

# Allore Ave | o2 Unit Conversion

Trento



**Project Type:** Legal 2-Unit Basement Conversion

**Original Designer:** External Firm (Permit Approved)

**Current Status:** Construction Underway | No Revision Required

## **Project Overview:**

This project presented a **unique situation**—our investor client had already secured a permit for a **2-unit basement conversion** in Trenton, Ontario, with another design firm. However, once construction began and **on-site conditions** deviated from plan, the previous designer showed **no interest or support** in helping the investor navigate the issues with the building inspector.

That's when **Rojas Empire stepped in**. Our owner, **Henry**, personally visited the site, met with the **REI and the city building inspector**, and reviewed opportunities to apply **Ontario Building Code – Part 11** (for renovations to existing buildings). The result? **Significant cost savings** for the client without requiring a permit revision.

## **Scope & Strategy:**

- Performed a detailed **on-site condition review**
- Identified opportunities under **Part 11 of the OBC** to reduce scope (e.g., materials, fire separation upgrades, ceiling clearances)
- Consulted with the building inspector directly to **ensure compliance without added cost or red tape**
- Supported construction team with real-time direction and clarification—ensuring uninterrupted progress

## **Challenges Solved:**

- Bridged the gap left by the original designer, who stopped supporting the project after permit approval

- Reduced the investor's construction costs by **thousands of dollars** through smart code application
- Maintained permit compliance **without a formal revision submission**, thanks to direct coordination with the inspector

**Investor Benefits:**

- Saved on unnecessary upgrades while maintaining legal compliance
- Gained clarity and real-time support during a critical construction phase
- Reinforced confidence in their investment through hands-on expert involvement

**Current Status:**

Construction underway. No permit revision required. Inspector supportive and aligned with agreed adjustments.