

Industrial, Commercial and Institutional (ICI), New Buildings and Additions

A building permit is required for the construction of new non-residential (ICI) buildings, and additions to existing buildings where the area before or after the addition would be greater than 10 square metres (108 square feet).

Building permit application submission requirements:

In many instances, before a building permit application can be processed and a permit issued, there are other approvals from other agencies that are required. These approvals are not administered by the Building Division and are required as part of a complete application package. Please consult the applicable law checklist prior to applying for a building permit.

This checklist provides a summary of the Building Permit submission requirements for new construction and additions to ICI projects and has been developed for convenience purposes only. The property owner is responsible for ensuring compliance with all County of Brant By-laws, other applicable laws, and the Ontario Building Code.

- Permit applications to be filled out and signed
- Authorization form (if applicable)
- Applicable Law Checklist
- Commitment to General Review form completed by the owner and all consultants
- Approved Site Development Plan and Registered Agreement, in accordance with Section 41 of the Ontario Planning Act (please note building permit applications will not be accepted without site plan approval)
- Complete set of construction drawings drawn to scale, including:
 - **Architectural Construction Drawings**, including foundation and floor plans, elevations, wall/building sections, details, and schedules. Depending on the project, an Architect or Professional Engineer are to complete these designs.
 - **Building Code Matrix** to be provided with architectural drawings and include building classification and Ontario Building Code review.
 - **Structural Construction Drawings** to be completed by a Professional Engineer and include all structural design criteria, foundation reinforcement, and structural design of the building.
 - **Mechanical Drawings** to be completed by a Professional Engineer and include the proposed HVAC and plumbing systems.
 - **Electrical Drawings** to be completed by a Professional Engineer for the proposed electrical system, and any fire alarm systems where required.
 - **Sprinkler and Standpipe Drawings** (if required). Designs of these systems are to be completed by a qualified person, in accordance with NFPA 13.

- ❑ For **Group F, Division 3 occupancies**, see the attached **Fire Load Calculation** document for more requirements
- ❑ Soils report including verification of potable water supply (if applicable)
- ❑ A copy of an approved [Public Works Permit](#) for any works being done within the Municipal road allowance or connecting to municipal water and/or sanitary sewer is required prior to the building permit being issued. For more information, contact operations@brant.ca.
- ❑ Complete sewage system permit application package, or a letter from a licensed installer or professional engineer verifying the existing septic system can accommodate the proposed work and is in good working order
 - A separate permit is required for alterations to the septic bed or tank to accommodate the proposed work, and for new or replacement systems. Refer to the Septic New or Replacement Permit Package.

Next steps:

- Submit the complete permit application and supporting documents through the [County of Brant website](#)
- The application is reviewed for completeness, compliance with the zoning by-law, applicable laws, and lot grading approval. Comments are provided during review to identify any outstanding requirements and to summarize all applicable fees.
- When all fees are paid, the plans are reviewed for compliance with the Ontario Building Code. The permit is issued when review is complete, and fees are paid.
- Once construction begins, inspections must be scheduled. Building inspectors review major phases of construction until occupancy and/or final is complete.

Need help?

If you have any questions, please feel free to contact us at any time, and we will assist you through the process! Call 519.44BRANT or email us at building@brant.ca

Fire Load Calculations

Guide to Determining Group F, Division 3 Occupancies

This document is intended as a general guideline for fire load calculations for determining Group F, Division 3 (Group F3) Occupancies through the Ontario Building Code.

The Ontario Building Code (OBC) Division A, 1.4.1.2.(1) provides three definitions for industrial occupancies;

High hazard industrial occupancy (Group F, Division 1) means an industrial occupancy containing sufficient quantities of highly combustible and flammable or explosive materials to constitute a special fire hazard because of their inherent characteristics.

Medium hazard industrial occupancy (Group F, Division 2) means an industrial occupancy in which the combustible content is more than 50 kg/m² or 1 200 MJ/m² of floor area and that is not classified as a high hazard industrial occupancy.

Low hazard industrial occupancy (Group F, Division 3) means an industrial occupancy in which the combustible content is not more than 50 kg/m² or 1 200 MJ/m² of floor area.

