



# General Review Commitment Certificate

Permit Application No. \_\_\_\_\_ Location: \_\_\_\_\_

Project Description \_\_\_\_\_

This is to Certify that \_\_\_\_\_  
*Name of Architect/Professional Engineer or Company (please print)* *Date*

is retained to undertake, as described in Section 2.3. of the Ontario Building Code and in respect of the designated permit application number, the general review of the construction of the building in accordance with, if an architect, the performance standards of the Ontario Association of Architects or, if a professional engineer, the performance standards of the Association of Professional Engineers of Ontario, to determine whether the construction is in general conformity with the plans, sketches, drawings, graphic representations, specifications and other documents that are prepared by an architect, professional engineer or both and that form the basis for the issuance of a building permit or any changes thereto authorized by the chief official.

**Indicate by a checkmark**  the disciplines for which the above mentioned responsibilities are being assumed:

- Architectural                       Mechanical                       Structural                       Electrical
- Fire Protection                       Plumbing                       Site Services

**Indicate by a checkmark**

- an Architect                       Engaged as prime consultant to coordinate the general review of all designated disciplines.

Signature of Architect or Professional Engineer	Print Signee's Name & BCDN/BCIN	Title or Position
Company Name & BCDN/BCIN	Fax No.	Telephone
Address		Postal Code

**Section 50 of Regulation 27, RRO 1990 made under the Architects Act, RSO 1990 Chapter A.26.**

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 the 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 and as to any part 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 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 that subparagraph.
2. In paragraph 1, “design document” means a design or other document which formed the basis for the issuance of a building permit and includes all changes thereto that were authorized by the chief official as defined in the *Building Code Act*. O.Reg. 368/86, s. 3, Part.

**Section 78 of Regulation 941, RRO 1990 made under the Professional Engineers Act, RSO 1990 Chapter P.28.**

78. 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 made 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 rational 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 the client, 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 in which the professional engineer 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 1, “plans and specifications” means a plan or other document which formed the basis for the issuance of a building permit and includes all changes thereto that were authorized by the chief official as defined in the *Building Code Act*. O.Reg. 421/86, s. 1.

**NOTE:** The owner, being the person who intends to construct or have a building constructed, has agreed in a letter of undertaking to the Chief Building Official of the City of Oshawa to have each of the retained Architect(s) and Professional Engineer(s) complete, properly authorize and return to the City of Oshawa, Buildings Branch, the General Review Commitment Certificate(s) prior and as a condition precedent to permit issuance and authorizes the retained Architect(s) and Professional Engineer(s) to forward directly to the Chief Official, forthwith upon their completion, all written reports arising out of the required general review undertaken pursuant to Section 2.3. of Ontario Regulation 305/06, as amended, by the retained Architect(s) and/or Professional Engineer(s).

**Please Make a Photocopy for your Records**