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WHEREAS section 7 of the Building Code Act, 1992, S.O. 1992, c. 23 as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

SHORT TITLE
BUILDING BY-LAW

Part 1
DEFINITIONS

1.1 Definitions
In this By-law:

Act - defined

Applicant-defined
"applicant" means the owner of a building or property who applies for a permit or any person authorized by the owner to apply for a permit on the owner’s behalf, or any person or corporation empowered by statute to cause the construction or demolition of a building or buildings and anyone acting under the authority of such person or corporation.

Building Code - defined
"Building Code" means the regulations made under section 34 of the Act.

Owner - defined
"owner" means the registered owner of the property and includes a lessee, mortgagee in possession, and the authorized agent in lawful control of the property.

Permit - defined
"permit" means permission or authorization given in writing from the Chief Building Official to perform work, to change the use of a building or part thereof, or to occupy a building or part thereof, as regulated by the Act and Building Code.

Permit holder - defined
"permit holder" means the owner to whom a permit has been issued or where a permit has been transferred, the new owner to whom the permit has been transferred.

Professional Engineer - defined
"professional engineer" or "engineer" means a person who holds a licence or temporary licence under the Professional Engineers Act, R.S.O. 1990, c. P.28, as defined in the Building Code.

"sewage system" means a sewage system as defined in subsection 1(1) of the Act.

Work - defined
"work" means construction or demolition of a building or part thereof, as the case may be.

1.2 Word - term - not defined - meaning
Any word or term not defined in this By-law, shall have the meaning ascribed to it in the Act or the Building Code.

Part 2
CLASSES OF PERMITS

2.1 Classes of Permits Set out - Schedule "A"
The classes of permits set out in Schedule "A" of this By-law are hereby established.

Part 3
PERMITS

3.1 File application - on forms - prescribed
To obtain a permit, the owner or an agent authorized in writing by the owner shall file an application in writing by completing a prescribed form available from the Chief Building Official or from the Building Code website www.obc.mah.gov.on.ca. Application forms prescribed by the Corporation under clause 7(f) of the Act are set out in Schedule "B" to this By-law.

Information and contacts - Chief Building Official

(a) Name and address of person shall be printed or typewritten in a legible hand, and shall be stamped with a lettering the words "Chief Building Official"

(b) Number of application form, number of copies, name of applicant, description of work, and the following information shall be printed or typewritten in a legible hand, and shall be stamped with a lettering the words "Chief Building Official"

(c) Information and contacts shall be printed or typewritten in a legible hand, and shall be stamped with a lettering the words "Chief Building Official"

(d) for new single detached, duplex or semi-detached dwellings be accompanied by,

(i) in the case of land in respect of which an accepted area or subdivision grading plan has been filed with the City Engineer, a lot grading plan bearing the signature and seal of the subdivider's professional engineer who is responsible for the overall subdivision grading certifying thereon that the lot grading plan conforms with the accepted area or subdivision grading plan filed with the City Engineer;

(ii) in the case of land in respect of which no accepted area or subdivision grading plan has been filed with the City Engineer, a lot grading plan bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor who certifies thereon that the drainage scheme depicted by the plan will be compatible with the existing drainage patterns.
(d) include:

(i) proof satisfactory to the Chief Building Official, that arrangements have been made with the proper authorities for the cutting off and plugging of all services; and

(ii) a security deposit in such an amount as prescribed by the Chief Building Official to ensure that the site will be backfilled and graded with clean fill material to his or her satisfaction and that all private drain connections will be excavated and properly sealed at the property line.
Where application is made for occupancy of an unfinished building as provided for in Article 2.4.3.1 of the Building Code, the application shall:

(a) use the prescribed form in Schedule "B" of this By-law; and

(b) describe the part of the building for which occupancy is requested.

3.3 Incomplete application
Where the Chief Building Official determines that an application is incomplete, the Chief Building Official may commence to process the application if the applicant acknowledges that the application is incomplete and completes the form as set out in Schedule "E" of this By-law.

