



The Corporation of the City of Owen Sound
 Community Services Department
 Building Division

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GENERAL REVIEW COMMITMENT CERTIFICATE

Project Description: _____

Project Location: _____ Date: _____

This is to Certify that: _____
Name of Architect/Professional Engineer or Company (please print)

is retained to undertake, as described in Section 1.2 of the Ontario Building Code, the general review of the construction or demolition, as the case may be, of the building described above in accordance with, if an architect, the performance standards of the Ontario Association of Architects (Section 50a of the Ontario Regulation 368/86, amending Ontario Regulation 517/84) or, if a professional engineer, the performance standards of the Association of Professional Engineers of Ontario (Section 91a of Ontario Regulation 421/86, amending Ontario Regulation 538/84), to determine whether the construction or demolition is in general conformity with the plans, sketches, drawings, graphic representations, specifications and other documents that are prepared by an Architect, Professional Engineer or both and that form the basis for the issuance of the Building Permit or Demolition Permit or any changes thereto authorized by the Chief Building Official.

Indicate by a checkmark (✓) the disciplines for which the above-mentioned responsibilities are being assumed:

- Architectural
 Mechanical
 Structural
 Electrical
 Fire Protection
 Plumbing

If an Architect, indicate by a checkmark (✓) if engaged as the prime consultant to co-ordinate the general review of all designated disciplines:

Signature of Architect /Professional Engineer:	Print Signee's Name:	Title or Position:
Company:	Phone:	
Address:	Postal Code:	

The owner, being the person who intends to construct or have a building constructed, or to demolish or to have a building demolished, has agreed in a Letter of Undertaking to the Chief Building Official of the City of Owen Sound to have each of the retained Architect(s) and Professional Engineer(s) complete, properly authorize and return to the City of Owen Sound's Building & By-law Division the General Review Commitment Certificate(s) prior and as a condition precedent to permit issuance and authorizes the retained Architect(s) and Professional Engineer(s) to forward directly to the Chief Building Official, forthwith upon their completion, all written reports arising out of the required general review undertaken pursuant to Section 1.2 of the Building Code by the retained Architect(s) and/or Professional Engineer(s).

**Section 50a of the Ontario Regulation 368/86,
amending Ontario Regulation 517/84 made
under the Architects Act**

The following are prescribed as performance standards with respect to 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:

- 1) The member or holder, with respect to the matters that are governed by the Building Code, shall,
 - (i) make periodic visits to the site to determine whether the work is in general conformity with the design documents that were prepared by a member or holder;
 - (ii) inform the client and contractor, in writing, as to the progress and quality of the work and as to any part of the work that the member or holder has observed during the visits to the site not to be in conformity with the design documents;
 - (iii) review all changes to the design documents to determine whether the changes conform to the Building Code;
 - (iv) review and comment on shop drawings and samples for general conformity with the design concept of the work; and
 - (v) if the member or holder is specifically engaged to co-ordinate the general review of the professional engineers and reports of the inspection and testing companies, co-ordinate the general review of the professional engineers and reports of the inspection and testing companies that pertain directly to the work being reviewed and arrange for the distribution of such reports to the Client and the contractor; or
 - (vi) if the member or holder is not engaged to perform any or all of the services listed in sub-paragraph (v), co-operate with the professional engineer responsible for the co-ordination of the general review in order to assist the professional engineer in the carrying out of the functions described in that sub-paragraph.
- 2) In paragraph 1, "design document" means a design or other documents which formed the basis for the issuance of a building permit and included all changes thereto that were authorized by the Chief Building Official as defined in the Building Code Act.

**Section 91a of Ontario Regulation 421/86,
amending Ontario Regulation 538/84 made
under the Professional Engineers Act**

The following are prescribed as performance standards with respect to the general review of the construction, enlargement or alteration of a building by a professional engineer as provided for in the Building Code made under the Building Code Act:

- 1) The professional engineer, with respect to the matters that are governed by the Building Code, shall,
 - (i) make periodic visits to the site to determine, on a rational sampling basis, whether the work is in general conformity with the plans and specifications for the building;
 - (ii) record deficiencies found during the site visits and provide the client, the contractor and the owner with written reports of the deficiencies and the actions that must be taken to rectify the deficiencies;
 - (iii) review the reports of independent inspection and testing companies called for in the plans and specifications and which pertain directly to the work being reviewed;
 - (iv) interpret plans and specifications when requested to do so by the client, contractor or owner; and
 - (v) review shop drawings and samples submitted by the contractor for consistency with the intent of the plans and specifications.
- 2) The professional engineer shall not review work in disciplines for which he or she is not qualified.
- 3) The professional engineer may delegate one or more of the functions described in paragraph 1 to another person where it is consistent with prudent engineering practice to do so and the functions are performed under the supervision of the professional engineer.
- 4) In paragraph 1, "plans and specifications" means a plan or other documents which formed the basis for the issuance of a Building Permit and includes all changes thereto that were authorized by the Chief Building Official as defined in the Building Code Act.