



To our valued customers,

I know many of you were surprised when the City of Guelph suspended building inspections earlier this month. Unfortunately, we were not able to give you more notice; the decision was made quickly based on advice from [Wellington Dufferin Guelph Public Health](#) to slow the spread of Coronavirus.

I understand many of you are frustrated, and worried about completing your projects. We recognize that the Ontario Government considers business regulators, inspectors and construction an essential service, especially construction projects associated with the health care, transportation, energy and justice sectors. As such, we recognize the City has an important role to play in providing inspections while keeping everyone safe.

Thank you for being patient while we work with local health officials to find ways to restore City services, including building inspections. We want to help move your project forward while protecting the health and safety of our employees and our community.

Building inspections for unoccupied properties week of March 23

Circumstances **may change again next week**, and I will send you further updates with as much advanced notice as possible.

This week we are offering limited inspections for unoccupied buildings:

- Please call 519-837-5614 by 3 p.m. on March 25, or 26, and we will make every effort to complete the inspection the next day.
- Please **ONLY** call for the inspections you need to proceed with your project. Depending on the number of inspection requests, we may need to reschedule.

During this time the City can inspect:

- New unoccupied houses, semi-detached houses and townhouses
- New unoccupied ICI and multi-unit residential buildings (stacked townhouses, apartments, condos, etc.)
- Unoccupied ICI additions where there is separate access to the addition so our inspector does not need to check-in with and/or go through an existing building.

Inspection requirements during COVID-19

- The building or site must be completely vacant at time of inspection.
- The inspector will only interact with the site super, or, if the inspector normally interacts directly with one of the trades (e.g. plumbing) they will only interact with the lead for that trade.
- The inspector will decide if the site super/lead accompanies them on the inspection.
- The site super/lead may be asked about their health and travel history, and must maintain physical distancing of at least two (2) metres.
- The inspector will call the site super (or lead) when they are on their way to the inspection.
- If the site is not vacant when the inspector arrives, the inspection will not be carried out.



- If more than the site super/lead is on site when the inspector arrives, the inspector will decide whether to wait for the site to be vacated or reschedule the inspection.
- If someone is found on site during inspection, the inspection will stop.

Ways to defer building inspections

I am sure you've already considered how to keep projects moving forward without inspections, and I would offer the following:

- On many large ICI and multi-unit residential projects it is not uncommon for inspections to only be called for periodically. With some adjustment of your scheduling and construction sequence you may be able to defer the need for an inspection in some areas. Consider having have trades start working in other areas ahead of schedule and leave the area needing inspection. For low-rise residential construction this can also apply, but probably in fewer situations.
- We have already been discussing other solutions with some of you, such as allowing footing and foundation walls to be poured, provided a soils report is submitted, instead of having to wait for an excavation inspection. We would then inspect the excavation, footing and foundation all together, once we are fully back up and running.

Restoring City services

We will evaluate our ability to provide inspections each week and I will update you every Monday. I know this isn't ideal, but I hope this offers some certainty for you and your customers.

We are all in this together. Thank you again for working with us to slow the spread of COVID-19.

Regards,

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