3.4 Partial permit - requirements
When, in order to expedite work, approval of a portion of the building or project is desired prior to the issuance of a permit for the complete building or project, a partial permit may be requested and the applicant shall:

(a) pay all applicable fees for the complete project; and

(b) file with the Chief Building Official complete plans and specifications covering the portion of the work for which immediate approval is desired.

3.5 Partial permit - limitations
Where a permit is issued for part of a building or project this shall not be construed to authorize construction beyond the plans for which approval was given nor that approval will necessarily be granted for the entire building or project.

3.6 Inactive Permit Application
Where an application for a permit remains incomplete or inactive for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the applicant. If an application is deemed to be abandoned, a new application must be filed for any work proposed in the abandoned application.

Part 4
PLANS AND SPECIFICATIONS

4.1 Information - sufficient - to determine conformity
Sufficient information shall be submitted with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition, change of use or transfer of permit will conform with the Act, the Building Code and any other applicable law.

4.2 Two complete sets - required - unless specified
4.3 Plans - drawn to scale - on durable material - legible

4.4 Survey plans prepared - to scale - location

4.5 As constructed plans

4.6 Plans property of Corporation

Part 6 FEES AND REFUNDS

6.1 Due - payable - upon application - Schedule “A”

6.2 Three day permits

6.3 Work without permit

6.4 Refunds
In the case of withdrawal of an application or the abandonment of a portion of the work, or refusal of a permit, or the non-commencement of any project, the Chief Building Official shall determine the amount of paid permit fees that may be refunded to the applicant, if any, in accordance with Schedule “A” of this By-law.

Part 7
TRANSFER OF PERMITS

7.1 Application - completed - by new owner
A permit may be transferred if the new owner completes the permit application form in accordance with the requirements of Part 3 of this By-law.

7.2 Fee - Schedule “A”
A fee shall be payable on an application for a transfer of permit as set out in Schedule “A” of this By-law.

7.3 New owner - permit holder - upon transfer
The new owner shall, upon a transfer of a permit, be the permit holder for the purpose of the Act and the Building Code.

Part 8
REVOCATION OF PERMITS

8.1 Notice of Revocation
Prior to revoking a permit under subsection 8(10) of the Act, the Chief Building Official may serve a notice by personal service or registered mail at the last known address to the permit holder, and, following a 30 day period from the date of service, the Chief Building Official may revoke the permit if grounds to revoke still exist, without any further notice.

8.2 Deferral of Revocation
A permit holder may within 30 days from the date of service of a notice under this Part, request in writing that the Chief Building Official defer the revocation by stating reasons why the permit should not be revoked. The Chief Building Official having regard to any changes to the Act, Building Code or other applicable law may allow the deferral, in writing.

8.3 Fee for Deferral
A request for deferral shall be accompanied by the non-refundable fee set out in Schedule “A” of this By-law.

Part 9
NOTICE REQUIREMENTS FOR INSPECTIONS

9.1 Notice prior - each stage - to Chief Building Official
The permit holder shall notify the Chief Building Official of the completion of each stage by the date required under the Act, or in accordance with the Building Code, or other applicable law.

9.2 Effective - when received - by Chief Building Official
A notice submitted to the Chief Building Official by registered postmark in the Province of Ontario and sent in accordance with the requirements of Part 3 of this By-law, or in accordance with the Building Code, or other applicable law, shall be effective when received by the Chief Building Official.

9.3 Grading certificate
(1) prior to giving notice to inspect the constructing the foundations, provide an interim grading certificate bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor.
certifying that the elevation of the top of the foundation will conform with the lot grading plan specified in clauses 3.2 (1) (d)(i) and (ii) of this By-law, and

(2) provide within seven (7) months of occupancy, a final grading certificate:

(i) bearing the signature and seal of the subdivider's professional engineer certifying that the finished elevations and grading of the land generally conforms with the accepted area or subdivision grading plans and the lot grading plan specified in clauses 3.2 (1) (d)(i) and (ii) of this By-law; or

(ii) where no accepted area or subdivision grading plan exists, bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects), or an Ontario Land Surveyor certifying that the finished elevations and grading of the land generally conforms to the lot grading plan specified in clauses 3.2 (1) (d)(i) and (ii) of this By-law.

