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Proposed Changes to Tarion's Construction Performance Guidelines

As part of our commitment to regularly review and improve the Construction Performance Guidelines (CPG), Tarion is seeking public input on enhancements to a number of Freehold and Condo Unit CPG articles. The CPG is an important resource that helps promote confidence in the new home construction sector by providing a consistent framework on how warranty matters are determined. Specifically, it provides advance guidance as to how Tarion will determine disputes between homeowners and builders regarding defects in work or materials for some of the most commonly identified construction warranty items.

These proposed changes include revisions to certain articles to improve clarity and ensure consistency with the Ontario Building Code (OBC), as well as provide more guidance and clarity on the most common warranty items.

To identify which elements of the CPG to include in this consultation, Tarion focused on articles related to some of the priority topics identified from claims data and stakeholder input, as well as building on the CPG enhancements introduced in 2024.

To help stakeholders navigate the different proposed changes to these articles, the consultation is organized into three parts:

- **Part 1 – Water Penetration and Ponding** includes the proposed revisions for concrete floor cracks, dampness, water penetration, ponding, the Introduction section, and Appendix A5.
- **Part 2 – Interior Climate Control** includes new proposals to align the CPG articles to the updated Ontario Building Code requirements on indoor design temperatures.
- **Part 3 – Floor Squeaks and Resilient Flooring** includes proposed changes to clarify the causes of floor squeaks and to update the resilient flooring articles to address new flooring products, as requested by stakeholders.

You can find **a summary and further details** on the proposed changes linked below in the relevant section or the full articles in the **Appendices** at the end of the document.

Please review the questions found in the three parts of the discussion guide and complete the **consultation survey** or submit feedback on the proposed changes to submissions@tarion.com by February 27, 2026.

While this consultation focusses on specific proposed changes and questions, if you have additional comments, please send them to submissions@tarion.com. Please indicate "Additional Submissions" in the email subject line.

This consultation is part of an annual cycle during which Tarion reviews topics relating to the CPG, with the issues chosen based on stakeholder input and claims experience data.

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Summary of Proposed Changes to the CPG Articles & Sections

Part 1 – Water Penetration and Ponding

- Revised Article 1.4 **"Concrete Basement Floor is Cracked"** to ensure consistency with information from article 1.19 "Radon" and with OBC requirements.
- Revised Article 1.12 **"Basement Wall or Floor is Damp"** to ensure consistency with information from article 1.19 "Radon" and with OBC requirements.
- Revised and Merged Article 1.13 **"Foundation Wall Leaks",** which has been renamed, merged with Article 1.14, and revised to align with the proposed changes to article 1.12 and with OBC requirements.
    - Merged Article 1.14 **"Water Leakage Through Basement Floor Slab"** with Article 1.13 to improve consistency and clarity, due to both articles covering similar defects.
- Revised and Merged Article 5.4 **"Roof or Flashing Leaks",** which has been renamed, merged with Article 13.2, and revised to ensure consistency with information from article 5.6 "Ice Buildup on the Roof" and with OBC requirements.
    - Merged Article 13.2 **"Roof Flashing Leaks at Chimney"** with article 5.4.
- Revised Appendix A5 **"How to Conduct a Water Test"** to align with proposed changes to articles 1.12 and 1.13 and to enhance clarity for how the guidelines should be interpreted.
- Updated Section "**INCOMPLETE, MISSING OR DAMAGED ITEMS"** to include additional resources for homeowners and builders.
- Created A New Article **"Water Ponding on Exterior Surfaces"** to align with Tarion's Common Element (CE) CPG article on the same topic. It addresses pooling water, and subsequent freezing, and ensures alignment with OBC requirements for reinforced concrete slabs.

Part 2 – Interior Climate Control

- Revised Article 8.9 **"Inadequate Heating"** has been renamed "Room or Space Remains Cold During Heating Season". It has been updated to reflect the 2024 OBC and revised to improve clarity for how the guidelines should be interpreted.
- Revised Article 8.10 **"Inadequate Cooling"** has been renamed "Room or Space Remains Hot During Cooling Season" and updated to mirror the language in Article 8.9 and the OBC. The revision also improves clarity for how the guidelines should be interpreted.

Part 3 – Floor Squeaks and Resilient Flooring

- Revised Article 2.4 **"Floor Squeaks"** to improve clarity for how the guidelines should be interpreted regarding flooring and structural floor issues.
- Revised Article 12.10 **"Protrusions Appear on the Surface of Resilient Flooring Without Breaking Through"** has been renamed "Resilient Flooring Has Protrusions, Ridges or Depressions", broadening the application to other surface deformities and aligning with the CPG definition of "visible".
- Revised and Merged Article 12.11 **"Resilient Sheet Flooring is Loose",** which has been renamed "Resilient Flooring is Loose", merged with Article 12.15, and revised to

broaden the application to a wider range of resilient flooring types and installation methods, while aligning the article with industry guidelines.
    - Merged Article 12.15 **"Resilient (Flexible) Floor Tile is Loose"** with Article 12.11 to improve consistency and clarity, due to both articles covering similar defects.
- Revised Article 12.12 **"Resilient Flooring Joints Not Tight"** has been renamed "Resilient Flooring Joints Have Gaps" and updated to align with industry guidelines and the CPG definition of "visible".
- Revised Article 12.13 **"Bubbles Appear on Vinyl Flooring Surface"** has been renamed "Resilient Flooring Surface Has Bubbles", broadening the application to a wider range of resilient flooring types, while aligning the article with the CPG definition of "visible".
- Revised Article 12.14 **"Patterns on Sheet Vinyl Flooring Are Not Aligned Across Seams"** has been renamed "Resilient Flooring Patterns (Including Sheet Vinyl and Vinyl Tiles) Are Misaligned Across Seams or Between Tiles", broadening the application to a wider range of resilient flooring types, while aligning the article with industry guidelines.
- Revised Article 12.16 **"Patterns or Corners of Resilient Floor Tile Are Misaligned"** has been renamed "Resilient Flooring Tiles Are Misaligned At Corners", clarifying the scope by focusing on tile corner misalignment and relocating pattern-related issues to Articles 12.14 and 12.18.
- Revised Article 12.17 **"Yellowing Appears on Surface of Vinyl Flooring"** has been renamed "Resilient Flooring Shows Yellowing or Topical Surface Discolouration", broadening the application to a wider range of resilient flooring types, while aligning the article with the CPG definition of "visible".
- Revised Article 12.18 **"Dye Lot Variations in Vinyl Flooring"** has been renamed "Resilient Flooring Has Variations in Colour, Texture or Pattern", broadening the application to a wider range of resilient flooring types and clarifying the specific conditions covered by this article.
- Revised Article 12.19 **"Variation in Colour Occurring During Repair of Vinyl Flooring"** has been renamed "Repaired Resilient Flooring Has Pattern or Shade Variations", broadening the application to a wider range of resilient flooring types and clarifying the conditions covered by this article.

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Part 1: Water Penetration and Ponding

Revised Article 1.4 - "Concrete Basement Floor or Slab-On-Ground Is Cracked":

Tarion is proposing changes to **Article 1.4 "Concrete Basement Floor is Cracked**, which we are proposing be titled "Concrete Basement Floor or Slab-On-Ground Is Cracked".

These changes would ensure consistency with other CPG articles, including 1.19 "Radon", and alignment with OBC requirements for concrete slabs performing multiple functions. The changes would include clarification on the scope of this article, covering basement floors and slabs-on-ground, as well as referencing specific building elements that are regulated by the OBC (e.g., air barrier, dampproofing, soil gas control, floors-on-ground) to facilitate locating code requirements. The article would also outline the applicable warranty coverage, including the Two-Year OBC Health & Safety warranty.

