

LEGAL FORMS 1, 2 & 3

Copyright and Building License

A copyright release is required for the following plan options: Digital Copy Sets. This form is a limited license agreement for the designer allowing you to make copies of the house plan to build only ONE home, cottage or garage from the purchased plans.

A Building License gives you legal permission from the designer to build only ONE house, cottage or garage from the purchased plans

Reproduction:

If purchasing a Reproducible Set or PDF Set, the following limitations and guidelines must be followed:

- No more than 10-12 copies can be made of the plan
- The limitation allows only ONE house, cottage or garage to be building from a plan set.

Your final package will include plans that are customized to suit your needs. If you decide to make your own changes to the plan, or hire a separate engineering firm, please note that Steenhof and Simcoe Building Centre are not responsible for *any* changes done to these plans. It then becomes the responsibility of the owner to comply with building code and to obtain the appropriate Engineer's report or stamp.

Engineer's Report:

Engineering Report and/or Seal may be required by local building authorities, due to non-standard building conditions or components not specifically prescribed by Part 9 of the Ontario Building Code. The purchase of our Basic Plans Package does not include the services of Engineer's Report or Stamp as part of the purchase agreement. Please speak to a Build associate about our Platinum Plan Package that does include this option.

Terms & Conditions:

These designs are protected under the terms of the Copyright Act of Canada and may not be copied or reproduced in any way, by any means, unless you have purchased specific packages which include limited reproduction indicating limitations for such reproduction, including but not limited to, the

reproduction and re-use of designs for one construction project only. See above section on reproduction limitations and guidelines. We allow the use of your chosen design as an aid in the construction of one *building* only. You may not use this design to build a second or multiple *buildings* without purchasing another blueprint under another purchase contract and associated purchase/use agreement.

Ontario Building Code:

At the time of creation, these plans are drawn to specifications published by The Ministry of Municipal Affairs and Housing under the Ontario Building Code Act as The Ontario Building Code. Our plans are designed to meet or exceed national building standards. Due to significant differences in geography and climate throughout Canada and The United States, each country, province or state, municipality or township, and region has its own regulations regarding zone requirements, ordinances and building regulations. Purchased plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters. In addition permits and inspections may be required from local governments and authorities having jurisdiction. These must be obtained and organized prior to construction. Purchased plans are authorized for use on the express condition that local building codes, zoning requirements and other applicable laws, regulations, ordinances and requirements are strictly complied with.

Blueprints are issued with appropriate certification for use in Ontario as regulated by The Ministry of Municipal Affairs and Housing and issued for construction for one specific address, as outlined on ministry-regulated documentation. Change in building location and requirement to issue additional and/or revised documentation will incur additional costs.

Increasingly, local authorities request that changes made in construction be reflected on final plans to be issued to the building department for their records. To assist our clients, we are able to provide revised plans to satisfy these needs. Please contact one of our consultants to obtain more information and a quotation.

Disclaimer

Due to lack of onsite consultation, supervision, and control over actual construction, and because of the great variance in local building requirements, practices and soil, seismic, weather, and other conditions, WE MAKE NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF THE BLUEPRINTS, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. ITEMS, PRICES, TERMS, AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

All drawings are not to be scaled.

We do not certify that ALL details of the project are provided.

Should there be a discrepancy or omission of any type, it is the responsibility of the client (or that of the client's builder, contractor or project manager) to advise us of such discrepancy or omission, in writing, prior to any change which could have impact on the construction of the structure.

Prior to the purchase of *any* building components, it is the client's responsibility (or that of the client's builder, contractor or project manager) to ensure that detailed, accurate measurements of site conditions are taken. It is these measurements that should be used in the final purchase and ordering of materials and components.

It is the responsibility of the client (or that of the client's builder, contractor or project manager) to review and verify that all drawings are dimensionally accurate, the design concept is constructible and conforms to all items and documents related to this project including existing site conditions, site plan agreements, other designers' work to form a part of this project, etc. prior to proceeding with the work or purchase of any material and scheduling of such work or purchasing.

Outside designers' work, such as, but not limited to, mechanical, electrical, plumbing, pre-engineered product design, etc. are solely the responsibility of those designers.

We do not accept responsibility for any final construction assemblies that violate the applicable building codes.

House Plan Details

Plan Package: GOLD Package **OR** PLATNIUM Package (Please circle)

House Plan Number: _____

House Plan Name: _____

I understand that by signing this agreement, I am agreeing to the terms and conditions above, as outlined by Steenhoff Building Services Group and Simcoe Block (1979) Ltd.

Name: _____

Signature: _____

Date: _____