



Plumbing Checklist

REQUIRED FORMS, DRAWINGS AND SPECIFICATIONS

BUILDING SERVICES DEPARTMENT

Definition: A plumbing system is a system of connected piping, fittings, valves, equipment, fixtures and appurtenances (plumbing related accessories) contained in plumbing .

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An application to add or alter plumbing 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
- ✓ Drain, waste and vent piping diagram indicating dimensions and fittings being used
- ✓ Floor Plan showing all fixtures
- ✓ Proof of ownership **OR** Letter of Authorization from owner to agent
- ✓ Section through showing all piping, fixtures and appurtenances
- Septic Use Permit
- ✓ Water supply piping diagram indicating dimensions and number of shower heads

**Please note that where the project falls under:**

#### **2.3 Design and General Review (Ontario Building Code (OBC) 1997) eg:**

2.3.1 Design

2.3.1.1 Design by Architect or Professional Engineer

*that "Except as permitted in Sentences (2) and (3), the construction, including, for greater certainty, enlargement or alteration, of every building or part thereof described in Table 2.3.1.1 (see attached) and the Article (see attached) shall be designed and reviewed by an architect, professional engineer or both."*

#### **Fees, Charges and Deposits**

- ✓ Building Permit

**NOTE: The following is taken from the 1997 Ontario Building Code, Part 2**



**BUILDING SERVICES DEPARTMENT**

**Section 2.3. Design and General Review**

**2.3.1 Design**

**2.3.1.1. Design by Architect or Professional Engineer**

(1) Except as permitted in Sentences (2) and (3), the *construction*, including, for greater certainty, enlargement or alteration, of every *building* or part thereof described in Table 2.3.1.1 and this Article shall be designed and reviewed by an *architect*, *professional engineer* or both.

(2) An *architect* may provide the services within the practice of professional engineering in any *building* described in Table 2.3.1.1., or a *professional engineer* may provide the described in Table 2.3.1.1 where to do so does not constitute a substantial part of the services provided by the other profession related to the *construction* of the *building* and is necessary  
 (a) for the *construction* of the *building* and is incidental to the other services provided by the *architect* or *professional engineer*, or  
 (b) for coordination purposes.

**Table 2.3.1.1 <sup>(4)</sup>**  
**Design and General Review**  
**Forming Part of Sentence 2.3.1.1.(1)**

| Building Classification by Major Occupancy                                                                                                                                                                        | Building Description                                                                                                                                                                          | Design and General Review by:                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Assembly occupancy only                                                                                                                                                                                           | Every building                                                                                                                                                                                | Architect and professional engineer <sup>(1)</sup> |
| Assembly occupancy and any other major occupancy except industrial                                                                                                                                                | Every building                                                                                                                                                                                | Architect and professional engineer <sup>(1)</sup> |
| Care or detention occupancy only                                                                                                                                                                                  | Every building                                                                                                                                                                                | Architect and professional engineer <sup>(1)</sup> |
| Care or detention occupancy <b>and</b> any other major occupancy <b>except</b> industrial                                                                                                                         | Every building                                                                                                                                                                                | Architect and professional engineer <sup>(1)</sup> |
| Residential Occupancy only                                                                                                                                                                                        | Every building that exceeds 3 stores in building height                                                                                                                                       | Architect and professional engineer <sup>(1)</sup> |
|                                                                                                                                                                                                                   | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area <b>and</b> that contains a residential occupancy other than a dwelling unit or dwelling units            | <i>Architect</i> <sup>(2)</sup>                    |
| Residential Occupancy only                                                                                                                                                                                        | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area <b>and</b> contains a dwelling unit above another dwelling unit                                          | <i>Architect</i> <sup>(2)</sup>                    |
|                                                                                                                                                                                                                   | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area <b>and</b> contains 3 or more dwelling units <b>and</b> has no dwelling unit above another dwelling unit | <i>Architect</i> <sup>(2)</sup>                    |
| Residential occupancy <b>and</b> any other major occupancy <b>except</b> industrial, assembly <b>or</b> care <b>or</b> detention occupancy                                                                        | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Business and personal services occupancy only                                                                                                                                                                     | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Business and personal services occupancy and any other major occupancy <b>except</b> industrial, assembly <b>or</b> care <b>or</b> detention occupancy                                                            | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Mercantile occupancy only                                                                                                                                                                                         | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Mercantile occupancy <b>and</b> any other major occupancy except industrial, assembly <b>or</b> care <b>or</b> detention occupancy                                                                                | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Industrial occupancy only <b>and</b> where there are no subsidiary occupancies                                                                                                                                    | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Industrial occupancy <b>and</b> one or more other major occupancies where the portion of the area occupied by one of the other major or subsidiary occupancies exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) | The non-industrial portion of every building                                                                                                                                                  | Architect and professional engineer <sup>(1)</sup> |
|                                                                                                                                                                                                                   | The industrial portion of every building                                                                                                                                                      | Architect and professional engineer <sup>(1)</sup> |
| Industrial occupancy <b>and</b> one or more other major occupancies where no portion of the area occupied by one of the other major or subsidiary occupancies exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> )  | Every building that exceeds 600 m <sup>2</sup> (6460 ft <sup>2</sup> ) in gross area or 3 storeys in building height                                                                          | Architect and professional engineer <sup>(1)</sup> |
| Column 1                                                                                                                                                                                                          | 2                                                                                                                                                                                             | 3                                                  |



## Plumbing Checklist

REQUIRED FORMS, DRAWINGS AND SPECIFICATIONS

### BUILDING SERVICES DEPARTMENT

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#### Notes to Table 2.3.1.1

- (1) An architect shall provide services within the practice of architecture and a professional engineer shall provide the services within the practice of professional engineering.
- (2) An architect may engage a professional engineer to provide services within the practices of professional engineering.
- (3) Only a professional engineer may provide services within the practice of professional engineering.

Requirements for design and general review by an architect or professional engineer or a combination of both for the construction, enlargement or alteration of a building are set out in the *Architects Act* or the *Professional Engineers Act*.

3) The requirement for an architect does not apply to the preparation or provision of a design for interior space for a building, including finished, fixed or loose furnishings, equipment, fixtures and partitioning of space, and related exterior elements such as signs, finishes and glazed openings used for display purposes, that does not affect or is not likely to affect,

- a) the structural integrity,
- b) a fire safety system or fire separation,
- c) a main entrance or public corridor on a floor,
- d) an exit to a public thoroughfare or to the exterior,
- e) the construction or location of an exterior wall, or
- f) the usable floor space through the addition of a mezzanine, infill or other similar element,

of the building. (See Appendix A.)