Part 10
VALIDITY

10.1 Severability
In the event that any provision of this By-law is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remaining provisions of this By-law.

Part 12
REPEAL - ENACTMENT

12.1 By-law previous
By-law B-4 and all of its amendments are hereby repealed.

12.4 Effective date
This By-law comes into force and effect on ____________

Passed in Open Council on ________________________

Mayor

City Clerk

First Reading - ____________________
Second Reading - ____________________
Third Reading - ____________________
1. **Calculation of Permit Fees**

Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

\[
\text{Permit Fee (rounded to the nearest dollar)} = SI \times A
\]

where \(SI\) = Service Index for Classification of the work proposed and, 
\(A\) = floor area in \(m^2\) of work involved

2. **Minimum Permit Fee**

A minimum fee of $90.00 shall be charged for all work, unless otherwise indicated.

3. **Classes of Permits and Fees**

   a) **CONSTRUCTION**

   **BUILDING CLASSIFICATION**

<table>
<thead>
<tr>
<th>SERVICE INDEX (SI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S/$m^2$ unless otherwise indicated</td>
</tr>
</tbody>
</table>

   **Group A** [Assembly Occupancies]
   - All Recreation Facilities, Schools, Libraries,
   - Places of Worship, Restaurants (Finished),
   - Theatres, Arenas, Gymnasium, Indoor Pools
   - Restaurants (Shell)
     - Outdoor Public Swimming Pools
     - All other Group A Buildings
   - **Group B** [Institutional Occupancies]
     - Institutional, Hospitals, Nursing Homes, and
     - other Group B Buildings
   - **Group C** [Residential Occupancies]
     - Single Detached Dwellings, Semis,
     - Duplexes, Live/Work Unit
     - Previously approved single detached, semis
     - Townhouses
     - Apartments
     - Motels above 2 stories and Hotels
     - All other residential Occupancies
   - **Group D** [Business and Personal Service Occupancies]
     - Office Buildings (Shell), all other Group D Buildings (Shell)
     - Office Buildings (Finished), Banks, Medical Clinics
     - Fire halls and all other Group D Buildings (Finished)

   **BUILDING CLASSIFICATION**

<table>
<thead>
<tr>
<th>SERVICE INDEX (SI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S/$m^2$ unless otherwise indicated</td>
</tr>
</tbody>
</table>

   **Group E** [Mercantile Occupancies]
   - Mercantile Occupancies, Retail Stores (Shell)
   - Retail Stores (Finished), Department Stores, Supermarkets and
   - All Other Group E Buildings (Finished)

   **Group F** [Industrial Occupancies]
   - Industrial Buildings, Warehouses (Shell)
   - Industrial Buildings, Warehouses (Finished)
   - Gas Stations, Car Washes
   - Parking Garages (U/G, Open Air)
   - All Other Group F Buildings

   b) **ALTERATIONS AND RENOVATIONS**
Interior alterations (Partitions, Finishings etc.)
- Group C - Dwelling units $1.90
- Group A and B occupancies $4.00
- All other Classifications $2.90

c) DEMOLITION
- All Buildings and Occupancies $0.25

d) DESIGNATED STRUCTURES (OBC 2.1.2.)
- Communication Tower $240/Structure
- Crane Runway $240/Structure
- Exterior Tank and Support $240/Structure
- Pedestrian Bridge $240/Structure
- Retaining Wall $7.20/linear m
- Satellite Dish, Solar Collector $120/Structure

