



Stabilization of Residential Building Foundations

The program helps owner-occupants to face the substantial expenses of correcting foundation instability problems caused to their main residence by subsidence.

Rénovation Québec
Program

FINANCIAL
ASSISTANCE

March 2014

Who is eligible for financial assistance?

Eligibility is conditional to the following:

- The applicant must be the owner or co-owner of a residential building that is more than 5 years old when the application is made; the building must have at least one unstable foundation wall with a differential subsidence of more than 2.5 cm caused by soil settlement, regardless of the type of soil. Housing co-ops are also eligible if they do not receive ongoing government assistance.
- One of the dwelling units in the building has been the owner's principal residence for more than 6 months.
- The municipal assessment of the owner's dwelling unit, excluding the land, may not exceed \$475,000. If the building is held in divided co-ownership or if it is a cooperative, it is the average value of the dwelling units which is taken into account to determine its eligibility. For buildings with several dwelling units held in simple ownership, it is the value of the dwelling unit occupied by the owner which will be used to determine the building's eligibility. This value is calculated based on the floor area of the owner's dwelling unit in comparison to the building's total floor area.

What territory does the program cover?

The program is available throughout the city of Montréal.

What types of work are eligible?

The following types of work are eligible for financial assistance:

- foundation stabilization work, including the installation of piles and the replacement of existing foundations;
- work related to foundation stabilization, such as the repair, consolidation and waterproofing of foundations, the repair of drains, excavation and backfilling.

The work must be deemed necessary by an engineer and sufficient to ensure that all parts of the building considered unstable are stabilized.

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The following are not eligible for financial assistance under this program: work to repair parts of the building other than the foundations, even if that work became necessary as a result of foundation subsidence – for example, repairing cracks in the brick facing, readjusting doors and windows, and repairing walls; work to correct foundations with inadequate frost protection; and work to the foundation of a garage above which there is no housing.

What is the amount of financial assistance?

Owners are granted a lump sum based on the work required, such as the number of piles needed and linear metres of foundation to be replaced. The maximum amount of financial assistance is \$19,500 per building. The amount is paid in a single instalment at the end of the project and when all program conditions have been met. The owner must bear at least 33% of the total cost of the project (25% in the case of a housing co-op). Any compensation concerning the instability of foundations received from the builder or collected under a warranty program will be deducted from the amount of financial assistance granted.

Owners of buildings for which financial assistance was previously granted under this program may apply for additional assistance for parts of the building that were initially excluded, as long as the total amount granted does not exceed the allowed maximum of \$19,500 per building.

Examples of financial assistance:

- A building that needs six piles under its concrete foundation is eligible for \$5,500 of financial assistance.
- Foundations that require 30 piles could potentially warrant \$21,100 in financial assistance, but given the maximum allowed per building, the amount would be \$19,500.

The program ends when the funds earmarked for it have been exhausted, or on the date fixed by the executive committee of Ville de Montréal.

Are there any specific program requirements?

- The plans and specifications must be signed and sealed by an engineer and describe the stabilization work required.
- The work must be performed by a contractor duly licensed by the Régie du bâtiment du Québec.
- The work must be supervised by an engineer.
- The work must begin within 6 months of the city's approval and be completed within 12 months.
- The work must be carried out in accordance with the Construction Code and relevant by-laws.

N.B. No work should be undertaken before the financial assistance is approved and the required permits are issued, otherwise the financial assistance could be cancelled.

What is the procedure to apply?

The application must be submitted in person in borough offices, Accès Montréal offices, or at the Direction de l'habitation (Housing Department) at 303 rue Notre-Dame Est, 4th Floor, Montréal, Québec H2Y 3Y8 with relevant proof of ownership. The applicant will be asked to provide additional documents later in the process.

For information, please call 514 872-4630.

How much does it cost to apply?

Non-reimbursable application review fees of \$425 (including taxes) are required once the project is considered eligible. Permit fees must also be considered.

This document summarizes the By-law concerning subsidies for the stabilization of foundations of residential buildings [03-005] and the by-laws that amend it. Other conditions may apply.

This program is funded jointly by the Société d'habitation du Québec (SHQ) and the city as part of the Rénovation Québec Program. The Canada Mortgage and Housing Corporation (CMHC) contributes to the assistance provided to low-income households.

Other financial assistance programs are available under Rénovation Québec. Details can be found at ville.montreal.qc.ca/housing.

The version of the program's terms and conditions found on the ville.montreal.qc.ca/housing web site is the most up-to-date. In case of discrepancy between the version on the web site and another version, whether electronic or printed, the web site version will prevail.

In addition, in case of discrepancy between the present document, the web site or the By-law concerning subsidies for the stabilization of foundations of residential buildings [03-005], the By-law will prevail.

Ce document est également offert en français