



BUILDING BULLETIN

Building Services

Subject:	Reliance on Design Professionals
Building Bulletin No:	BD.BB.18.01
Date Issued:	June 22, 2018
Date Revised:	
Reference:	s. 1.1(6) <i>Building Code Act</i>

A. Purpose

Reliance on a design professional(s) is the practice of accepting and relying upon the decisions and advice of professionals who accept responsibility and can be held accountable for the decisions they make and the advice they provide. The purpose of this Building Bulletin is to:

- Clarify the Chief Building Official's reliance on design professionals for buildings regulated under the Ontario Building Code, the referenced documents and standards.
- Exercise a reasonable standard of care in the duties of enforcing the Ontario Building Code (OBC).
- Minimize the risk of health and safety to the public and to discharge the duty of care onto the design professional; and to

B. Background and Definitions

The role of the designer under Section 1.1(2) of the *Building Code Act* states the following:

Role of designers

(2) It is the role of a designer,

(a) if the designer's designs are to be submitted in support of an application for a permit under this Act, to provide designs which are in accordance with this Act and the building code and to provide documentation that is sufficiently detailed to permit the design to be assessed for compliance with

this Act and the building code and to allow a builder to carry out the work in accordance with the design, this Act and the building code;

(b) to perform the role described in clause (a) in respect of only those matters for which the designer has the qualifications, if any, required by this Act and the building code; and

(c) if the building code requires that all or part of the design or construction of a building be under general review, to perform the general review in respect of only those matters for which the designer has the qualifications, if any, required by this Act and the building code. 2002, c. 9, s. 3.

1. For **Architects**; 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*, shall conform to their respective performance standards as defined in the Architects Act, O. Reg. 27, s. 50.
2. For **Professional Engineers**; the general review of the construction, enlargement or alteration of a building by a Professional Engineer as provided for in the building code prescribed under the *Building Code Act*, shall conform to their respective performance standards as defined in the PEO Act, O. Reg. 260/08, s. 2(2).

C. General Interpretation and Requirements

C.1. Professional Reliance

1. It is the Chief Building Official's standard practice to rely upon the actions, judgement and advice of design professionals to ensure that a building, all related components and systems are designed, constructed and tested in accordance with the Ontario Building Code (OBC) and all applicable referenced standards.
2. This building bulletin applies to all drawings, specifications and reports that are prepared or stamped by a design professional for all buildings, systems and related components. Design professionals and qualified designers who stamp and seal drawings will be held accountable for errors on the reviewed permit drawings.
3. Reference to Joint Bulletin, [*Design and General Review Requirements for Buildings in the Province of Ontario*](#) issued by the OAA and PEO shall form a part of this bulletin and attached hereto.
4. Written reports and site instructions, general field reviews, revised details, drawings or specifications issued by the project Architect or Engineer(s) shall be forwarded to the Chief Building Official as required by Section 1.2.2., Div. C of the OBC.

5. Building Services staff will review the general field reviews for the purpose of identifying OBC related deficiencies discovered by the design professional. Written direction or orders may be issued by the Chief Building Official, or designate for compliance with OBC.
6. Change Orders, additional construction documents and/or addenda that alter the construction documents that are required to be filed with the Chief Building Official for non-exempt buildings or structures *shall* bear the signature and seal of the registered architect or professional engineer responsible for the modifications.
7. Designers other than Professional Engineers or Architects shall be registered and qualified with the province as required under Section 3.2, Div. C of the OBC. All drawings and details shall identify their respective Building Code Identification Number (BCIN).

C.2. Buildings Regulated under s.1.2, Div. B: “Fire Protection, Occupant Safety and Accessibility”

Building Services staff will conduct cursory plan review of buildings regulated by Section 1.2, Division C of the OBC and required by the Joint Bulletin. The extent of the cursory *Part 3, “Fire Protection, Occupant Safety and Accessibility”*, review includes, but not limited to ensuring that the proposed drawings:

1. Reasonably correspond to the architectural drawings;
2. Are sealed and signed by a professional engineer licensed to practice in Ontario;
3. The OBC Data Matrix form is complete and accurate;
4. Are stamped “Issued for Construction”
5. Reference correct climatic loads as referenced in Supplementary Standard SB-1 of the OBC and the specific *Climatic Data for “Collingwood”*;
6. Contain information that is consistent with the Soils/Geotechnical Report;
7. Reference to the correct design loads in accordance with Table 4.1.6.3., Div. A of the OBC;
8. Reference the correct occupant load determination in accordance with Subsection 3.1.17, Div. A of the OBC;
9. Reference the correct plumbing facilities determination in accordance with Subsection 3.7.4, Div. A of the OBC;
10. Indicate sufficiency of compliance with Section 3.8, Div. A of the OBC, *Barrier Free Design*, as required.

11. Show sufficiency of compliance with ASHRAE 90.1-2001, *“Energy Standard for Buildings Except Low-Rise Residential Buildings” Efficiency* and the Model National Energy Code for Buildings.
12. Reference to the correct standards for life safety systems and design assumptions in accordance with the applicable provisions of CAN/CSA, ULC and/or NFPA, for example.

C.3. Buildings, Systems and Components Regulated under Part 4, “Structural Design”

Building Services staff will conduct cursory plan review of buildings, systems and components that have been designed and stamped by a structural engineer (Professional Engineer), to ensure, but not limited to:

1. The ability of the structure to resist all dead and live loads prescribed in Subsection 4.1 of the OBC;
2. The ability of all building materials to support and transfer all structural loads onto the supporting soils consistent with the corresponding Geotechnical report for the said project;
3. The design professional has provided to the Chief Building Official general review reports in their general review of the construction; and
4. The design criteria as designed and issued with the building permit are reviewed by the Building Inspector rather than a structural review of all structural components (“spot check”).

C.4. Buildings, Systems and Components Regulated under Part 5, “Environmental Separation”

Building Services staff will conduct cursory plan review of buildings, systems and components that have been designed and stamped by a design professional (Professional Engineer), to ensure, but not limited to:

1. The ability of all building materials, components and assemblies exposed to exterior space, ground or separation of dissimilar environments to provide sufficient capacity; the integrity to resist or accommodate all environmental and structural loads and the effects of those loads as described in 5.1 to 5.8, Div. A of the OBC.
2. Reference to the correct the Sound Transmission Class ratings as described in 5.9, Div. A of the OBC.

C.5. Buildings, Systems and Components Regulated under Part 6, “HVAC”

Building Services staff will conduct cursory plan review of buildings, systems and components that have been designed and stamped by a design professional (Professional Engineer), to ensure, but not limited to:

1. Heating, ventilating and air-conditioning systems including refrigeration systems conform to good engineering practice such as the documents listed in 6.2.1.1., Div. A of the OBC.
2. Show sufficiency of compliance with good engineering practice such as ASHRAE 90.1-2001, *“Energy Standard for Buildings Except Low-Rise Residential Buildings”* and the Model National Energy Code for Buildings.
3. Reference and designed to NFPA 96, *“Ventilation Control and Fire Protection of Commercial Cooking Operations”* where applicable.

D. Reference Information

The Ontario Building Code

E. Attached

Joint Bulletin, [“Design and General Review Requirements for Buildings in the Province of Ontario”](#)

F. Review Cycle

This building bulletin will be reviewed annually by the Chief Building Official.

Greg Miller, BSSO, CBCO, C.E.T.,
Chief Building Official

Planning and Building Department
Building Services Division
building@collingwood.ca