The article would now include a detailed explanation about why concrete cracks occur, information related to Article 1.19 "Radon" to provide additional clarity on the issue, and two scenarios with corresponding performance criteria:

- Slab functioning only as a floor surface, and
- Slab performing multiple functions.

To view the full proposal, please see Appendix 1.1.

Stakeholder Impacts:

Homeowners

- There is no material impact for homeowners; however, additional clarity in the article will support stakeholders to better understand the potential scenarios where these issues could occur.

Builders

- There is no material impact for builders, as these are already part of the OBC.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. Are the two scenarios in the Acceptable Performance/Condition section clear? If not, how can it be improved?
2. Is the inclusion of OBC terms (e.g., air barrier, dampproofing barrier, soil gas control, floors-on-ground) useful?
3. Is the explanation in the Remarks section about why concrete cracks occur useful? If not, how can it be improved?
4. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
5. Are there any additional aspects of concrete basement floors or slabs-on-ground that should be addressed in this revision?

Revised Article 1.12 - "Concrete Basement Floor, Slab-On-Ground, Basement Wall or Foundation Wall is Damp":

Tarion is proposing changes to **Article 1.12 "Basement Wall or Floor is Damp"**, which will now be titled "Concrete Basement Floor, Slab-On-Ground, Basement Wall or Foundation Wall is Damp".

These changes would ensure consistency with other CPG articles, including 1.19 "Radon", and alignment with OBC requirements for dampproofing, drainage, and moisture protection. To align with the OBC, the changes would include clarifying the scope of this article, which will now include covering concrete basement floors, slabs-on-ground, basement walls, and foundation walls. The article would also include the applicable warranty coverages including One-Year Work and Materials, Two-Year OBC Health & Safety, and Two-Year Basement Water Penetration, as well as referencing specific building elements that are regulated by the OBC (e.g., dampproofing, drainage, and moisture protection).

The updated article would include added definitions for "Dampness", "Dampproofing", and "Condensation", and provide detailed explanation about exterior and interior dampness sources to provide additional background on the issues, in addition to a list of useful tips for homeowners to prevent dampness issues.

To view the full proposal, please see Appendix 1.2.

Stakeholder Impacts:

Homeowners

- There will likely be improved understanding about causes and prevention of dampness issues, and there may be a reduction in long-term moisture related damage due to better awareness and preventive measures.

Builders

- There is no material impact for builders, as these are already part of the OBC. However, there will likely be improved understanding about causes and prevention of dampness issues, and there may be a reduction in long-term moisture related damage due to better awareness and preventive measures.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How useful do you find the inclusion of OBC terms (e.g., dampproofing, drainage, moisture protection)?
2. How useful is the explanation in the Remarks section about exterior and interior sources of dampness?
3. How useful do you find the definitions of "Dampness," "Dampproofing," and "Condensation" in the terminology list?
4. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?

5. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
6. Are there any additional aspects of concrete basement floors or slabs-on-ground that you think should be addressed in this revision?

Revised and Merged Article 1.13 - Basement Floor, Slab-on-Ground, or Foundation Wall Leaks:

Tarion is proposing to merge **Articles 1.13 "Foundation Wall Leak**s" and **1.14 "Water Leakage Through Basement Floor Slab"**, and rename the merged article "Basement Floor, Slab-on-Ground, or Foundation Wall Leaks".

The merged article would be revised to align with the proposed changes to 1.12 "Concrete Basement Floor, Slab-on-Ground, Basement Wall or Foundation Wall is Damp" and OBC requirements regarding moisture and water ingress. Consolidating these articles was done to recognize that both articles have similar information, and having one combined article would help improve consistency and clarity. The changes would clarify the scope of this article to include slabs-on-ground, in addition to the original topics covered by the merged articles, and would outline the updated warranty coverage, including One-Year Work and Materials and Two-Year OBC Health & Safety. The article would also now include practical advice for homeowners on immediate actions to take in the event of a water leak.

Additionally, using consistent terminology - specifically the term "active water" - will help ensure clarity and alignment across the CPG for freehold and condo units, and the CE CPG.

To view the full proposal, please see Appendix 1.3.

Stakeholder Impacts:

Homeowners
- Additional helpful guidance regarding water leaks will benefit homeowners that may be dealing with these types of issues.

Builders
- There is no material impact for builders, as these are already part of the OBC.

Tarion
- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How useful is the advice for homeowners regarding water leaks and immediate steps to take?
2. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
3. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
4. Are there any additional aspects of leaks in basement floors, slabs-on-ground, or foundation walls that you think should be addressed in this revision?

Revised and Merged Article 5.4 - Roof or Roof Flashing Leaks:

Tarion is proposing to merge **Articles 5.4 "Roof or Flashing Leaks"** and **13.2 "Roof Flashing Leaks at Chimney"** and rename the article "Roof or Roof Flashing Leaks".

These articles would be merged and revised to align with information from article 5.6 "Ice Buildup on the Roof" and with OBC requirements regarding water penetration. This was done to recognize that both articles have similar information, and having one combined article would help improve consistency and clarity. As part of the revisions Tarion has updated the guideline to include the One-Year Work and Materials warranty. Additionally, the article would be revised to include practical actions for homeowners to take in the event of a water leak and helpful tips for homeowners regarding home maintenance.

To view the full proposal, please see Appendix 1.4.

Stakeholder Impacts:

Homeowners

- There will be a benefit to homeowners with the added information about these types of issues and possible proactive measures, such as home maintenance.

Builders

- There will likely need to be builder staff training or operational changes to ensure builders and their staff are fully aware of the contributing factors.
- There may be a benefit to builders with the addition of more information regarding home maintenance.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment

Questions for Stakeholders to Consider:

1. How useful is the advice for homeowners regarding water leaks and immediate steps to take?
2. How useful is the maintenance related information in this article?
3. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
4. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
5. Are there any additional aspects of roof leaks that you think should be addressed in this revision?

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Revised Appendix A5 - How to Conduct a Water Test

Tarion is proposing a minor revision for Appendix A5 “How to Conduct a Water Test”.

This Appendix is being revised to ensure alignment with the information provided in proposed articles 1.12 “Concrete Basement Floor, Slab-On-Ground, Basement Wall or Foundation Wall is Damp”, and 1.13 “Basement Floor, Slab-On-Ground, or Foundation Wall Leaks”. The changes include adding examples of “bulk water” to support consistent interpretation.

To view the full proposal, please see Appendix 1.5.

Stakeholder Impacts:

Homeowners

- There will be no material impact for homeowners.

Builders

- There is no material impact for builders, as these are already part of the OBC.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. Is there any information in Appendix A5 that you find confusing or unclear? If so, please specify.
2. Are there any other aspects of Appendix A5 “How to Conduct a Water Test” that you think should be addressed in this revision?

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Updated Section – Incomplete, Missing, or Damaged Items

Tarion is proposing to update the section of the CPG called "INCOMPLETE, MISSING OR DAMAGED ITEMS".

This section would be updated to include additional information about documents and resources for users to align with current Tarion process. The updates include removal of outdated information and addition of specific reference to available tools from Tarion's website, such as MyHome and the Homeowner Resources Hub.

To view the full proposal, please see Appendix 1.6.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners by providing more information on currently available tools and resources.

Builders

- There will be benefits to builders from the updated information on tools and resources available to homeowners.

