



## LARGER PROJECTS BUILDING CODE COMPLIANCE GUIDE

The following are some of the more common design items that are typically non-compliant or missing at plans review stage. This checklist should be used as a guideline only and does not contain all the building code requirements and other applicable law. Drawings and documentation submitted should contain enough information to verify compliance with all parts of the 2012 Ontario Building Code.

- √ **Designer Requirements**
  - Ensure the proper designer is taking responsibility for any on-site review
  - Designer requirements can be found in Division C Part 3
  - Architect, and/or Engineer requirements can be found in Division C Part 1
  
- √ **OBC Data Matrix**
  - Usually supplied by Architect for all applications
  
- √ **Building Classification**
  - Ensure enough information is provided to classify the building where it may not be clear (provide a list of materials and amount being stored on site)
  - Identify use of rooms and tenant classification that may occupy portions of the building
  
- √ **A Site Plan**
  - Building location, lot lines, abutting streets, easements or other encroachments
  - Fire Routes & Fire Hydrants
  - Spatial Separation distances to lot lines
  - Number of streets for classification (defined as a percentage)
  - Top of slab to verify floor drain and storm are set an elevation to ensure gravity drainage to municipal services at street level
  - Existing grade and proposed grade to verify drainage away from building.
  
- √ **Architectural/Mechanical/Electrical/Structural Drawings**
  - Key Plan, Floor Plans, Sections and Elevations, Demolition Plans as required
  - Building Elevation drawings to include spatial separation calculations
  - Structural Drawings (stating design assumptions based on climatic data and Part 4)
  - Door schedule, identifying rated doors and exit hardware
  - Cross Connection Control Survey
  - Emergency systems (ex: fire alarm, exit signage & emergency lighting)
  - Identify location of janitorial supplies, service rooms, electrical rooms (regulated under the electrical act), fire dampers etc.
  - Identify types of materials to be used in above grade mechanical rough-in and plenum spaces in compliance with the type of construction under the building classification in 3.2.2.
  - Fire Separations or Fire Resistance Ratings of roofs, floors, structural, exits, between tenants, doors, load bearing walls, etc.....Ensure the proper use of the tables in SB2 and SB3 are used
  - Barrier Free Construction
    - Required for all new construction except as listed in 3.8.1.1.
    - Parking and barrier free path of travel
    - Barrier free bathroom dimensions
    - Hardware
  
- √ **Additional Documents**
  - CCMC report with Minister Rulings, or BMEC (building materials evaluation commission)
  - Manufactures details and installation guidelines
  - Other Federal or Provincial approvals
  - Energy Efficiency (starting 2012)
    - Architectural, Mechanical and Electrical drawings must be reviewed for Energy Efficiency requirements under SB10 or SB12.