

Permit plans for projects subject to Site Plan Control

1. 2 copies of current Plan of Survey of the subject property, certified by a registered Ontario Land Surveyor.
2. 3 complete sets of architectural, structural, mechanical and electrical drawings, including site plans, grading and servicing plans, and landscape plans.
3. 2 extra complete sets of mechanical drawings.
4. 1 copy of Subsurface Investigation Report prepared by a geotechnical consultant.
5. 1 copy of Environmental Site Assessment Report (where applicable) prepared by an environment consultant.
6. 1 copy of specifications (when available).
7. 1 copy of Fire Protection Report (when available).

Note: An additional set of plans, referenced in item No. 2 above, may be required if a conditional permit is requested prior to a regular building permit.

Other

8. Signed acknowledgement of the owner on the prescribed form that an architect (member or licensee of the Ontario Association of Architects) and professional engineers (member or licensee of the Association of Professional Engineers of Ontario) have been retained to carry out general review of the construction, when required in the Ontario Building Code.
9. Signed statements of the architect and professional engineers (Structural, Mechanical, Electrical, etc.), on the prescribed forms, undertaking to provide general review of the construction, when required in the Ontario Building Code.

Additional copies of site plans required for projects not subject to Site Plan Control

10. 2 additional copies of architectural site plans including site data.
11. 2 additional copies of grading and servicing plans (required only if grading and servicing information are not included in architectural site plan).

Note: It is the responsibility of the applicant to obtain approvals from the utility providers including, but not limited to, Region of Durham for water and sanitary connections; Oshawa's Engineering Services for stormwater connections; OPUC for electrical connections, etc.

12. Permit plans must be prepared, sealed and signed by an architect, professional engineer or both, where required by the Ontario Building Code.
13. Building permit applications will not be processed promptly where the drawings have not been prepared in conformity with Basic requirements for permit plans.
14. Fabrication (shop) drawings, including design data, prepared, sealed and signed by a professional engineer, must be kept on the site, available for review by the Building Inspector, unless required otherwise by Chief Building Official.
15. Sprinkler shop drawings must be submitted in duplicate and reviewed by the Oshawa Fire Services and Building Permit Services prior to installation of the sprinkler system.
16. A Site Alteration Permit or clearance letter from Oshawa's Engineering Services is required prior to issuing a building permit.

Other Information

17. A copy of Basic Building Permit Requirements is available for information regarding application forms, other required fees and deposits, and the permit review process including required approvals by other agencies.

18. Energy Efficiency Design (Division B, Article 12.2.1.1. of the 2006 Ontario Building Code, as amended)

Except for *buildings of residential occupancy* within the scope of Part 9, *farm buildings* and *buildings* intended primarily for manufacturing or commercial or industrial processing, the energy efficiency of all *buildings* shall be designed to good engineering practice such as described in:

- (a) the ANSI/ASHRAE/IESNA 90.1, "Energy Standard for Buildings Except Low-Rise Residential Buildings" and Supplementary Standard SB-10, or
- (b) the CCBFC, "Model National Energy Code for Buildings" and Supplementary Standard SB-10.

The following Division B of the 2006 Ontario Building Code are applicable to Part 9 buildings:

- Subsection 12.3.2. or 12.3.3. or SB-12 or NRCan "EnerGuide 80" for Residential Buildings
- Subsection 12.3.4. for Non-Residential Buildings

See OBC Supplementary Standard SB-10 Table 1.2.1.1. for examples of occupancies exempt from compliance with ASHRAE 90.1 and MNECB.

Permit plans must contain related data and calculations to enable the Chief Building Official to determine whether the proposed work conforms to above referenced standards and guidelines.

In addition, a written certificate by the designers (Architect and Professional Engineer for Part 3 buildings) must be submitted to clearly confirm compliance with the standards and guidelines, as applied to the building envelope, distribution of energy, HVAC, service water heating, lighting, energy managing, etc., with respect to Oshawa location.

19. Dimensions of Parking Space and Aisles

REFERENCE: CITY OF OSHAWA ZONING BY-LAW No. 60-94

A REQUIREMENTS APPLICABLE TO:

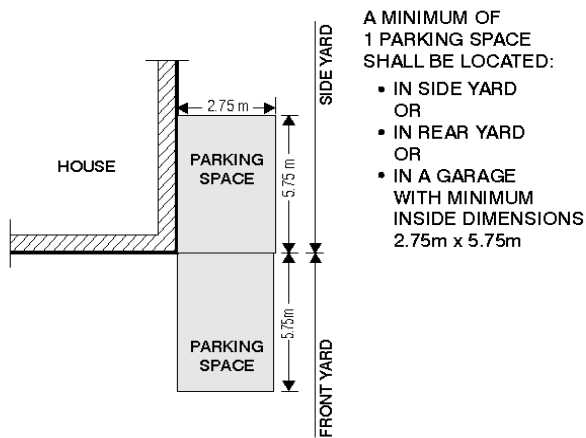
REQUIRED No. OF PARKING SPACES

- SINGLE DETACHED DWELLINGS..... 2
 - SEMI-DETACHED DWELLINGS..... 2
 - SEMI-DETACHED BUILDINGS..... 4
 - CONVERTED DWELLING..... 3
 - STREET TOWNHOUSE DWELLING..... 2
- (AISLE IS NOT REQUIRED, TANDEM PARKING SPACES PERMITTED)

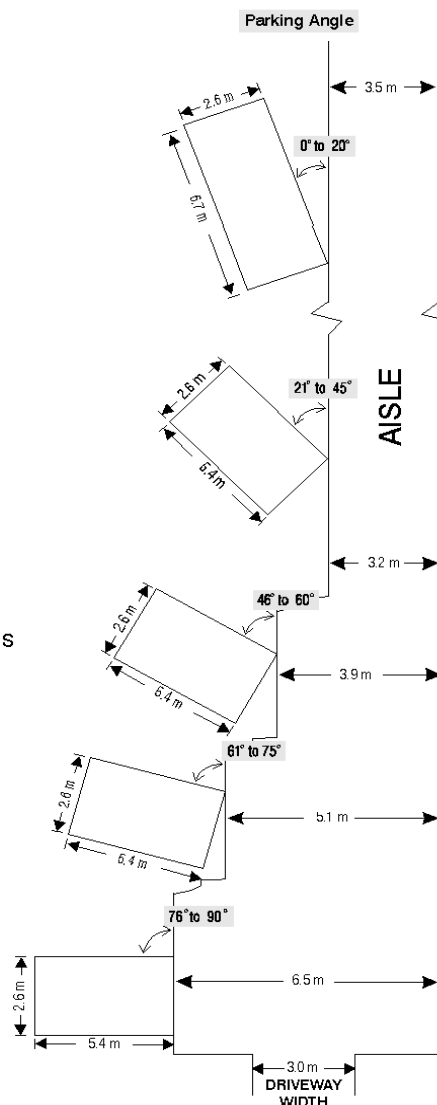
MINIMUM DIMENSIONS:

PARKING SPACE		DRIVEWAY
WIDTH	LENGTH	WIDTH
2.75m	5.75m	2.75m

PERMITTED LOCATION OF REQUIRED PARKING SPACE (EXAMPLES)



B REQUIREMENTS APPLICABLE TO ALL OTHER BUILDINGS



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