Tarion

- There is no material impact on Tarion.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects of this section that you think should be addressed in this revision?

Created A New Article - Water Ponding on Exterior Surfaces:

Tarion is proposing the creation of a new Article "Water Ponding on Exterior Surfaces".

The new article addresses ponding of water and subsequent freezing on exterior surfaces. The proposal is based on Tarion's CE CPG article 1.8 "Ponding Water on Surfaces", which has been in effect since 2012, as well as with OBC requirements on "Reinforced Concrete Slabs".

The article will identify specific exterior surfaces covered (e.g., driveways, walkways, landings, and porches) and provide a simplified acceptable performance/condition with two scenarios:

- Water ponding in all applicable exterior surfaces, and
- Water ponding on exterior surfaces that are frequently used and difficult to avoid during regular use.

Specific measurements for water ponding are provided in the article, as well as a definition of the term.

To view the full proposal, please see Appendix 1.7.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners by aligning articles for freehold homes and condominium projects.

Builders

- There may be small operational changes or staff training that builders need to make to ensure their staff are fully aware of the requirements, however builders should also benefit from bringing determinations for freehold homes and condominium projects into alignment.

Tarion

- There is no material impact on Tarion.

Questions for Stakeholders to Consider:

1. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
2. How useful is the inclusion of OBC terms (e.g., Reinforced Concrete Slab)?
3. To what degree do you believe the proposed article will help with disputes between homeowners, builders, and Tarion regarding water ponding on exterior surfaces?
4. Are there any additional aspects of water ponding on exterior surfaces that you think should be addressed in this revision?

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Part 2: Interior Climate Control

Revised Article 8.9 – Room or Space Remains Cold During Heating Season:

Tarion is proposing changes to **Article 8.9 "Inadequate Heating"** to rename it "Room or Space Remains Cold During Heating Season", update it to reflect the 2024 OBC requirements, and improve clarity for how the guidelines should be interpreted.

These changes provide a clearer description of the symptoms experienced by homeowners, rather than simply stating "inadequate heating". The proposal also considers other possible contributing factors to cold rooms or spaces, such as inadequate insulation, air leakage, or deficiencies in the design or installation of the heating system, which are regulated by the OBC and may fall under the OBC warranty coverages.

Also, a new paragraph has been added to clarify that heating systems are designed to meet the local outdoor design temperature parameters set by the OBC, and that weather conditions beyond those parameters fall outside the intended performance range of the system.

To view the full proposal, please see Appendix 2.1.

Stakeholder Impacts:

Homeowners

- There will be benefit to homeowners with added information about these types of issues and possible proactive measures, such as home maintenance.

Builders

- There is no material impact for builders, as these are already part of the OBC.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to inadequate heating that you think should be addressed in this revision?

Revised Article 8.10 – Room or Space Remains Hot During Cooling Season:

Tarion is proposing changes to **Article 8.10 "Inadequate Cooling"** to rename it to "Room or Space Remains Hot During Cooling Season", and to update it to mirror language from Article 8.9 and the OBC. The revisions also improve clarity for how the guidelines should be interpreted.

These changes provide a clearer description of the symptoms experienced by homeowners, rather than simply stating "inadequate cooling". The proposal aligns with OBC language (e.g., "Where a cooling system is installed…") and considers other possible contributing factors to hot rooms or spaces, such as air leakage, inadequate insulation, or deficiencies in the design or installation of the cooling system, which are regulated by the OBC and may fall under the OBC warranty coverages.

Also, a new paragraph has been added to clarify that cooling systems are designed to meet the local outdoor design temperature parameters set by the OBC, and that weather conditions beyond those parameters fall outside the intended performance range of the system.

To view the full proposal, please see Appendix 2.2.

Stakeholder Impacts:

Homeowners

- There will be benefit to homeowners with added information about these types of issues and possible proactive measures, such as home maintenance.

Builders

- There is no material impact for builders, as these are already part of the OBC.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to inadequate cooling that you think should be addressed in this revision?

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Part 3: Floor Squeaks and Resilient Flooring

Revised Article 2.4 - Floor Squeaks:

Tarion is proposing revisions to Article 2.4 “Floor Squeaks”.

These revisions would clarify the scope of this article regarding squeaks arising from both the flooring system and the supporting floor structure. As part of the revisions, Tarion has updated the guideline to include One-Year OBC, Two-Year OBC Health & Safety, and Seven-Year Major Structural Defect (MSD) warranties for structural floor deficiencies. Additionally, the article would now include a detailed explanation about how indoor humidity levels affect wood floors and provide examples of structural deficiencies that Tarion has encountered and could potentially result in floor squeaks.

To view the full proposal, please see Appendix 3.1.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the added information to help homeowners better understand the issue.

Builders

- There will be minimal impact on builders as the revision reflects current Tarion processes and current regulatory environment.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How useful is the explanation in the Additional Information section about floor squeaks and indoor humidity levels?
2. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
3. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
4. Are there any additional aspects of floor squeaks that you think should be addressed in this revision?

Revised Article 12.10 - "Resilient Flooring Has Protrusions, Ridges or Depressions":

Tarion is proposing changes to **Article 12.10 "Protrusions Appear on the Surface of Resilient Flooring Without Breaking Through"**, which will be renamed "Resilient Flooring Has Protrusions, Ridges or Depressions".

The proposal now includes other common surface irregularities and aligns with the CPG definition of "visible", which is based on what can reasonably be seen during the typical use of a room or area, rather than being limited to a single perspective (e.g., standing position).

Additionally, the proposal outlines factors that may affect the visibility of surface irregularities, including texture, pattern, colour, resilient flooring type, and lighting conditions, and clarifies that reflected light can influence how these irregularities are perceived.

The proposal also aligns with the CPG definition of "Repair" and its limitations, and introduces a definition of "Resilient Flooring", which will be added to the Terminology list on page 24 of the CPG.

To view the full proposal, please see Appendix 3.2.

Stakeholder Impacts:

Homeowners

- There will be a benefit to homeowners with the inclusion of other common surface irregularities and the alignment with the CPG definition of "visible".

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training materials to reflect the changes in the article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring surface irregularities that you think should be addressed in this revision?

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Revised and Merged Article 12.11 - "Resilient Sheet Flooring is Loose"

Tarion is proposing to merge **Articles 12.11 "Resilient Sheet Flooring is Loose"** and **12.15 "Resilient (Flexible) Floor Tile is Loose"** and rename the article "Resilient Flooring Is Loose".

The proposal recognizes the wider range of resilient flooring types and installation methods commonly used. The article has been revised to align with industry assessment guidelines, emphasizing that flooring performance needs to be evaluated based on the specific product type, subfloor conditions and manufacturer recommendations. The revision also includes a focus on standing water and the potential damage it may cause.

To view the full proposal, please see Appendix 3.3.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the application to a wider range of resilient flooring types.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

Revised Article 12.12 - "Resilient Flooring Joints Have Gaps"

Tarion is proposing changes to **Article 12.12 "Resilient Flooring Joints Not Tight"**, which has been renamed "Resilient Flooring Joints Have Gaps".

This article has been revised to include a reference to manufacturer specifications and indicate a tolerance limit of 1 mm. This limit is based on industry installation guidelines and recommendations regarding the use of seam sealers and fillers.

Additionally, the article now aligns with the CPG definition of "visible", and the remarks have been updated to address common homeowner concerns regarding expansion allowances and the use of seam sealers.

