

ELIGIBLE REPAIR PROJECT PARAMETERS

1. To have your project considered and payment processed, all projects requiring a Building Permit in accordance with the Ontario Building Code shall be applied for with the local Building Department, and copies of the Permit as well as the resulting Inspection Certificate will need to be submitted with the invoice(s).
2. To have your project considered and payment processed, all projects requiring an inspection and certification from the Electrical Safety Authority and/or Ministry of the Environment (such as wells and septic systems) shall have appropriate permits obtained along with the Inspection Certificate and will need to be submitted with the invoice(s).
3. Third party opinions that are required for application processing qualify as a reimbursable cost, and should be identified as part of your request.

FIRE SAFETY AND LIFE SAFETY RELATED PROJECTS

These are projects that are necessary to facilitate the safe and ongoing occupancy within a dwelling.

Qualifying Requirements:

- Direct recommendation or Order of a local Fire Chief, Building Official, or qualified professional.

Required Documentation:

- Written description and photographs of existing conditions and appropriate corrective actions;
- Copy of Order; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

FOUNDATION REPAIR PROJECTS

These are repairs that directly relate to the safety and quality of life of the resident.

Qualifying Requirements:

- Significant cracks or heaves that allow water to freely enter building.

Repair Requirements:

- Comprehensive in nature, and to be fully warranted by the Contractor for a minimum of 5 years.

Required Documentation:

- Written third party opinion and recommendations from a licensed Architect (OAA) or a licensed Structural Engineer (PEO) may be requested where severe damage is present
 - Third party opinion including description of existing conditions, acceptable solutions and recommended scope of work;
- Photographs of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

STRUCTURAL REPAIR PROJECTS

These are projects that are necessary to facilitate the safe and ongoing occupancy within a dwelling.

Qualifying Requirements:

- Sagging or damaged ridge beams;
- Sagging or damaged main support beams;
- Damaged or rotten exterior wall sections or interior support walls;
- Missing siding or damaged, cracked or heaved exterior facades; and/or
- Sagging or settled additions and/or extensions to buildings.

Repair Requirements:

- Must be comprehensive and address structural deficiency to the satisfaction of a third party professional.

Required Documentation:

- Written third party opinion and recommendations from a licensed Architect (OAA) or a Licensed Structural Engineer (PEO) may be requested where severe damage is present;
 - Third party opinion would include description of conditions, acceptable solutions and recommended scope of work with cost estimate;
- Photographs of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

HEATING SYSTEMS

Qualifying Requirements:

- An existing heating system must already be in place; and
- Must either be functioning poorly and/or beyond 15 years in age.

Repair Requirements

- New systems shall be high efficiency if possible;
- Wood burning systems will not be considered if this is the sole fuel source, however combination fuels will be accepted; and
- All new installations are to be inspected and certified appropriately when complete. Copy of Certification required for payment.

Required Documentation:

- Written description of the existing system, inclusive of the type, manufacturer, model #, age, and its method and path of exhausting;
- Photographs of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

WINDOWS AND EXTERIOR DOOR REPLACEMENT PROJECTS:

Qualifying Requirements:

- Existing windows and doors need to be beyond 15 years of age, visibly deteriorated, and no longer providing adequate thermal properties to ensure relative comfort control within the home.

Repair Requirements:

- Replacement units will need to be Energy Star rated for Climate Zone B, with superior thermal properties;
- For windows, double or triple pane, Low E argon filled window units will be accepted as a satisfactory replacement; and
- For exterior doors, insulated steel doors or fiberglass doors with or without glazing will be accepted as a satisfactory replacement.

Required Documentation:

- Multiple photographs of the existing windows, doors and broader photographs showing those elements on each elevation of the home;
- Product sheets complete with specifications and diagrams (also known as cut-sheets) for proposed new; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

ROOF REPAIR OR REPLACEMENT PROJECTS:

Damaged roofs are a significant cause of water infiltration and ongoing repair costs in a building.

Qualifying Requirements:

- Rotten and/or damaged sheathing, fascia, trusses; and/or
- Missing, damaged or aged shingles, damaged steel roofing materials, damaged and leaking membranes, etc.

Repair Requirements:

- New roofs shall be constructed from asphalt shingles;
- Steel roofs, existing or not, will not be considered for a replacement unless the cost of a shingle roof is provided as well as the steel, and the applicant assumes the cost differentiation;
- Included in the new roof assembly will be new roof vents, new roof penetration boots, new valley iron, ice shield along ridges and valleys, and roof-guard underlayment on all other exposed surfaces under the replacement shingles; and
- Where eaves, fascia and soffits are damaged they too shall be replaced at the same time.

Required Documentation:

- Photographs and description of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

SEPTIC SYSTEM REPAIR OR REPLACEMENT PROJECTS:

Qualifying Requirements:

- Septic systems that are suspected of being damaged or beyond repair shall have an inspection performed by a certified septic contractor, or qualified Engineer; and
- The inspection shall result in a written report.

Repair Requirements:

- All work shall be performed by a licensed septic installer as per OBC and MOE guidelines;
- Be comprehensive in nature to adequately address problem;
- May include replacement of weeping bed if necessary, and
- Must comply with all environmental requirements and Codes.