e) STAND ALONE AND MISCELLANEOUS WORK
- Air Supported Structures $2.90
- Balcony Guards (Replacements) $1.40/lineal m
- Balcony Repairs $12.00/Balcony
- Canopy w/o enclosure (not a sign) $4.20
- Ceilings (Added or Replacement) $0.40
- Demising Walls (no other construction) $3.60/lineal m
- Electromagnetic Locks $30.00 each Max $360.00
- Emergency lighting $42.00/story Max $420.00
- Farm Buildings
  - Pole Barns $1.20
  - Other $1.80
- Fire alarms $60.00/story Max $600.00
- Fire doors retrofit $24.00 each Max $360.00
- Fireplaces, Wood Stoves $90.00 each
- Mechanical Service Spaces and Penthouses $6.00
- Parking Garage Repairs
  - i) Slab Reconstruction $4.80
  - ii) All other repairs $1.80
- Portable Classrooms $90.00 each
- Re-roofing with structural work $1.90
- Residential Decks, Porches, Carports $90.00 each
- Shoring $9.60/lineal m
- Single Family Detached Garages, Accessory structures $90.00 each
- Sprinklers $0.25
- Standpipes (Retrofit) $42.00 each Max $420.00
- Temporary Structures
  - i) Tents $90.00 each
  - ii) Temporary Buildings $90.00 each
- Underpinning $9.60/lineal m
- Storefront (replacements) $90.00 flat fee

f. STAND ALONE MECHANICAL WORK (HVAC & PLUMBING) Min Fee $60.00?
- i) Permit for Heating, Ventilating and Air Conditioning (HVAC)
  - Group A, B, D & E $0.60
  - Group C - dwelling units $90.00 flat fee
  - Other Group C Buildings $0.60
Group F

Laboratories $0.60
Parking Garages $0.30
Other Group F Buildings $0.50

ii) HVAC Alterations
Add on System, (Unit Heaters $ 60.00 flat fee
Make-up Air Unit, Exhaust Fan)
And/or Ductwork Alternations

iii) Special Ventilation Systems
Commercial Kitchen Exhaust, Spray Booth, $120.00 flat fee
Dust Collector, etc.

iv) Plumbing and Drainage System

PIPING

All Buildings $9.60 each

Single Detached or Semi Detached Dwellings
- Water services, Sanitary and Storm buried piping $60.00 flat fee
- Repairs, Replacement and Additions of buried $60.00 flat fee
  plumbing and drainage piping, pool drains

All Other Buildings
- Inside Sanitary and Storm Piping $1.60/linear m
- Outside Water Services, Sanitary and Storm Piping

v) Other Plumbing Work

Backflow prevention devices $36.00 each
(devices requiring testing)

vi) Private Sewage System

Holding Tank $300.00 flat fee
Septic Tank $600.00 flat fee
Repair Septic System $180.00 flat fee

4. Other Charges

a) Additional Plan examination fee $72.00 per hour or part
   (after permit issued) thereof with $90.00 min

b) Authority to Occupy $360.00 minimum charge plus
   before completion for any examination
   and inspection time over 5 hours
   $72.00 per hour

c) Conditional Permit $120.00 flat fee in addition to
   Section 8(3) of Building Code Act
   fee in section 3 above

d) Inspection to Clear $120.00 flat fee
   Deficient Permit

e) Permission to Defer $90.00 per permit plus
   Revocation $72.00 per hour or part
   thereof for any review time over 1 hour

f) Permit for Change of Use $90.00 flat fee

g) Special Inspection Fee $72.00 per hour of inspection
   time or part thereof

h) Transfer of Permit $90.00 flat fee

i) Special Research Requests $60.00 per hour or part thereof
6. **REFUNDS**

Pursuant to Part 5 of this By-law, the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated by the Chief Building Official as follows:

(a) 90 percent if administrative functions only have been performed;
(b) 80 percent if administrative and zoning functions only have been performed;
(c) 60 percent if administrative, zoning and plan examination functions have been performed;
(d) 50 percent if the permit has been issued and no field inspections have been performed subsequent to permit issuance;
(e) a $72.00 fee for each field inspection that has been performed after the permit has been issued will be deducted from all refunds.
(f) If the calculated refund is less than the minimum fee applicable to the work, no refund shall be made of the fees paid.