To view the full proposal, please see Appendix 3.4.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the inclusion of a tolerance limit and the alignment with the CPG defined terms.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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Revised Article 12.13 - "Resilient Flooring Surface Has Bubbles"

Tarion is proposing changes to **Article 12.13 "Bubbles Appear on Vinyl Flooring Surface"**, which has been renamed "Resilient Flooring Surface Has Bubbles".

The proposal now covers a wider range of resilient flooring types and aligns with the CPG definition of "visible". In addition, the remarks have been updated to include details on the common causes of bubbles in resilient flooring surfaces.

To view the full proposal, please see Appendix 3.5.

Stakeholder Impacts:

Homeowners

- There will be a benefit to homeowners with the application of a wider range of resilient flooring types.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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Revised Article 12.14 - "Resilient Flooring Patterns (Including Sheet Vinyl and Vinyl Tiles) Are Misaligned Across Seams or Between Tiles"

Tarion is proposing changes to **Article 12.14 "Patterns on Sheet Vinyl Flooring Are Not Aligned Across Seams"**, which has been renamed "Resilient Flooring Patterns (Including Sheet Vinyl and Vinyl Tiles) Are Misaligned Across Seams or Between Tiles".

The proposal now covers a wider range of resilient flooring types and has been revised to include normal lighting conditions and viewing position, to clarify the visual criteria for determining pattern alignment. This revision also reflects manufacturers' recommendations.

Additionally, the proposal aligns with the CPG definition of "Repair" and its related implications.

To view the full proposal, please see Appendix 3.6.

Stakeholder Impacts:

Homeowners

- There will be a benefit to homeowners with the application to a wider range of resilient flooring types and the added clarification.

Builders

- There will likely need to be builder staff training to ensure builders and their staff are fully aware of the changes and the manufacturer's tolerances.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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Revised Article 12.16 - "Resilient Flooring Tiles Are Misaligned At Corners"

Tarion is proposing changes to **Article 12.16 "Patterns or Corners of Resilient Floor Tile Are Misaligned"**, which has been renamed "Resilient Flooring Tiles Are Misaligned At Corners".

This article has been revised to specifically address misalignment of tile corners while pattern-related misalignment has been removed and is now addressed separately in Articles 12.14 and 12.18. Changes have also been made to reference manufacturer guidelines and factors affecting corner alignment in resilient flooring tiles (e.g., size, shape, material characteristics).

To view the full proposal, please see Appendix 3.7.

Stakeholder Impacts:

Homeowners

- There will be a benefit to homeowners with the increased clarification about the warranty coverage for possible misalignment of resilient flooring.

Builders

- There will be a benefit to builders with the increased clarification about manufacturer guidelines.

Tarion

- These updates bring the CPG in line with Tarion processes and the current regulatory environment.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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Revised Article 12.17 - "Resilient Flooring Shows Yellowing or Topical Surface Discolouration"

Tarion is proposing changes to **Article 12.17 "Yellowing Appears on Surface of Vinyl Flooring"**, which has been renamed "Resilient Flooring Shows Yellowing or Topical Surface Discolouration".

This article has been revised to address yellowing and topical surface discolouration in all resilient flooring types, including better guidance on a visual assessment requirement ("free from visible…"), and a reference to normal lighting conditions.

To view the full proposal, please see Appendix 3.8.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the application to a wider range of resilient flooring types.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training materials to reflect the changes in the article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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Revised Article 12.18 - "Resilient Flooring Has Variations in Colour, Texture or Pattern"

Tarion is proposing changes to **Article 12.18 "Dye Lot Variations in Vinyl Flooring"**, which has been renamed "Resilient Flooring Has Variations in Colour, Texture or Pattern".

This article has been revised to list all applicable defects covered in this article and to clarify that the article applies to all resilient flooring types.

To view the full proposal, please see Appendix 3.9.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the application to a wider range of resilient flooring types.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

Revised Article 12.19 - "Repaired Resilient Flooring Has Pattern or Shade Variations"

Tarion is proposing to revise **Article 12.19 "Variation in Colour Occurring During Repair of Vinyl Flooring"**, which has been renamed "Repaired Resilient Flooring Has Pattern or Shade Variations".

The article now contains language which specifically addresses pattern and shade variations in repaired resilient flooring of all types. The proposal also references "normal lighting conditions" to clarify how viewing and assessment are to be conducted.

To view the full proposal, please see Appendix 3.10.

Stakeholder Impacts:

Homeowners

- There will be benefits to homeowners with the application to a wider range of resilient flooring types.

Builders

- There could be additional staff training required to ensure builders and their staff are fully aware of the revised CPG article.
- There may be a benefit to builders from the added reference to normal lighting conditions and the alignment of language with other articles in the same category.

Tarion

- Tarion may need to update its training material to reflect the changes in this article.

Questions for Stakeholders to Consider:

1. How would you rate the overall improvement of this article compared to the original version (if you're familiar with it)?
2. Is there any information in the proposed revision that you find confusing or unclear? If so, please specify.
3. Are there any additional aspects or issues related to resilient flooring installation that you think should be addressed in this revision?

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APPENDIX 1 - Water Penetration and Ponding CPG Articles

Appendix 1.1:
(Black text is existing, red text is proposed)

Article 1.4 "Concrete Basement Floor or Slab-On-Ground Is Cracked"

CONDITION
CONCRETE BASEMENT FLOOR OR SLAB-ON-GROUND IS CRACKED

Acceptable Performance/Condition
Cracks in concrete slabs resulting from normal shrinkage are acceptable, provided they do not exceed 4 mm in width in slabs serving only as interior floor surfaces.

Cracks in concrete slabs that serve multiple functions (e.g. air barrier, dampproofing barrier, soil gas control) in addition to serving as a floor surface, shall be *repaired* to ensure compliance with the Building Code requirements for the additional functions.

Warranty
One-Year - Work and Materials
Two-Year – Ontario Building Code Health & Safety Violations (e.g., see floors-on-ground requirements)

- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Cracks in excess of the acceptable condition shall be *repaired*.

Remarks
Generally, concrete basement floors and slabs-on-ground are not structural and their primary function is to serve as a floor surface.

Concrete slabs are prone to developing cracks due to the natural shrinkage that occurs as the concrete cures and dries. This shrinkage results from the evaporation of excess water used in the original concrete mixture. As the concrete dries, it undergoes a slight reduction in volume, leading to shrinkage cracks.

A crack in a concrete slab requires *repair* if the width exceeds 4 mm or if the concrete slab does not comply with Building Code requirements for the slab's intended function. Where *visible* shifting or movement is observed, further investigation may be required.

Crack widths shall be determined using a wire feeler gauge* inserted inside the crack. Where *repairs* are necessary, colour and/or texture may not match the surrounding concrete.

This article does not apply to concrete garage floors or exterior slabs-on-ground. For cracks in concrete garage floors see article 14.2 Concrete Garage Floor is Cracked.

See also
1.19 RADON EXCEEDS ACCEPTABLE LEVELS
14.2 CONCRETE GARAGE FLOOR IS CRACKED

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Notes
* Because it is of a manufactured, set size, an Allen Wrench/Key may be used as a wire feeler gauge.

Words in italics are defined in the “TERMINOLOGY” section on page 24.

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Appendix 1.2:
(Black text is existing, red text is proposed)

Article 1.12 "Concrete Basement Floor, Slab-On-Ground, Basement Wall or Foundation Wall is Damp"

CONDITION
CONCRETE BASEMENT FLOOR, SLAB-ON-GROUND, BASEMENT WALL OR FOUNDATION WALL IS DAMP

Acceptable Performance/Condition
Concrete basement floors, slabs-on-ground, basement walls and foundation walls shall be built in accordance with the *dampproofing*, drainage and moisture protection requirements in the Building Code to resist moisture entering the home from the exterior or the ground.

