



# BUILDING BULLETIN

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## Building Services

<b>Subject:</b>	<b>Prescribed Inspections and Consultant's Reports</b>
<b>Building Bulletin No:</b>	<b>BD.BB.18.02</b>
<b>Date Issued:</b>	June 22, 2018
<b>Date Revised:</b>	May 10, 2019
<b>Reference:</b>	s. 1.1(6) <i>Building Code Act</i>

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### A. Purpose

The purpose of this Building Bulletin is to provide clarification regarding prescribed building inspections required by the Ontario Building Code and inspection reports prepared by engineers, architects and other design professionals

### 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**

1. Sentence 1.3.5.3.(3) recognizes that inspectors, in the course of an inspection following the receipt of a prescribed notice, may consider reports concerning compliance with the OBC and referenced standards. These reports include, but not limited to, general review reports and site instructions issued by professional engineers, architects and other design professionals.
2. Sentence 1.3.5.3.(1), Div. C as noted above refers to "a site inspection of the building to which the notice relates". This indicates that it is necessary to physically visit the site, and not just to rely upon reports, following the receipt of a prescribed notice.
3. The Chief Building Official's professional reliance practice will not accept reports in lieu of prescribed inspections required by the Ontario Building Code unless authorized by the Chief Building Official.

### **D. Reference Information**

- Building Bulletin BD.BB.18.01, "Reliance on Design Professionals"
- The Ontario Building Code

### **E. Attached**

N/A

### **F. Review Cycle**

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

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