

Building Permit Information

Presentation-Large Municipalities Chief Building Officials

Friday, May 7th, 2010



Introductions

- Dave Roberts, Director, Enforcement
 - Key relationship manager with the CBO's
- John Linney, Project Director
 - First level technical contact for CBO's



Agenda

- Project Objectives
- Project History
- The Law
- What will Tarion do with the data?
- Tarion and CBO interaction
- The technical stuff
- Other topics of interest



Project Objectives

- Some of the key project objectives include:
 - Installing the tools necessary to collect, collate, & analyze Tarion and Building Permit information;
 - Work with municipalities to define a standard method of collecting permit information;
 - Add the permit information to the universe of data available to Enforcement;

(continued...)

Project Objectives (cont.)



- Some of the key project objectives include:
 - Develop a methodology to assess and classify the “levels”, “severity” or “types” of illegal building activities; and,
 - Define the process to be initiated whenever a builder is suspected of illegal activities (process will likely vary based on “level”, “severity” or “type” of illegal building activity identified).

History behind the project



- Permit Declaration project initially introduced in 1998 by the Newmarket office to selective building departs. Overseen by the ‘Tech Reps’ in those days.
- Taken over by Enforcement in 2003 and revamped
- Re-introduced as voluntary in 2004 right across all building departs.

(continued...)

History behind the project (cont.)



- 2006/07 saw close to 280 building departments participating on voluntary bases
- Since 2004 Tarion has been lobbying MMAH to include the 'Declaration' or a form of it into the building permit application process.
- 2009 OHBA joins in the lobbying
- 2009 Bill 212 receives Royal Assent.



What the law says

- “...New subsection 8 (8.1) of the Act requires the chief building official to give to the corporation designated under section 2 of the Ontario New Home Warranties Plan Act , currently Tarion Warranty Corporation, prescribed information relating to permits issued under section 8 and the applications for those permits.”
- This will apply to any building whose proposed use is classified as a Group C major occupancy and which is not a boarding, lodging or rooming house or a building containing a hotel.

What the law means to you



- As of January 1st, 2011, **all** Ontario CBO's will need to provide Tarion with copies of building permits within 45 days of filing
- Tarion will accept the information in a variety of formats, including:
 - XML files;
 - Fixed-format files; and,
 - Paper (via mail or fax)

What will Tarion do with the data?



- All data received will be stored in a secure database, accessible only to Enforcement and select IS staff (for maintenance purposes)
- This data will be correlated with other data collected by Tarion as a matter of course
- The resulting correlations will be used to identify a number of illegal building activities



Illegal Building Examples

- Repeat Offenders
- Revoked/Expired Builders
- Unregistered V/B with Multiple Un-enrolled Units
- One-Offs
- Unregistered Builder – Offer for Sale and Not Enrolled
- Vendor/Flipper

(continued...)

Illegal Building Examples (cont.)



- Registered Builder with Un-enrolled Units on Terms & Conditions
- Registered V/B, Previously Warned
- Registered V/B – Un-enrolled Units
- Multi-Units

Privacy and Building Permit info



- The data collected will only to be accessible to Enforcement staff for enforcement purposes, and technical staff for maintenance and support



Deliverables to the CBO's

- To support you in preparing for the January 1st deadline, Tarion will provide the following:
 - A dedicated informational section on the Tarion website (www.tarion.com), by June 11th.
 - Details on how to send the electronic data, or how to mail / fax the paper files, by July 15th.
 - Documentation on the electronic file formats that will be accepted, by August 12th.

Tarions' expectations of the CBO's

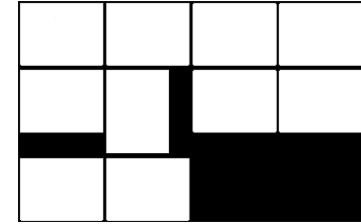
- Pre-Launch (up to December 17th, 2010)
 - Pilot project (likely September & October)
 - “Test” facility for CBO’s (likely November on)
- Launch (January 1st to February 14th, 2011)
 - First transmission
- Post-Launch (February 15th, 2011 and beyond)
 - On-going support

The technical “stuff”



- XML (Extensible Markup Language)
 - XML is a flexible way to create common information formats and share both the format and the data on the World Wide Web, intranets, and elsewhere.
 - Most commonly created by dedicated computer programs from existing databases
 - Tarion is planning to work with common CBO software suppliers to assist them in incorporating this into their product “out of the box”

The technical “stuff”



- Fixed-format
 - In a Fixed-format file, the format is specified by column widths, pad characters and left/right alignment.
 - Easy to create from Excel spreadsheets, using the Excel “data export” function



The technical “stuff”

- Sending the file (in either format)
 - Tarion will set-up an FTP (File Transfer Protocol) site to receive the files
 - You will be able to send files as often as you wish (from once a month, down to each individual permit as it is approved!)

Questions?





Contact information

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