Warranty
One-Year – Work and Materials
Two-Year – Ontario Building Code Health & Safety Violations
Two-Year – Basement Water Penetration

- Damage caused by *dampness* or *condensation* due to failure by the *homeowner* to maintain adequate ventilation or proper operation of moisture-producing devices, such as humidifiers, is excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Dampness resulting from a Building Code violation or a defect in work or materials supplied by the *builder* shall be *repaired*.

Remarks
Dampness in concrete basement floors, slabs-on-ground, basement walls or foundation walls can arise from various exterior and interior sources as described below.

Exterior Sources:
Bulk water (e.g., surface water, rain, and/or melting snow) can enter through cracks, gaps, or porous areas in the foundation walls or concrete slabs. This often occurs due to issues related to the drainage around the foundation. Contributing factors can include poor surface grading, improperly installed downspouts, and/or clogged weeping tiles, which can lead to water accumulation against the foundation walls.

Fluctuating underground water levels (i.e. water tables) or excessive groundwater in the area can cause *dampness* through the foundation walls or concrete slab. Moisture can wick up through the concrete from the soil if there is no adequate moisture barrier (e.g. capillary break) to obstruct the moisture path.

Interior Sources:
Dampness can result from *condensation* when warm, humid air encounters cool basement surfaces, particularly in summer. The humid air can originate from interior sources such as plumbing leaks, unvented appliances, bathrooms, or laundry rooms, which contribute to elevated indoor humidity levels. Additionally, the curing process of new concrete releases moisture,

temporarily contributing to elevated indoor humidity levels until the concrete slab and foundation walls are fully cured, which typically takes several months to a year.

All plumbing leaks should be promptly repaired, and indoor humidity levels should be controlled through the use of dehumidifiers and mechanical ventilation systems as part of regular home maintenance. Failure to address elevated indoor humidity levels can lead to musty odors, potential mold growth, and damage to finishes over time. This type of *dampness* is excluded from the statutory warranty. The homeowner is responsible for preventing damage to their property and for report any losses to their home insurance provider.

Useful Tips:

- Ensure the finished grade around the foundation slopes away from the home.
- Ensure gutters and downspouts channel water away from the foundation.
- Ensure the irrigation system prevents overwatering near the foundation.
- Promptly fix any plumbing leaks.
- Regularly check the basement for water stains or damp patches after heavy rainfall.
- Check for condensation issues during humid weather or significant temperature differences between the basement and outside.
- Look for water droplets or a “sweating” effect on unfinished foundation walls.
- Control indoor humidity levels using dehumidifiers and ventilation.

See also

1.13 BASEMENT FLOOR, SLAB-ON-GROUND, OR FOUNDATION WALL LEAKS
See Appendix A5 “How to Conduct a Water Test” for more information.

Notes

Words in italics are defined in the “TERMINOLOGY” section on page 24.

Suggestion to add the following definitions to the “Terminology” list.

Dampness

Persistent moisture accumulation on a surface or within a material.

Dampproofing

The application of a material or materials to foundation walls, basement floors and/or slabs-on-ground to protect them and resist moisture from entering the home from the exterior or the ground. This protection addresses moisture transfer mechanisms such as water vapor transmission, including vapor transfer and diffusion driven by pressure differences between indoor and outdoor environments, and capillary action.

Condensation

Occurs when warm, moist air comes into contact with cooler surfaces, causing water vapor to turn into liquid, forming water droplets. This can happen on any surface that's cooler than the surrounding air, including windows and skylights. Everyday activities like cooking, showering, drying clothes indoors, and even breathing add moisture to the air inside our homes. Condensation is especially common in high-moisture areas like bathrooms, kitchens, and basements. It can also occur in any part of the home where a defect in building components results in cold spots.

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Appendix 1.3:
(Black text is existing from Article 1.13, blue text is existing from Article 1.14, red text is new)

Article 1.13 "Basement Floor, Slab-on-Ground, or Foundation Wall Leaks"

CONDITION
BASEMENT FLOOR, SLAB-ON-GROUND, OR FOUNDATION WALL LEAKS

Acceptable Performance/Condition
Basement floors, slabs-on-ground, and foundation walls shall be built in accordance with the Building Code to resist moisture entering the home from the exterior or from the ground.

Warranty
One-Year – Work and Materials
Two-Year – Ontario Building Code Health & Safety Violations
Two-Year - Basement Water Penetration

- Damage caused by *dampness* or *condensation* due to failure by the homeowner to maintain adequate ventilation or proper operation of moisture-producing devices, such as humidifiers, is excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Leaks resulting from a Building Code violation or a defect in work or materials supplied by the *builder*, shall be *repaired*. Sub-surface investigation may be required.

Remarks
Active water penetration within the warranty period is warranted.

In the event of a water leak, the *homeowner* should take immediate steps to prevent damage to their property and contact their *builder*. Immediate steps may include soaking up any standing water on floors and moving belongings away from the affected area to minimize water damage. If the *builder* does not resolve the issue, the *homeowner* should contact Tarion. Any damage to items not installed or provided by the *builder* should be reported to the homeowner's home insurance provider.

See Appendix A5 "How to Conduct a Water Test" for more information.

See also
1.7 CONCRETE BLOCK FOUNDATION WALL IS CRACKED
1.10 CAST-IN-PLACE CONCRETE FOUNDATION WALL IS CRACKED
1.12 CONCRETE BASEMENT FLOOR, SLAB-ON-GROUND, BASEMENT WALL OR FOUNDATION WALL IS DAMP

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 1.4:
(Black text is existing from Article 5.4, blue text is existing from Article 13.2, red text is new)

Article 5.4 "Roof or Roof Flashing Leaks"

CONDITION
ROOF OR ROOF FLASHING LEAKS

Acceptable Performance/Condition
Roofs and their flashings at intersections (such as valleys, walls, parapets and chimneys), shall be installed in accordance with the Building Code to prevent water penetration.

Warranty
One-Year – Work and Materials
One-Year - Ontario Building Code Violations
Two-Year - Building Envelope Water Penetration
• A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Leaks resulting from a Building Code violation or a defect in work or materials supplied by the *builder* shall be *repaired*.

Remarks
In the event of a water leak, the homeowner should take immediate steps to prevent damage to their property and contact their *builder*. Immediate steps may include placing containers or buckets under the leak to catch dripping water, soaking up any standing water on the floor, and moving or covering belongings in the affected area to minimize water damage. If the builder does not resolve the issue, the *homeowner* should contact Tarion. Any damage to items not installed or provided by the *builder* should be reported to the homeowner's home insurance provider

Roofs should be inspected in both spring and fall as part of regular home maintenance. The homeowner should look for signs of wear and tear, including missing, cracked, or curled shingles, as well as leaks or damaged flashings at intersections such as valleys, walls, and chimneys. Detecting problems early can minimize disruptions and prevent further damage.

Eavestroughs and downspouts should be kept clear of debris and dirt by the homeowner to ensure efficient water flow and drainage from the roof. This prevents water accumulation that can freeze and contribute to the formation of ice buildup, which can cause water leakage. Ice buildup around chimneys can also contribute to water penetration. This condition is warranted only if the ice buildup results from a demonstrated Building Code violation or a defect in work or materials supplied by the *builder*.

