



Industrial Building (Large) Checklist REQUIRED FORMS, DRAWINGS AND SPECIFICATIONS

BUILDING SERVICES DEPARTMENT

Definition: *Industrial Occupancy means the occupancy or use of a (Group F, Divisions 1-3) building or part thereof for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials.*

Examples include but are not limited to the following:

(Division 1): Bulk plants for flammable liquids, Bulk storage warehouses for hazardous substances, Cereal mills, Chemical manufacturing or processing plants, Distilleries, Dry cleaning plants using flammable or explosive solvents or cleaners, Feed mills, Flour mills, Grain elevators, Lacquer factories, Paint, varnish and pyroxylin product factories, Rubber processing plants, Spray painting operations.

(Division 2): Aircraft hangars, Cold storage plants, Dry cleaning establishments not using flammable or explosive solvents or cleaners, Electrical substations, Freight depots, Helicopter landing areas on roofs, Laboratories, Laundries (except self-service – see Group D), Planing mills, Printing plants, Repair garages, Self-service storage buildings, Service stations, Storage rooms, Television studios not admitting a viewing audience, Tire storage, Warehouses, Woodworking factories.

(Division 3): Creameries, Laboratories, Power plants, Storage garages (including open air parking garages), Storage rooms, Warehouses.

An application to construct, renovate, add to or demolish an Industrial Building that exceeds three storeys in building height or gross area of 600 m² (6460 ft²), in the Township of Springwater **may include but is not limited to** the following forms, drawings, specifications, support documents, fees, deposits and charges (unless specifically waived by the Chief Building Official):

- Always** required
- May be** required

- Application for a permit to construct or demolish
- Entrance application from the Township of Springwater **OR** Entrance *approval* from the County of Simcoe **OR** Entrance/Land Use *approval* from the Ministry of Transportation
- Nottawasaga Valley Conservation Authority approval
- Proof of ownership **OR** Letter of Authorization from owner to agent
- Septic System design **OR** sanitary sewer system **OR** engineered sewage system
- Site Plan **

Drawings and Specifications

- Architectural Drawings including Foundation floor plan **or** slab on ground plan; floor plans; cross sections; all elevations; conventional floor and roof plans
- Structural Drawings including detailed sections and specifications
- Engineered Drawings for Structural, Mechanical and Electrical *systems* including detailed sections and specifications which may include, but are not limited to the following:
 - Air Conditioning
 - Building Data Matrix
 - Electrical including:
 - Emergency lighting
 - Emergency power
 - Fire Fighting provision including:
 - Fire Alarms and Electromagnetic Locks
 - Fire Department connections
 - Water Storage
 - Fire Suppression
 - Heating



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- Lot Grading including:
 - Lot Grading Plan
 - Site Plan
 - Storm Sewer Management
 - Storm Water Management Plan
- Plumbing
- Private Water
- Refrigeration
- Sanitary Sewer or Sewage Disposal
- Sprinkler
- Thermal Design – Engineered or Architectural
- Ventilation
- Vertical Transportation systems

Note: A letter from all Engineers involved in the building design and all plumbing, works, fixtures and service systems appurtenant thereto, indicating that they have been retained by the owner to undertake the general review of the construction of the building, in accordance with the Ontario Association of Architects, or the Association of Professional Engineers of Ontario, to determine whether the construction is in general conformity with the plans, specifications and other documents is required.

Fees, Charges and Deposits

- ✓ Building Permit
- Development Charges:
 - County of Simcoe Charges
 - Education Charges – Public
 - Education Charges – Separate
 - Township Charges
 - Township Area Charges
- Entrance fee
- Lot Grading Deposit (may be refundable)
- Lot Grading Approval fee (Begins January 2007)
- Plumbing fee
- Property Identification Number fee
- Sewage System Connection fee
- Septic System Permit fee
- Water Connection fee
- Water Meter fee

**** Site Plan Checklist**

Details on Site Plan may include but are not limited to the following information:

- ✓ Description of Property including:
 - ✓ Lot and Concession numbers **and/or** Lot and Plan numbers **and/or** Reference Plan and Part numbers
 - ✓ Lot dimensions and lot area
 - ✓ North Facing Arrow (eg N ↑)



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- ✓ Street Name and Number
- ✓ Dimensions of all buildings, area of all buildings and lot coverage of all buildings
- ✓ Distance between all buildings and structures
- ✓ Location of:
 - ✓ all buildings (including dimensions to each property line)
 - ✓ any natural or man made watercourses, lakes, ponds, pools, reservoirs, rivers, streams and springs
 - ✓ driveways and roadways, fire routes showing type of surface, traffic flow, entrance and exits, ditches and/or storm sewers
 - ✓ neighbouring septic systems
 - ✓ neighbouring water wells (including depth and type)
 - ✓ parking spaces including those that are barrier free
 - ✓ provisions for fire fighting (water storage tanks etc.)
 - ✓ septic system (including all dimensions)
 - ✓ services (eg. water & sewer mains and/or lines, telephone, gas, hydro lines etc.)
 - ✓ swales, berms, pathways, walkways, sidewalks, refuse storage, snow storage, lighting standards
 - ✓ vegetation and trees
 - ✓ water well (including depth and type)