

## **ADVISORY FOR HOMEOWNERS & BUILDERS: SHORTAGES IN BUILDING MATERIALS, HARDWARE, APPLIANCES & EQUIPMENT**

The COVID-19 outbreak has caused significant disruptions in the manufacturing and distribution of building materials, hardware, appliances and equipment required for new home construction. One consequence of this has been a publicly reported shortage of lumber (e.g., plywood, pressure treated wood and interior doors) which is impacting builders across Ontario and in other provinces. There also may be future shortages in additional building materials, hardware, appliances and equipment.

These shortages may cause delays in one or both of (1) the completion of new homes; or (2) required repairs in connection with after sales service.

### *Delays in Home Delivery*

If builders feel that these supply shortages may impact the closing of homes currently under construction, they should consider whether they need to invoke or extend the unavoidable delay provisions of the Addendum (which forms part of the purchase agreement). Under those provisions the builder may be entitled to unilaterally extend critical dates if the shortages relate to the pandemic and affect the delivery time of the home. However, the builder must follow the rules set out in the Addendum to do so and must follow the procedures outlined in the [Information Sheet for Builders: COVID-19 -- Possible Effects on Construction Schedules for New Homes](#).

### *Delays in Making Repairs*

If additional time may be needed to complete warranty repairs, builders must follow the process for requesting time extensions under the provisions set out in Builder Bulletin 42 and Builder Bulletin 49. This process is also outlined in the [Warranty Alert – COVID-19 & Reinstatement of Repair Periods](#).

### *More Information*

Homeowners with concerns or questions regarding the potential impact on their homes are encouraged to contact their builder or to contact Tarion's Customer Service team at 1-877-982-7466 or email [covid19@tarion.com](mailto:covid19@tarion.com)

Builders with general inquiries can also direct them to Tarion's Customer Service team using the contact information noted above. Specific questions about extensions under BB42 or BB49 should be directed to the following contacts:

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Freehold and condo units

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