



**Ontario**  
Home Builders'  
Association

## Covid-19 Emergency Order Updates

---

On Tuesday January 12, the Government of Ontario implemented a **State of Emergency Order** and invoked wide-ranging new measures to battle the spread of COVID-19 and protect the province's health care system. The **State of Emergency** took effect immediately and will last for 14 days, with the option to renew for an additional 14 days with or without modifications.

The associated **Stay-at-Home Order** took effect today and will be in place for 28-days. General information covering all sectors, including construction, can be found [here](#).

Unlike the Emergency Order from last year, this new order does not suspend provincial timelines and we do not anticipate disruption to municipal approvals, permitting, or inspections, however continued cooperation from local municipalities is necessary and essential during these challenging times.

### **UPDATE on H&S guidance from MOL**

The Ministry of Labour has provided [updated guidance](#) for the construction sector on jobsite health and safety measures that members must implement.

### **UPDATE OBOA guidance**

The Ontario Building Officials Association has provided the [following guidance](#) for members to consult re: construction projects, building permits and inspections during this state of emergency. Members are encouraged to discuss permitted construction activities with their local building official for greater clarification.

### **UPDATE Building Maintenance**

There have been a lot of questions around building maintenance services. Members should refer to Section 35 of the consolidated [O.Reg 82/20](#) which permits the following,

**35.** Maintenance, repair and property management services that manage and maintain the safety, security, sanitation and operation of institutional, commercial, industrial and residential properties and buildings.

### **UPDATE Ministry of Municipal Affairs and Housing**

OHBA continues to seek more guidance from MMAH on guidance related to construction activities and will have more to share soon.

### **OHBA Statement on the Emergency Order and Impact on Residential Construction**

"We need to pull together. We all want to be safe at home and at work," said Joe Vaccaro, CEO of OHBA.

"With these new restrictions, the Ontario government continues to make public safety the priority. Our industry has a good track record of implementing enhanced protocols under COVID-19. While the new restrictions will slow the delivery of new housing for some projects, case levels have gotten to the point that



Together **WE** Build the Future

all sectors and residents must be part of the solution. Our members look forward to a time when they can resume full and normal construction levels and continue to serve the residential construction needs of all Ontarians.”

### **Regulations**

The regulations related to permissible construction were posted on January 13.

The regulations have provided additional clarity, and under section (i) sub (ii) there is no date threshold for condominium construction so work on these types of projects may continue uninterrupted.

### **O.Reg 10/21: Construction**

**43.** Construction activities or projects and related services, including land surveying and demolition services, that,

(i) are related to residential construction projects where,

(i) a building permit has been granted for a single family, semi-detached and townhomes,

(ii) the project is a condominium, mixed-use or other residential building, or

(iii) the project involves renovations to residential properties and construction work that was started before January 12, 2021;

(j) prepare a site for an institutional, commercial, industrial or residential development, including any necessary excavation, grading, roads or utilities infrastructure;

(k) are necessary to temporarily close construction sites that have paused, or that are not active, to ensure ongoing public safety;

### **Sales Centres**

Real estate (including pre-sale construction). No open houses - showing a property permitted by appointment only.

### **Supply Chains**

Businesses that supply businesses or places that are permitted to open within Ontario, or that supply businesses or services that have been declared essential in a jurisdiction outside of Ontario, with the support, products, supplies, systems, or services, including processing, packaging, warehousing, distribution, delivery, and maintenance necessary to operate.

### **Work from Home Except Where Necessary**

Under the Stay-at-Home Order, each person responsible for a business or organization that is open shall ensure that any person who performs work for the business or organization conducts their work remotely, with limited exception, for instance, where the nature of their work requires them to be on-site at the workplace.

### **Enforcement Under the State of Emergency**

Members should expect increased compliance inspections as the government enhances its enforcement of COVID-19 safety measures. Enforcement can come through Ministry of Labour or any provincial offences officers including the Ontario provincial police, local police forces, bylaw officers and provincial workplace inspectors to issue tickets to individuals who do not comply with the new health and safety orders as well as their employers if they are not enforcing the new requirements. Please visit [MOL](#) and [IHSA](#) websites for the most up to date information.



### **Tarion**

Tarion has provided an update based on the new State of Emergency and Stay-at-Home order, which members can find [here](#). Tarion has extended the builder repair periods on individual homes under the current restrictions, please review your builder portal for the specific details on your projects.

### **Employer Support Contact Details**

Employers who have questions about COVID-19 workplace measures can follow the link [here](#) for more specific information. You can also call the provincial toll-free line at [1-888-444-3659](tel:1-888-444-3659).

### **Other Questions**

We continue to receive additional specific questions regarding showrooms, décor centres that support residential construction operations. We are working to get additional clarity and as we receive that clarity we will communicate that out to members.

We are all in this together. We need to keep each other safe. Stay safe and be kind.

Thank you,

Mike Collins-Williams, CEO, WE HBA and Joe Vaccaro, CEO, OHBA