7. **INTERPRETATION**

The following explanatory notes are to be observed in the calculation of permit fees:

- Floor area of the proposed work is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding residential garages).
- In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work e.g. tenant space.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single detached dwellings (including semis, duplexes, and townhouses) are not included in the floor area.
- Attached garages and fireplaces are included in the permit fee for single detached dwellings and attached dwellings.
- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.
- Ceilings are included in both new shell and finished (partitioned) buildings. The Service Index for ceiling applies only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable.
- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovation permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.
- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.
- For Rack Storage use apply the square metre charge for industrial uses.
### Application for a Permit:

**Partial Occupancy - Unfinished Building**

**Transfer of Permit - Ownership**

**Change of Use - No Construction**

#### Application Information

<table>
<thead>
<tr>
<th>Application number:</th>
<th>Permit number (if different):</th>
<th>Date received (yyyy/mm/dd):</th>
<th>Roll number:</th>
</tr>
</thead>
</table>

#### Proposed Use:

- **Partial occupancy - Unfinished Building**
- **Transfer of Permit - Ownership**
- **Change of Use - No construction**

#### Description of Work:

- **Proposed work:**
- **Current use of building (if applicable):**

#### Contact Information

<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
<th>Middle Initial</th>
<th>Last Name</th>
<th>First Name</th>
<th>Middle Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation or Partnership (if applicable)</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Full Address</td>
<td>Building Number</td>
<td>Street Name</td>
<td>Unit Number</td>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Municipality</td>
<td>Province</td>
<td>Postal Code</td>
<td>Country</td>
<td></td>
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<tr>
<td>Telephone</td>
<td>Fax Number (optional)</td>
<td>Call Number (optional)</td>
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</table>

#### Proposed Current Use

<table>
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<tr>
<th>Last Name</th>
<th>First Name</th>
<th>Middle Initial</th>
<th>Building Number</th>
<th>Street Name</th>
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<tr>
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<td>Fax Number (optional)</td>
<td>Call Number (optional)</td>
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</tr>
</tbody>
</table>

#### Applicant Information

- **Mailing Address:**
- **Pick up:**
- **Telephone:**
- **Fax Number:**

#### Description of Work

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.

2. I have authority to bind the corporation or partnership (if applicable).

#### Personal Information

Personal information contained in this form and schedules is collected under the authority of subsection 81(1) of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to the Chief Building Official of the municipality of the City of London.
<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Required Plans and Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Detached house, semi detached house, townhouse or row house containing not more than two dwelling units in each house and the building systems, works, fixtures and service systems appurtenant to these buildings including ancillary buildings that serve the main building.</td>
<td>Architectural, structural, HVAC, site services and electrical as determined by the scope of the work involved, noting that for alterations or repairs the Chief Building Official may accept less.</td>
</tr>
<tr>
<td>2. All other buildings including their ancillary buildings.</td>
<td>Architectural, structural, mechanical (including HVAC and plumbing), site services and electrical as determined by the scope of the work involved noting that for alterations and repairs the Chief Building Official may accept less.</td>
</tr>
</tbody>
</table>

*This required information is in addition to any information specified in Parts 3 and 4 of this By-law.*
COMMITMENT TO GENERAL REVIEWS BY ARCHITECT AND ENGINEERS

THIS FORM TO BE COMPLETED BY THE OWNER OR OWNER'S AUTHORIZED AGENT, AND SIGNED BY ALL CONSULTANTS RETAINED FOR GENERAL REVIEWS

Part A – Owner’s Undertaking

<table>
<thead>
<tr>
<th>Manufacturer:</th>
<th>Permit Application No.</th>
</tr>
</thead>
</table>

Address of Project: 

 Municipality: 

WHEREAS the Ontario Building Code requires that the project described above be designed and reviewed during construction by an architect, professional engineer or firm that are licensed as such in Ontario; 

YET, THEREFORE the Owner, being the person who intends to construct of have the building constructed hereby warrants that: 

1. The undersigned, entitled Architect or Professional Engineer has been retained to provide general review of the construction of the building to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects (OAA) and the Professional Engineers Ontario (PEO). 

