

To: ARCHITECT

From: KRCMAR SURVEYORS LTD.

Re: **Schedule “G” (building completion certification) requirements for Condominium Registration and satisfying Draft Plan of Condominium conditions for City of Toronto**

Krcmar Surveyors is preparing for submission of Plan of Condominium and the requirements for Schedule “G”, based on our experience, are set out below:

1. A certificate(s) in the form of Schedule “G” by the Architect(s) certifying that all buildings have been constructed in accordance with the Act (O.Reg.48/01) is required for condominium registration.
2. Architect(s) to insert the following information into Schedule “G”: (Schedule G form attached)
 - i. the Declarant name
 - ii. municipal address
 - iii. city
 - iv. architect’s company name
3. Architect(s) need to check off the boxes that apply and strikeout whichever is not applicable. (see sample Schedule G indicating which boxes should be checked off by the Architect, in our experience)
4. Architect(s) will print name & date, and execute certificate with **architect's stamp/seal affixed**.
5. Surveyor requires four (4) original legal-sized certificates as executed by Architect(s).

Note:

- (i). There may be several certificates. All items set out in the Schedule “G” form must be checked off.*
- (ii). All matters certified with respect to buildings apply to all buildings on the property.*

Each item to be executed by architect as specified below, if applicable.

SCHEDULE "G"

DECLARANT'S CORPORATION

Municipal Address
City, Ontario

CERTIFICATE OF ARCHITECT

(under clause 8 (1) (e) or (h) of the Condominium Act, 1998)

I certify that:

Each building on the property has been constructed in accordance with the regulations made under the *Condominium Act, 1998*, with respect to the following matters:

(Check whichever boxes are applicable)

1. The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents. **Architect**
2. Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor. **Architect**
3. Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering. **Architect**
4. All underground garages have walls and floor assemblies in place. **Architect**

OR

- There are no underground garages.
5. All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a license, except for elevating devices contained wholly in a unit and designed for use only within the unit. **Architect**

OR

- There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
6. All installations with respect to the provision of water and sewage services are in place.
7. All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
8. All installations with respect to the provision of air conditioning are in place.

OR

- There are no installations with respect to the provision of air conditioning.
9. All installations with respect to the provision of electricity are in place.
10. All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories. **Architect**

OR

- There are no indoor or outdoor swimming pools.
11. Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place. **Architect**

Dated this _____ day of _____, 201_.

(signature)

(print name)

Architect

Company name

ATTACHMENT - Schedule "G" – Certificate of Architect

ONTARIO REGULATION 48/01 made under the Condominium Act, 1998
(*Condo. Act, 1998* s. 5(8))

PART II DECLARATION AND DESCRIPTION

DECLARATION

Contents

- (8) Schedule G shall contain,
- (a) a certificate, in the form that the Director of Titles specifies, of an architect certifying that all buildings on the property have been constructed in accordance with the regulations made under the Act, with respect to all or some matters listed in the paragraphs of the definition of "has been constructed" in subsection 6 (1); or

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krcmar surveyors ltd

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