

## **Roles and Responsibilities in the Residential Building Construction Sector**

### **Developer**

The developer is responsible for construction of the subdivision infrastructure: sewers, water mains, roads, curbs, sidewalks, street lighting, perimeter fencing, power, gas, telephone, internet cabling, tree planting, storm water facilities, and overall site drainage patterns.

### **Designer**

It is the role of the designer to submit a design for permit, which is in accordance with the Act and Building Code, and to provide documentation that is sufficiently detailed to permit the design to be assessed for compliance with the Act and building Code, and to allow the builder and trades to carry out the work in accordance with the design, the Act and The Building Code.

### **Builder**

The role of the builder is to ensure construction does not proceed without a building permit, to construct the building in accordance with the permit, to use appropriate building methods to achieve compliance with the Act and Building Code, and when site conditions affect compliance with the Building Code, to notify the designer and Inspector. The builder is responsible for individual lot grading, sodding and driveway construction.

### **Trades**

The role of all trades is to ensure construction does not proceed without a building permit, to construct the building in accordance with the permit, to use appropriate building methods to achieve compliance with the Act and Building Code, and when site conditions affect compliance with the Building Code, to notify the builder.

### **Manufacturer, Suppliers, and Retailers**

It is the role of manufactures, suppliers, and retailers to provide building products that are in compliance with the Act and Building Code.

## **Building Official**

The Building Official is responsible for completing a plan review of each application's drawing submission for compliance with the Act and Regulations, and to ensure the construction is executed in general conformance with the permit drawings, the Act and the Building Code. (The Building Official reviews construction through prescribed inspection triggers contained in the regulations, however, these inspection times do not cover each and every aspect of the entire construction process.)

## **Chief Building Official**

The Chief Building Official sets policy, coordinates, and oversees the enforcement of the Act and Building Code within the applicable jurisdiction.

## **Home Owner**

The Homeowner is to understand the roles and responsibilities of the various parties involved with the development, prior to purchasing, be aware of current and future neighbouring uses that may be considered objectionable, and solicit professional advice when necessary. The Homeowner is responsible for general building and property maintenance once the home has been occupied (some exceptions apply in cases of warranty claims made to Tarion).

## **Town Development Engineering**

The Town Development Engineering staff oversees the construction by the developer, and lot grading, sodding, and driveway construction of the Builder.

## **Electrical Safety Authority (ESA)**

The ESA is responsible for inspection of the electrical system in the road allowance (street lights and transformers) and the electrical system within the dwelling.

## **Enbridge**

Enbridge is responsible for inspecting the gas distribution system in the road allowance, the service to the home, the meter and the connection to your gas fired appliances.

## **Tarion**

The Builder is responsible for deficiencies in your home. However, should the Builder fail to rectify your concerns, you may contact Tarion (formerly the Ontario New Home Warranty Program) and request their assistance. Keep in mind there are specific timeframes in which you must report to Tarion in order for the warranty to be valid.

## **Water and Sewer Service**

The Operations Branch of the Community Infrastructure and Environmental Services Department of East Gwillimbury provides water meters and connections for water and sewers in the development. The Builder is responsible to install and maintain the water line and sewer services on your property until the subdivision is assumed. After the subdivision has been assumed home owners are responsible for the services located on their property (save and except the water meter).

## **Community Mail Boxes**

Community mailbox locations may be determined by visiting the sales centre of your builder. Mailbox locations are to be included on the development plans and in the sales literature of your builder.

## **Hydro Boxes (Transformers)**

Hydro box locations may be determined by visiting the sales centre of your builder. Hydro box locations are to be included on the development plans and in the sales literature of your builder.