

COMMITMENT TO GENERAL REVIEW BY ARCHITECT AND ENGINEERS

Ontario Building Code, s.2.3.2.

Part A: Owner's Undertaking

(This part must be completed by Owner or agent authorized by Owner)

Project Description:

Address of Project:

Permit Application No.:

WHEREAS the Ontario Building Code requires that the project described above be designed and reviewed during construction by an architect, professional engineer or both that are licensed to practice in Ontario; (see overleaf)

NOW THEREFORE the Owner, being the person who intends to construct or have the building constructed hereby warrants that:

1. An architect and/or professional engineers have been retained to provide general review of the construction of the building to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects and/or Professional Engineers of Ontario;
2. All general review reports by the architect and/or professional engineers will be forwarded promptly to the Chief Building Official, and
3. Should any retained architect or professional engineer cease to provide general review for any reason during construction, the Chief Building Official will be notified in writing immediately, and another architect or engineer will be appointed so that general review continues without interruption during construction.

The undersigned hereby certifies that he/she has read and agrees to the above

Name of Owner:

Date:

Address of Owner:

Telephone:

Signature of Owner:
(or officer of corporation)

Print Name:

Fax:

Name of Prime Consultant:
(person coordinating work of all consultants)
Address:

Telephone:

Fax:

Part B: Confirmation by Consultants

(This part must be completed by all consultants retained for general review)

The undersigned architect and/or professional engineer(s) hereby certify that he/she has been retained to provide general review of the parts of construction of the building indicated, to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects and/or Professional Engineers of Ontario. (see overleaf)

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

The undersigned hereby certifies that he/she has been retained to provide general review of the following parts of construction:

ARCHITECTURAL STRUCTURAL SITE SERVICES MECHANICAL ELECTRICAL OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Address:

Telephone:

Fax:

Date:

An owner who constructs or arranges to have constructed certain buildings specified in the Ontario Building Code must by law retain an architect and/or professional engineers to carry out reviews during construction to determine whether the construction is in general conformity with the building permit documents. The consultants are obliged to carry out these field reviews, including their scope and frequency, in accordance with the performance standards of the Ontario Association of Architects and/or Professional Engineers of Ontario, and must forward written reports arising out of these reviews to the Chief Building Official of the municipality.

Professional design and review requirements in the Ontario Building Code, O.Reg. 403/97*

Building Classification by Major Occupancy*	Building Description	Design and General Review by**
Assembly occupancy only	Every building	Architect and engineer
Assembly occupancy and any other major occupancy except industrial	Every building	Architect and engineer
Care or detention occupancy only	Every building	Architect and engineer
Care or detention occupancy and any other major occupancy except industrial	Every building	Architect and engineer
Residential occupancy only	Every building that exceeds 3 storeys in building height	Architect and engineer
Residential occupancy only	Every building that exceeds 600 m ² (6460 ft ²) in gross area and that contains a residential occupancy other than a dwelling unit or dwelling units	Architect
Residential occupancy only	Every building that exceeds 600 m ² (6460 ft ²) in gross area and contains a dwelling unit above another dwelling unit	Architect
Residential occupancy only	Every building that exceeds 600 m ² (6460 ft ²) in building area contains 3 or more dwelling units and has no dwelling unit above another dwelling unit	Architect
Residential occupancy and any other major occupancy except industrial, assembly or care or detention occupancy	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Business and personal services occupancy only	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Business and personal services occupancy and any other major occupancy except industrial, assembly or care or detention occupancy	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Mercantile occupancy only	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Mercantile occupancy and any other major occupancy except industrial, assembly or care or detention occupancy	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Industrial occupancy only and where there are no subsidiary occupancies	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect and engineer
Industrial occupancy and one or more other major occupancies where the portion of the area occupied by one of the other major or subsidiary occupancies exceeds 600 m ² (6460 ft ²)	The non-industrial portion of every building	Architect and engineer
Industrial occupancy and one or more other major occupancies where no portion of the area occupied by one of the other major or subsidiary occupancies exceed 600 m ² (6460 ft ²)	The industrial portion of every building	Architect or engineer
Industrial occupancy and one or more other major occupancies where no portion of the area occupied by one of the other major or subsidiary occupancies exceed 600 m ² (6460 ft ²)	Every building that exceeds 600 m ² (6460 ft ²) in gross area or 3 storeys in building height	Architect or engineer

* This table is provided for general information only. Refer to the Ontario Building Code for definitions, occupancy classifications, design and general review requirements for alterations, demolition and other projects, and other general review regulations.

** Architect means an architect who holds a license in Ontario. Engineer means a professional engineer who holds a license in Ontario.

Performance standards for review in the Architects Act (Section 50 of Ontario Regulation 27)

50. The following are prescribed as performance standards with respect to the general review of the construction, enlargement or alteration of a building by a member or holder (of a Certificate of Practice) as provided for in the building code prescribed under the Building Code Act:
1. The member or holder, with respect to the matters that are governed by the building code, shall,
 - i. make periodic visits to the site to determine whether the work is in general conformity with design documents that were prepared by a member or holder,
 - ii. inform the client and contractor, in writing, as to the progress and quality of the work that the member or holder has observed during the visits to the site not to be in conformity with the design documents,
 - iii. review all changes to the design documents to determine whether the changes conform to the building code,
 - iv. review and comment on all shop drawings and samples for general conformity with the design concept of the work, and
 - v. if the member or holder is specifically engaged to coordinate the general review of the professional engineers and reports of the inspection and testing companies, coordinate the general review of the professional engineers and the reports of the inspection and testing companies that pertain directly to the work being reviewed and arrange for the distribution of such reports to the client and the contractor, or
 - vi. if the member or holder is not engaged to perform any or all of the services listed in subparagraph v., cooperate with the professional engineer responsible for the coordination of the general review in order to assist the professional engineer in the carrying out of the functions described in the subparagraph.
 2. In paragraph 1, design document means a design or other document which form the basis for the issuance of a building permit and includes all changes thereto that were authorized by the Chief Building Official as defined in the Building Code Act.

Performance standards for review in the Professional Engineers Act (Section 91a of Ontario Regulation 914/90)

- 91a The following are prescribed as performance standards with respect to the general review of the construction, enlargement or alteration of a building by a professional engineer (or holder of a Certificate of Authorization) as provided for in the building code prescribed under the Building Code Act:
1. The professional engineer, with respect to the matters that are governed by the building code, shall,
 - i. make periodic visits to the site to determine, on a random sampling basis, whether the work is in general conformity with the plans and specifications for the building,
 - ii. record deficiencies found during site visits and provide the client, the contractor and the owner with written reports of the deficiencies and the actions that must be taken to rectify the deficiencies,
 - iii. review the reports of independent inspection and testing companies called for in the plans and specifications and which pertain directly to the work being reviewed,
 - iv. interpret plans and specifications when requested to do so by their clients, contractor or owner and
 - v. review shop drawings and samples submitted by the contractor for consistency with the intent of the plans and specifications.
 2. The professional engineer shall not review work in disciplines for which he or she is not qualified.
 3. The professional engineer may delegate one or more of the functions described in paragraph 1 to another person where it is consistent with prudent engineering practice to do so and the functions are performed under the supervision of the professional engineer.
 4. In paragraph a, "plans and specifications" means a plan or other document which formed the basis for the issuance of the building permit and includes all changes thereto that were authorized by the Chief Building Official as defined in the Building Code Act.