See Also
5.3 Leaks Due to Snow or Rain Driven into the Attic Through Louvres or Vents
5.6 Ice Buildup on Roof

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 1.5:
(Black text is existing, red text is proposed)

Appendix A5 "How to Conduct a Water Test"

A5 How to Conduct a Water Test

A water test shall be performed to confirm water leaks, both above and below grade. With an above grade test, the intent is to simulate an average, wind-driven rainfall but should never be done using full pressure in a single-stream or pressure-altering device such as a pressure washer. This can force water through building assemblies and flashings not intended for high-volume or high-pressure water saturation. With a below grade test the intent is to simulate natural water flow around a foundation caused by rain or snow melting where the water may inadvertently be directed towards the foundation wall. Water penetration is considered to be bulk water (e.g., surface water, rain, and/or melting snow) coming into the basement or accumulating near the point of entry, or *dampness* on the wall appearing as a result of the test, but excludes *dampness* caused by *condensation*.

5.1 Above Grade:
Use a standard garden hose and sprayer attachment. The sprayer attachment should be set on "shower" or other similar dispersal pattern. Spray the area to be tested for no more than 10 minutes from a minimum distance of 2 m. Have another person checking inside for the point of origin and the length of time it takes for water to appear. Areas to be investigated should be kept dry prior to the test.

5.2 Below Grade:
Use a standard garden hose with no attachments. The hose bib should be set at about half flow to simulate melting snow or rainfall. The water from the hose is to be directed along the face of the foundation to allow the water to run parallel to the wall, at grade, finding its own way down the exterior of the wall to the perimeter foundation drains. Run the water for no more than 20 minutes checking periodically for water penetration. Identify the location and the point of entry of any water (crack, tie rod, snap tie, honeycombing) and the length of time it takes for water to appear.

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Appendix 1.6:
(Black text is existing from Article 1.13, red text is proposed)

Section on "INCOMPLETE, MISSING OR DAMAGED ITEMS"

A pre-delivery inspection (PDI) is conducted by the builder and the prospective homeowner (or their designate) on or before the date of possession. The PDI provides an important opportunity for the prospective homeowner to observe and record any items in the home that are incomplete, missing, damaged or non-operational.

If the item is covered by a statutory warranty, the builder must repair the damaged or non-operational item or install the missing or incomplete item. Any such items must be recorded on Tarion's standard Pre-Delivery Inspection Form (PDI Form) or on a builder's PDI form, provided that it includes at least all the information contained in Tarion's standard PDI Form.

Listing these items on the PDI Form provides a formal record of their condition before the homeowner takes possession. Without this record, it may be difficult for Tarion to determine whether the item is covered under warranty if a dispute arises, as it may not be clear who caused the damage or whether the issue existed before the date of possession. The PDI Form is not a warranty form or request for assistance from Tarion.

After the PDI, any items on the PDI Form that have not been addressed by the builder, and any new concerns that arise, should be reported by the homeowner on a warranty form and submitted to the builder and Tarion within the applicable warranty period. This can be done through MyHome, Tarion's online tool for homeowners. Please visit Tarion's website for information about claim submissions and timelines.

For more information on the above, please refer to the Homeowner Resources and Learning Hub on Tarion's website.

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Appendix 1.7:
(Black text is existing from CE CPG Article 1.8, red text is proposed)

New Article "Water Ponding on Exterior Surfaces"

CONDITION
WATER PONDING ON EXTERIOR SURFACES

Acceptable Performance/Condition
Exterior surfaces (such as driveways, walkways, landings and porches) that are sloped for drainage may have minor variations that prevent immediate drainage and result in temporary water accumulation, which is normal and acceptable. However, water ponding on a surface is not acceptable under the following conditions:

- The water ponding area has a depth of 6 mm or more, a width of 1 m or more, and remains after 24 hours; or
- The water ponding area is less than 6 mm deep, but remains after 24 hours in an area that is frequently used and difficult to avoid during regular use (e.g., near a doorway to the home or where an individual steps when exiting their parked car).

Warranty
One-Year – Work and Materials
Two-Year – Ontario Building Code Health and Safety Violations (e.g., see Reinforced Concrete Slab requirements)

- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action

Water ponding in excess of the acceptable performance condition shall be *repaired*.

Remarks
Additional Information
It is normal for water to accumulate on surfaces immediately after a wetting event. Only water that remains after 24 hours is considered ponding.

See also
5.19 STANDING WATER ON A FLAT ROOF
14.6 WATER ACCUMULATES ON GARAGE FLOOR
14.12 WATER PONDING IN SURFACE GRADING OF THE SITE
14.18 EXTERIOR DECK IS OUT OF LEVEL

APPENDIX 2 – Interior Climate Control CPG Articles

Appendix 2.1:
(Black text is existing, red text is proposed)

Article 8.9 "Rooms or Space Remains Cold During Heating Season"

CONDITION
ROOMS OR SPACE REMAINS COLD DURING HEATING SEASON

Acceptable Performance/Condition
Rooms or spaces within homes shall be able to maintain the following indoor air temperatures based on the home's local climatic conditions set out in the Building Code:

- 22°C in living spaces;
- 18°C in unfinished basements;
- 18°C in common service rooms, ancillary spaces and exits in homes with a secondary suite; and
- 15°C in heated crawl spaces

If outdoor conditions fall below the local design temperature parameters specified in the Building Code, the indoor air temperatures set out above may not be maintained. This is not considered a defect.

Warranty
One-Year - Work and Materials
One-Year – Ontario Building Code Violations
Two-Years – Ontario Building Code Health & Safety Violations
Two-Year - *Delivery and Distribution Systems*

- Damage resulting from improper maintenance is excluded from the statutory warranty.
- A complete loss of heating between September 15th and May 15th may qualify as an emergency situation. For more information, please visit Tarion's website.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
A room or space within a home not meeting the acceptable performance condition shall be repaired.

Remarks
The ability of a room or space within a home to maintain the required indoor air temperature depends on a combination of factors related to the design, installation and performance of the home's heating system, as well as the thermal effectiveness of the building enclosure (e.g., exterior walls, roof, exposed floors). Contributing factors that may lead to a cold room or space condition include:

System Design & Performance:
Improperly designed system, blocked or imbalanced ductwork or piping, malfunctioning equipment, or uncleaned furnaces can affect system performance.

Airflow & Distribution:

Closed or obstructed vents, unbalanced heat distribution, or leaky ductwork can affect airflow and heat delivery.

Insulation & Air Leakage:
Inadequate insulation, broken window/door seals, unsealed penetrations in the building envelope, or thermal bridging can lead to heat loss and air leakage.

Room-Specific Characteristics:
Less solar gain (e.g., north-facing rooms), large window area, or location above unconditioned spaces make rooms more difficult to keep warm.

External and Environmental Factors:
Extremely cold weather or strong winds can temporarily reduce indoor temperatures by increasing heat loss and/or air leaks through joints in exterior walls.

Homeowner Care & Maintenance:
Blocked heat sources, frequent door or window openings, or insufficient maintenance can reduce system efficiency and effectiveness.

When measuring the indoor air temperature of a room, the temperature reading should be taken as close as possible to the center of the room and at a height of approximately 1,500 mm above the floor. Ensure the heating system has been running continuously for at least 20 minutes, with proper air circulation and doors open, to obtain accurate results.

Air balancing is initially performed by the builder during installation, but it is an important part of ongoing heating system maintenance. To ensure efficient air distribution throughout the home, regular checks and adjustments should be included in the homeowner's maintenance schedule. Condominium unit owners should follow the recommended maintenance schedule set by their condominium corporation.