Required Documentation:

- Provide third party written report including description of existing conditions and recommendations to remediate the situation;
- Photographs if possible; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

WELL WATER SUPPLY SYSTEM REPAIR PROJECTS:

Qualifying Requirements:

- Must be related to the water supply for human consumption only. Irrigation wells for landscaping purposes shall not be considered; and
- Wells suspected of being deficient, damaged or dry shall be inspected by a qualified individual, resulting in a written report identifying existing conditions and recommended remedies.

Repair Requirements:

- Repairs shall be based on recommendations articulated in third party report; and
- All work must be in accordance with all environmental requirements, Codes and Standards with respect to potable water supply.

Required Documentation:

- Third party inspection report;
- Photographs of existing system and description of deficiency; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

VENTILATION IMPROVEMENT PROJECTS:

Ventilation plays a key role in air quality within a home. If a home is not adequately ventilated, ongoing moisture and humidity issues will be present. This is not to be mistaken with lifestyle choices or poor housekeeping practices that result in mould growth.

Qualifying Requirements:

- Ongoing repeat humidity issues or mould growth.

Repair Requirements:

Ongoing humidity and/or mould growth:

- Present on the main level, in common areas such as living rooms and kitchens, consideration should be given to ventilation directly to the exterior of the building;
- Present in the basement, a humidistat controlled system being installed is to be considered;
- Present in a washroom, and the ventilation equipment is either not existing or not properly functioning, a new installation should be considered directly wired to the light switch. In these instances, ultra quiet low sone equipment is strongly recommended for this type of installation;

*****NOTE:** Mould should be remediated in accordance with published remediation standards, to prevent reoccurring situations.

Required Documentation:

- Written description of existing conditions, its nature, and the proposed solution shall be attached to the application;
- *Photographs* of existing conditions, including mould; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

GRADING AND DRAINAGE IMPROVEMENTS FOR WATER MANAGEMENT:

There are occasions where a building is situated in such a way that storm water drains towards the building rather than away. Although buildings are not normally constructed in this manner, over time, this situation may arise.

Qualifying Requirements:

- Ponding water around home, or flooding of home.

Repair Requirements:

- Whether through verification, repair or replacement of weeping tile, localized grading or additional storm water management devices or features, flooding is to be addressed such that repeat occurrences are not expected.

Required Documentation:

- Written description of the deficiency;
- *Photographs* of the grading, and/or ponding and flooding; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

INSULATION UPGRADES:

Qualifying Requirements:

- Poor or missing insulation in attic areas, exterior walls, and other surfaces that separate exterior and interior spaces.

Repair Requirements:

- All insulation improvements should meet or exceed the requirements of the Ontario Building Code;
- Be aware that for some spaces, this may require some selective demolition to determine and some existing finishes to be removed;
- Particular attention is to be paid to the vapor and air barrier systems, as insulation is only one component of a constructed assembly, and should be treated as such when improvements are considered; and
- Great care is to be shown when using blown in insulation in attic spaces. Appropriate measures are to be taken to prevent blockage to soffits which will obstruct proper air flows within the attic area.

Required Documentation:

- Written description of current insulation R-values in existing areas, and proposed upgrade including method, type and R-value increase;
- Photographs where possible; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

ELECTRICAL REPAIR PROJECTS:

Various electrical upgrades will be considered for this type of project including:

Qualifying Requirements:

- Replacement of old “knob and tube” systems;
- Aged panels, wiring, equipment and fixtures;
- Damaged or significantly dated wiring distribution systems;
- Inefficient, aged, or damaged electrical heating devices;
- Improper, missing, or insufficient grounding of existing system; and/or
- Introduction of convenience outlets based on accessibility needs.

Repair Requirements:

- All work is to be completed by a licensed electrician;
- All replacement equipment is to be ESA/ULC/CSA certified; and
- All work is inspected and certified by the Electrical Safety Authority.

Required Documentation:

- Written description of existing conditions;
- Photographs of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

PLUMBING REPAIR PROJECTS:

Various plumbing upgrades and repairs will be considered for this type of project, including:

Qualifying Requirements:

- Replacement of inefficient toilets and various deteriorated fixtures;
- Specialty fixtures due to accessibility needs;
- Relocation of fixtures to accommodate floor plan changes;
- Introduction of additional fixtures to accommodate personal needs such as walk-in showers and tubs, etc;
- Introduction of barrier free type fixtures;
- Perforated piping, mixed piping, and aged piping systems; and/or
- Sewage system upgrades and /or replacements.

*****NOTE:** If other initiatives are offering reduced flow showerheads and faucets, they should be investigated in addition to options available through this program.

Repair Requirements:

- All work is to be completed by a licensed plumber;
- All replacement equipment is to be ULC/CSA certified;
- All work is inspected and certified by the local Building Official; and
- Consideration is given to environmentally friendly and consumption reducing fixtures and systems.

Required Documentation:

- Written description of existing conditions;
- Drawings and specifications for floor plan changes;
- Photographs of existing conditions; and
- Written quotations for the work (not required at time of application but two quotations will be required if application is deemed eligible and project moves forward).

****NOTE:** *It is important that you include photographs (where possible) with your application of the project(s) you would like to have funded by the Ontario Renovates Homeowner Repair Program.*