

# Ontario Edition

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Volume 18, no. 2, Spring 2023

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1. Release of CPBH's detailed analysis of the audit report of Toronto Building Division
2. Spring Funding Drive: Can you help?

Hello everyone,

We hope this finds you well and ready for some warmer weather. We are!

At the beginning of March, our national issue of Properly Built Times provided details of our call on the federal government to develop and lead a new housing model for Canadians: <https://canadiansforproperlybulthomes.com/wp-content/uploads/2023/03/Properly-Built-Times-Winter-2023-vol.-18-no.-1-Special-National-Edition-1.pdf> . We showed how almost every problem related to newly built homes is directly linked to the lack of building code enforcement. A properly built home is also an affordable home. And that means it is properly inspected during construction by qualified inspectors who are not paid by builders. Note that home inspections are funded by the new home buyer through the building permit cost passed on by the builder. Fees for inspections are in the City's coffers before a shovel hits the ground. You bought them; you should get them. Right?

But maybe not. CPBH issued a statement in mid-March about the audit report of the City of Toronto's Toronto Building Division (TBD) <https://canadiansforproperlybulthomes.com/wp-content/uploads/2023/03/Mar.-15-2023-CPBH-statement-related-to-the-Audit-of-Toronto-Buildings-Inspection-Function.pdf> . Together with the previous [2013 audit](#) of the same division, the results are disturbing and should be of concern to consumers, governments, industry and media. There is cause for the insurance industry to take note too, given that the results suggest they may be insuring homes riddled with uninspected building code violations and should therefore not be occupied in some cases. The building code is based on health and safety.

The findings show that the TBD's performance is very weak and that many weaknesses are not new, often persisting from the 2013 audit. They found that "construction is proceeding without inspections", "deficiencies are not always well documented, communicated or followed-up" and "inspectors are not always issuing orders to enforce compliance" (p.2). The picture that emerges in this report is one of a fundamentally important public function that is in chaos and not working. It provides a case study of Canada's largest city. This is directly related to CPBH's recent call on the federal government to take the lead on a new national housing model for Canadians.

In our statement, we promised a more in-depth analysis of the audit report and we are pleased to share that work with you today: <https://canadiansforproperlybulthomes.com/wp-content/uploads/2023/03/Mar.-23-2023-CPBH-analysis-of-Audit-of-Toronto-Buildings-Inspection-Function.pdf> . We are sorry to say that it took 18 pages to list the key elements from the audit, and our comments, that should be of concern to all those involved in new home construction. This analysis provides an easy guide to the report's findings.

The Government of Ontario must address these issues not only in Toronto, but also in municipalities across the province. CPBH has previously communicated to the Ministry of Municipal Affairs and Housing about how to do that: - Develop meaningful performance indicators for all municipalities, e.g., sufficient, qualified building inspectors, spot inspections to check on municipalities' performance, etc.; - Monitor performance indicators regularly to ensure that the municipalities are all performing satisfactorily; and - Take swift appropriate steps to ensure that municipalities are adhering to what is required of them, and ensure accountability. These could include serious financial penalties levied to the municipality itself, publication of offences to inform the public of a municipality's history of non-compliance, etc. This is a basic function of management. Everyone knows that what gets measured, gets done.

We would be happy to hear from you about the audit report analysis or any aspect of our work by email [info@canadiansforproperlybulthomes.com](mailto:info@canadiansforproperlybulthomes.com) or social media.

We would also be happy to hear from you about our spring fundraiser. We must ask you once again to help us keep the doors open. We are concerned about the volume of new home owners facing building code violations given the current and unfolding environment of build faster and the TBD audit. In our experience, these problems exist everywhere. We want to be able to help everyone who asks, always for free. If you can make a donation in any amount, we will be very grateful: <http://canadiansforproperlybulthomes.com/what-you-can-do/donate/> .

Networks grow through individual actions. You can also help by sharing this message with others you know. Forewarned is forearmed.

Stay well,

*Karen Somerville and Alan Greenberg*  
Canadians for Properly Built Homes Co-founders

*#ConsumerProtection #CanadianHousingQualityProblem #AffordableHousing #HealthAndSafety*

*#NeverGiveUp #EnforceTheCode #NoUSEDfurnaces #RadonAction #Don'tStopBelievin'  
#YouAreNotAlone*



### **About CPBH**

Canadians for Properly Built Homes (CPBH) is an independent, national not for profit corporation dedicated to healthy, safe, durable, energy efficient residential housing for Canadians, and is the only organization of its kind in Canada. Working for consumer awareness and protection, CPBH is run by a volunteer Board of Directors and is supported by a volunteer Advisory Council of industry experts and other key stakeholders. CPBH earned "partner" status with the Canadian Consumer Information Gateway (Industry Canada). Follow us:



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ISSN: 1718-0996