Heat loss calculations and duct designs assist in determining the appropriate furnace size as well as the adequacy and balancing of the heating system.

When investigating persistent cold room conditions, all possible contributing factors listed above should be considered.

See also
8.1 DRAFT FELT AT ELECTRICAL OUTLET
8.2 EXTERIOR AIR INFILTRATION THROUGH WINDOWS AND DOORS
8.7 INSUFICIENT INSULATION
8.8 HEATING, VENTILATING OR AIR CONDITIONING (HVAC) SYSTEMS NOT INSTALLED PROPERLY
8.14 DUCTOWRK COMES APART

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 18.

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Appendix 2.2:
(Black text is existing, red text is proposed)

Article 8.10 "Room or Space Remains Hot During Cooling Season"

CONDITION
ROOM OR SPACE REMAINS HOT DURING COOLING SEASON

Acceptable Performance/Condition
Where a cooling system is installed, rooms or spaces within a home shall be able to maintain an indoor air temperature of 24°C based on the home's local climatic conditions set out in the Building Code.

If outdoor conditions rise above the local design temperature parameters specified in the Building Code, the indoor air temperature set out above may not be maintained. This is not considered a defect.

Warranty
One-Year – Work and Materials
One-Year – Ontario Building Code Violations
Two-Years – Ontario Building Code Health & Safety Violations
Two-Year – Delivery and Distribution Systems

- Damage resulting from improper maintenance is excluded from the statutory warranty.
- A complete loss of cooling between May 15th and September 15th may qualify as an emergency situation. For more information, please visit Tarion's website.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
A room or space within a home not meeting the acceptable performance condition shall be repaired.

Remarks
The ability of a room or space within a home to maintain the required indoor air temperature depends on a combination of factors related to the design, installation and performance of the home's cooling system, as well as the thermal effectiveness of the building enclosure (e.g., exterior walls, roof, exposed floors). Contributing factors that may lead to a hot room or space condition include:

System Design & Performance:
Improperly designed system, blocked or imbalanced ductwork or piping, or malfunctioning equipment can affect system performance.

Airflow & Distribution:
Closed or obstructed vents, unbalanced air distribution, or leaky ductwork can affect airflow and delivery of cool air.

Insulation & Air Leakage:
Inadequate insulation, broken window/door seals, unsealed penetrations in the building envelope, or thermal bridging can lead to heat gain and air leakage.

Room-Specific Characteristics:
Greater solar gain (e.g., south-facing rooms), large window area, or location above unconditioned spaces make rooms more difficult to keep cool.

External and Environmental Factors:
Extremely hot weather or high humidity beyond the design parameters of the system, can increase cooling loads and may result in reduced indoor comfort levels.

Homeowner Care & Maintenance:
Blocked supply or return vents, frequent door or window openings, and insufficient maintenance can reduce system efficiency and effectiveness.

When measuring the indoor air temperature of a room, the temperature reading should be taken as close as possible to the center of the room and at a height of approximately 1,500 mm above the floor. Ensure the cooling system has been running continuously for at least 20 minutes, with proper air circulation and interior doors open, to obtain accurate results.

Air balancing is initially performed by the builder during installation, but it is an important part of ongoing system maintenance. To ensure efficient air distribution throughout the home, regular checks and adjustments should be included in the homeowner's maintenance schedule. Condominium unit owners should follow the recommended maintenance schedule set by their condominium corporation.

Heat gain calculations and duct design assist in determining the appropriate equipment size as well as the adequacy and balancing of the cooling system.

When investigating persistent hot room conditions, all possible contributing factors listed about should be considered.

See also
8.8 HEATING, VENTILATING OR AIR CONDITIONING (HVAC) SYSTEMS NOT INSTALLED PROPERLY
8.16 AIR CONDITIONING COOLANT LINE LEAKS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 18.

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APPENDIX 3 – Floor Squeaks and Resilient Flooring CPG Articles

Appendix 3.1:
(Black text is existing, red text is proposed)

Article 2.4 "Floor Squeaks"

CONDITION
FLOOR SQUEAKS

Acceptable Performance/Condition
Some squeaking resulting from normal shrinkage of materials after construction is acceptable. However, floors shall be free from repetitive squeaks caused by movement in the finished flooring, or in the supporting floor structure under normal seasonal indoor humidity levels and normal loading conditions.

Warranty
One-Year - Work and Materials
One-Year – Ontario Building Code Violations
Two-Years – Ontario Building Code Health & Safety Violations (applicable to structural components)
Seven-Year – MSD (applicable to structural components)

- Squeaks resulting from normal shrinkage of materials caused by drying after construction are excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Squeaks resulting from a Building Code violation or a defect in work or materials supplied by the *builder* shall be *repaired*.

Remarks
Wood is a hygroscopic material, meaning it absorbs and releases moisture from the surrounding environment. This natural property causes the wood to expand or contract depending on the levels of indoor relative humidity. Extended low-humidity environments can cause excessive shrinkage in the wood resulting in loose floor connections. On the other hand, excessive high-humidity environments can cause the wood to expand, resulting in pressure-related floor squeaks. The homeowner should maintain indoor humidity levels to prevent excessive drying or expansion of materials.

An occasional squeak in a properly installed wood floor system is not abnormal and is typically not a concern, as long as it does not affect the floor's performance. A permanent squeak-free floor may not be attainable.

However, squeaking can also result from movement or friction within the supporting floor structure caused by, for example, inadequate subfloor material or thickness, insufficient attachment of the subfloor to joists, inadequate floor joist support, or missing structural components (e.g., blocking/cross-bridging, joist hangers, nails, or screws). These structural components are regulated by the Building Code, and deficiencies in them or with their intended function could potentially be covered under the warranty for Two-Year Ontario Building Code Health & Safety Violations or Major Structural Defects.

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See also
2.3 LOOSE SUBFLOOR
Appendix A2 – Moisture in Wood and Laminate Floors

Notes
Words in italics are defined in the “TERMINOLOGY” section on page 24.

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Appendix 3.2:
(Black text is existing, red text is proposed)

Article 12.10 "Resilient Flooring Has Protrusions, Ridges Or Depressions"

CONDITION
RESILIENT FLOORING HAS PROTRUSIONS, RIDGES OR DEPRESSIONS

Acceptable Performance/ Condition
Resilient flooring shall be free of protrusions, ridges or depressions (e.g., bumps, fasteners, or telegraphing) that cause surface deformities *visible* under *normal* lighting conditions from a *normal* viewing position.

Warranty
One-Year - Work and Materials
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
The visibility of protrusions, ridges or depressions depends on several factors, including texture, pattern, colour, resilient flooring type, and lighting conditions. Reflected light can generate shadows and may exaggerates the perception of irregularities in the floor.

Where repairs are necessary, colour and/or texture may not match exactly the surrounding original material.

See also
12.13 RESILIENT FLOORING SURFACE HAS BUBBLES
12.2 FINISHED FLOOR IS UNEVEN

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

Proposed defined term for inclusion in the CPG under "TERMINOLOGY":
Resilient flooring is defined as a non-textile floor that provides underfoot comfort and characteristically bounces back from repeated traffic or compression. The resilient flooring category includes vinyl sheet flooring, vinyl composition tile (VCT), luxury vinyl tiles and planks (LVT, LVP), linoleum, rubber, cork, and other types of synthetic flooring. Resilient flooring comes in rolls, tiles or planks, and is available in various colours, shapes and sizes.

