformances:

Building and Municipal Law Services are not currently the enforcement organization under the *Reopening Ontario (A flexible response to COVID-19) ACT, 2020*. This enforcement falls under the jurisdiction of the Stratford Police Service. To report a non-conformance, we ask that you please contact the Stratford Police Service non-emergency line at 519-271-4141.

Construction without a building permit has always been illegal and can be reported directly to Building Services at 519-271-0250 x345 or by email at building@stratford.ca



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We again want to thank our industry partners for their understanding and patience during this critical time. We encourage you to apply for your permits so they can be processed and ready for construction once the rules on essential businesses either change to allow the construction activity or the Emergency is declared over.

If you have any questions related to building inspections or permits, contact:

Jonathan DeWeerd, C.Tech, CBCO

Chief Building Official

jdeweerd@stratford.ca

519-271-0250 x 219