

ADVISORY FROM TARION TO CONDO CORPORATIONS & FIELD REVIEW CONSULTANTS ON COVID-19 PANDEMIC: PERFORMANCE AUDITS, CE MEETINGS AND REPAIRS - MARCH 16 TO APRIL 13

The health and safety of our people, homeowners, builders, and others is a top priority for Tarion. At the present time, health authorities are encouraging individuals and businesses to take measures to reduce interactions to help slow the spread of the coronavirus/COVID 19. In light of the extraordinary circumstances presented by this pandemic and in support of the public health directive, we are setting out the following advisory:

Performance Audits

Tarion is aware that COVID-19 may impact the ability for a Performance Auditor to conduct necessary inspections as part of the Performance Audit. While not all Performance Audits will be affected, there is a possibility that this delay in inspections can impact the ability for the Performance Audit to be submitted on time. Tarion has committed to review these situations on a case by case basis. If you are a Designate for a Condominium Corporation, or are a Performance Auditor with questions about this potential delay, please contact Bonnie Douglas, Manager, Common Elements, at Bonnie.Douglas@Tarion.com.

Update for Builder Bulletin 19R – Field Review Consultants

It is anticipated that due to COVID 19 and social distancing, condominium construction sites may be temporarily closed. Additionally, many businesses, including Field Review Consultants (FRC), are suspending their site activity. If you are an FRC that is not able to attend a site in order to carry out required reporting under B19, please reach out to B19@Tarion.com to let us know. Please note that automatically generated late notices of reporting may still be issued, however where delays are due to the pandemic this will not impact the project or reflect on FRC performance. Once you are able to, full reporting for the time period missed will need to be issued.

Access to units and common elements

- Unit owners' reluctance to open their homes for trades and builders or condo corporations concerns about allowing access to common elements will not be viewed by Tarion as denied access during this period. When it comes to after-sales service in a unit, we do not expect any homeowner to open their homes to trades or suppliers against their wishes. Nor do we expect a condo corporation to provide access to common elements against the wishes of their condo community. Similarly, builders and their trades and suppliers who do not wish to enter an individual unit or a building are not expected to do so.

Builder Repair Periods

- Given the present extraordinary circumstances, all repair timelines will be suspended until April 13, 2020. For example, if today, March 13th, is day 65 of a repair period, then day 66 would be on April 14th.
- We are monitoring the current situation and will review this timeline and advise of any extensions to the suspension prior to April 13, 2020.
- This does not apply to emergencies or health and safety issues.

Conciliations, inspections & common element meetings

- Conciliations, inspections, common element meetings and other possible in-person interactions booked over the next month will be postponed and rescheduled to the earliest available date (after April 13, 2020). This will be continually re-evaluated, and further advisories will be forthcoming.

Emergencies and Health and Safety Issues

- Unit owners or condo corporations can still contact their builder and Tarion regarding any concerns with health and safety issues or other emergency concerns. Builders are advised to continue to follow the emergency processes outlined in Builder Bulletin 42 and Builder Bulletin 49.

Other Concerns or Questions

- If you have any concerns or questions, contact Tarion's Customer Service team at 1-877-982-7466 or email covid19@tarion.com

We are continuously monitoring information from official health authorities and planning and adjusting for business continuity in an evolving environment.