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Appendix 3.3:
(Text in purple is from Article 12.11, text in green is from 12.15, text in red is new)

Article 12.11 "Resilient Flooring Is Loose"

CONDITION
RESILIENT FLOORING IS LOOSE

Acceptable Performance/ Condition
Resilient flooring shall be securely bonded to the subfloor, unless the flooring is designed for an alternative installation method that does not require bonding to the subfloor.

Warranty
One-Year - Work and Materials
- Damage resulting from improper maintenance is excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
Resilient flooring products are available in various types, including vinyl sheet flooring, vinyl composition tile (VCT), luxury vinyl tiles and planks (LVT, LVP), linoleum, rubber, cork, and other synthetic options. These materials use a range of installation methods (e.g., loose-lay, floating, perimeter-bond, full-spread adhesive, hybrid and modified approaches), which depend on factors like flooring type, subfloor conditions and manufacturer guidelines. This choice can affect the degree of looseness of the finished floor and should be considered when assessing its performance.

The *homeowner* shall maintain the flooring in accordance with the manufacturer's instructions.
Resilient flooring should not be subjected to standing water that could compromise adhesives along the seams.

See also
12.12 RESILIENT FLOORING JOINTS HAVE GAPS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.4:
(Black text is existing, red text is proposed)

Article 12.12 "Resilient Flooring Joints Have Gaps"

CONDITION
RESILIENT FLOORING JOINTS HAVE GAPS

Acceptable Performance/ Condition
Resilient flooring shall be installed according to manufacturer specifications and with no *visible* gaps at seams or joints in excess of 1 mm.

Warranty
One-Year - Work and Materials
- Damage resulting from improper maintenance is excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
The visibility of gaps depends on several factors including texture, pattern, colour, resilient flooring type, and lighting conditions. Reflected light, can generate shadows and may exaggerate the perception of irregularities in the floor.

Proper expansion allowances shall be maintained where required to allow for movement in the resilient flooring, and the installation should account for environmental factors while including appropriate seam treatments to ensure durability.

Seam sealers recommended by the flooring manufacturer may be used to fill gaps between seams of some resilient flooring types (e.g., sheet vinyl flooring, vinyl composition tiles, solid vinyl tiles).

See also
12.12 RESILIENT FLOORING JOINTS HAVE GAPS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.5:
(Black text is existing, red text is proposed)

Article 12.13 "*Resilient* Flooring Surface Has Bubbles"

CONDITION
RESILIENT FLOORING SURFACE HAS BUBBLES

Acceptable Performance/ Condition
Resilient flooring shall be free from *visible* bubbles that cause surface deformities, under *normal* lighting conditions.

Warranty
One-Year - Work and Materials
- Bubbles resulting from improper maintenance are excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
Bubbles can form on various types of *resilient* flooring, including sheet vinyl, luxury vinyl (LVT/LVP), vinyl composition tile, and linoleum. These surface imperfections typically result from air entrapment due to uneven adhesive application or inadequate subfloor preparation. Environmental factors, such as temperature fluctuations, can also contribute to their formation.

See also
12.10 RESILIENT FLOORING HAS PROTRUSIONS, RIDGES OR DEPRESSIONS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.6:
(Black text is existing, red text is proposed)

Article 12.14 "*Resilient* Flooring Patterns (Including Sheet Vinyl And Vinyl Tiles) Are Misaligned Across Seams Or Between Tiles"

CONDITION
RESILIENT FLOORING PATTERNS (INCLUDING SHEET VINYL AND VINYL TILES) ARE MISALIGNED ACROSS SEAMS OR BETWEEN TILES

Acceptable Performance/ Condition
Resilient flooring shall be installed to achieve pattern alignment within the manufacturer's tolerance, providing a uniform appearance throughout the room or space when viewed under *normal* lighting conditions from a *normal* viewing position.

Warranty
One-Year - Work and Materials
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
Manufacturer's tolerances for alignment may vary based on patterns, textures and colours of material.

Where repairs are necessary, colour and/or texture may not match exactly the surrounding original material.

See also
12.12 RESILIENT FLOORING JOINTS HAVE GAPS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.7:
(Black text is existing, red text is proposed)

Article 12.16 "*Resilient* Flooring Tiles Are Misaligned At Corners"

CONDITION
RESILIENT FLOORING TILES ARE MISALIGNED AT CORNERS

Acceptable Performance/ Condition
Resilient flooring shall be installed with tight joints to achieve corner alignment, providing a uniform appearance throughout the room or space when viewed under *normal* lighting conditions from a *normal* viewing position.

Warranty
One-Year - Work and Materials
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
Manufacturers' tolerances for corner alignment may vary based on tile dimension, shape, and material characteristics.

For specific corner alignment tolerances and installation guidelines, refer to the manufacturer's documentation and recommendations.

Minor variations in corner alignment may be more noticeable with larger tiles, high-gloss finishes, or in areas with strong lighting.

See also
n/a

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.8:
(Black text is existing, red text is proposed)

Article 12.17 "Resilient Flooring Shows Yellowing Or Topical Surface Discolouration"

CONDITION
RESILIENT FLOORING SHOWS YELLOWING OR TOPICAL SURFACE DISCOLOURATION

Acceptable Performance/ Condition
Resilient flooring shall be free from *visible* yellowing or topical discolouration when viewed under *normal* lighting conditions.

Warranty
One-Year - Work and Materials
- Damage resulting in yellowing or topical discolouration due to improper maintenance is excluded from the statutory warranty.
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
The use of inappropriate cleaning materials or coverings, such as latex-backed carpets, may cause discolouration of the flooring. Direct sunlight naturally causes general yellowing over time and is *normal*.

See also
12.18 RESILIENT FLOORING HAS VARIATIONS IN COLOUR, TEXTURE OR PATTERN

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.9:
(Black text is existing, red text is proposed)

Article 12.18 "*Resilient* Flooring Has Variations In Colour, Texture Or Pattern"

CONDITION
RESILIENT FLOORING HAS VARIATIONS IN COLOUR, TEXTURE OR PATTERN

Acceptable Performance/ Condition
Resilient flooring within a room or space shall be uniform in colour, texture and pattern when viewed under *normal* lighting conditions. Minor variation between batches or dye lots is acceptable.

Warranty
One-Year - Work and Materials
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Resilient flooring not meeting the acceptable condition shall be *repaired*.

Remarks
Slight variation in colour may occur due to different lighting effects and patterns.

See also
12.19 REPAIRED RESILIENT FLOORING HAS PATTERN OR SHADE VARIATIONS

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.

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Appendix 3.10:
(Black text is existing, red text is proposed)

Article 12.19 "Repaired *Resilient* Flooring Has Pattern Or Shade Variations"

CONDITION
REPAIRED *RESILIENT* FLOORING HAS PATTERN OR SHADE VARIATIONS

Acceptable Performance/ Condition
Resilient flooring with shade or pattern variations within the same colour or pattern, occurring between the existing material and *repaired* areas, is acceptable when viewed under *normal* lighting conditions from a *normal* viewing position.

Warranty
One-Year - Work and Materials
- A complete list of "CONDITIONS NOT COVERED UNDER WARRANTY" is on p.21 of the Guidelines.

Action
Shade variations greater than the acceptable condition shall be *repaired*.

Remarks
Variations in patterns or shades between batches or dye lots within a specified colour or pattern are *normal*. Where a material match is unavailable, material may be removed from an inconspicuous location and used for *repairs.*

See also
12.18 RESILIENT FLOORING HAS VARIATIONS IN COLOUR, TEXTURE OR PATTERN

Notes
Words in italics are defined in the "TERMINOLOGY" section on page 24.