2. All general review reports by the architect or professional engineer will be forwarded promptly to the Chief Building Official; and 

3. Should any architect or professional engineer cease to provide general reviews for any reason during construction, the Chief Building Official will be notified in writing immediately; and another architect or engineer will be appointed so that general review continues without interruption during construction.

The undersigned hereby certifies that he/she has read and agrees to the above.

Name of Owner: 

Address of Owner: 

Telephone: 

Signature of Owner: 

Fax: 

Apr. 19, 20__

Address of Consultant: 

Telephone: 

Fax: 

Name of Consultant: 

Address: 

Telephone: 

Fax: 

Name of Consultant: 

Address: 

Telephone: 

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Name of Consultant: 

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Name of Consultant: 

Address: 

Telephone: 

Fax: 

Note: All final review reports are to be submitted to the Chief Building Official by: 

Mall Building Division, Corporation of the City of London, P. O. Box 938, London, ON N6A 4 L9 or Fax: Building Division, City of London – (519) 661-5194 or Email: building@london.ca
ACKNOWLEDGEMENT BY APPLICANT OF AN INCOMPLETE APPLICATION

Pursuant to Sentence 2.4.1.1B (5) of the Building Code

Part A

A prescreening of the application to ________________________________ (describe work)
at ________________________________ reveals that the application is incomplete in that the following items are missing:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

As such, the processing time periods prescribed in Column 3 of Table 2.4.1.1B of the Building Code are not applicable. The City of London, however, will commence processing the incomplete application if the Acknowledgement below is completed.

Part B

I ________________________________ (print name of applicant)

acknowledge that my application to ________________________________ (describe work) at ________________________________ (location of work)

does not meet the requirements of 2.4.1.1B (5) of the Building Code and therefore the processing time periods prescribed in Table 2.4.1.1B of the Building Code are not applicable. Notwithstanding the above, I request that the City commence processing the incomplete application. I understand that a permit cannot be issued until all the required information is submitted, reviewed for compliance and all fees paid.

I have authority to bind the corporation or partnership (if applicable).

(Day) ________________________________ (Signature of Applicant)
APPENDIX A

Amendments to Site Plan Control Area By-law

12.11 Grading Certificates

(a) Plans showing grading of the property are to be accompanied by;

(i) in the case of land in respect of which an accepted area or subdivision grading plan has been filed with the City Engineer, a lot grading plan bearing the signature and seal of the subdivision owner’s professional engineer who is responsible for the overall subdivision grading certifying thereon that the lot grading plan conforms with the accepted area or subdivision grading plan filed with the City Engineer;

(ii) in the case of land in respect of which no accepted area or subdivision grading plan has been filed with the City Engineer, a lot grading plan bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor who certifies thereon that the drainage scheme depicted by the plan will be compatible with the existing drainage patterns.

(b) Provide a final lot grading certificate within seven (7) months of occupancy,

(i) bearing the signature and seal of the subdivision owner’s professional engineer certifying that the finished elevations and grading of the land generally conforms with the accepted area or subdivision grading plans and the lot grading plan specified in clauses 12.11(a)(i) and (ii) of this by-law; or

(ii) where no accepted area or subdivision grading plan exists, bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects), or an Ontario Land Surveyor certifying that the finished elevations and grading of the land generally conforms to the lot grading plan specified in clauses 12.11(a)(i) and (ii) of this by-law.