Note: In order to be classified as a Group F3 occupancy the combustible content shall be evaluated for both the 50 kg/m² and 1 200 MJ/m², and if either of these qualifiers exceed the specified value the occupancy cannot be classified as a Group F3.

When considering which Group F 'Division' to classify a proposed occupancy / use as, Appendix note A-3.1.2.1.(1) "Major Occupancy Classifications" as well as the Hazard Index Tables (11.2.1.1.B. to N.) located in Part 11 of the OBC may be helpful resources to use as a guide.

However, some occupancy uses fall under more than one occupancy classification. For example, a Warehouse may be classified as a Group F3, or a Group F2 occupancy depending on the combustible content. In these instances, the County of Brant Building Division considers the occupancy classification as a Group F2.

If a designer, owner, or tenant wishes to have a building or suite classified as a low hazard industrial (Group F3) occupancy, the following information must be submitted with the building permit application:

1. Report from a Design Professional

The owner or tenant of the proposed building or suite must retain the services of an Architect, or Professional Engineer of Ontario, competent in fire load calculations. This Design Professional must perform an assessment of the proposed combustible content per square metre of the floor area and compare this combustible content to the maximum 50 kg/m² and 1200 MJ/m² permitted for a Group F3 occupancy and provide a detailed and sealed report.

Combustible content may include, but is not limited to the following;

- Materials and products to be stored (including packaging)
- Combustible liquids
- Pallets, racking, shelving, furniture, etc.

The report shall include a detailed list or table specifying all proposed combustible content with the corresponding weights (kg), and specific heat / heat of combustion (KJ) for each. The corresponding combustible content calculations confirming the kg/m² and MJ/m² shall also be provided.

2. Letter from the Owner / Tenant

The owner / tenant of the proposed building or suite must certify that the assumptions used in the report prepared by the design professional are accurate and that the combustible content will not exceed 50 kg/m² or 1 200 MJ/m². A letter, similar to the one below, must be submitted along with the report from the design professional described in item 1 above. Please note that the owner(s) are responsible for their building being used or occupied in accordance with the Ontario Building Code and Ontario Fire Code.

Sample Letter

Name of Project: _____

Address of Project: _____

Proposed Use of Building / Site: _____

I (we) the owner(s) and/or tenant of the above referenced building concur with the assumptions used in the attached report prepared by:

_____, dated _____

I (we) also certify that the combustible content of the building / suite will not exceed 50 kg/m² or 1200 MJ/m² of floor area. I (we) understand that if these limits are to be exceeded then an application must be made for a building permit to change the occupancy of this building or suite from low hazard industrial (Group F3) occupancy to a medium hazard industrial (Group F2) occupancy and that building upgrades may be required as a result of this change of major occupancy.

Name(s) of Owner(s) / Tenant

Signature

Date

Applicable Law Checklist & Contacts

This form confirms required approvals from other agencies for the purposes of building permit issuance.

Address of Project:	Date:
---------------------	-------

If the answer is **yes** to any question, the relevant approval documents must be submitted with your permit application. Where any required approval has **not** been obtained, the agencies must be contacted to obtain approval, and the declaration on the bottom of this form must state accordingly.

Zoning By-Laws – Planning Division	Yes	No
Is/was relief required to permit a minor zoning variance in your proposal?		
Is/was rezoning required to permit the proposed building or land use?		
Planning Approval – Planning Division		
Is this property regulated by Site Plan Control under Section 41 of the Planning Act?		
Heritage – Policy Planning Division		
Are you demolishing a building that is listed on the County’s heritage inventory?		
Is the building designated or in the process of being designated?		
Is the property located in a heritage district or study area?		
Construction and Fill Permits – Grand River or Long Point Regional Conservation Authority		
Is the property located within a regulated area (i.e. abutting a ravine, watercourse, wetland, or shoreline)?		
Building and Land Use Permits – Ontario Ministry of Transportation		
Is the property within 45m of a highway or 180m from any highway intersection?		
Is the property within 400m of Highway 403 or Highway 24?		
Is the property within 395m of a controlled highway intersection? (applies to sign permits)		
Is this a major traffic generating project located within 800m of a highway?		
Environmental Approvals – Ontario Ministry of Environment		
Is a Record of Site Condition required to be filed due to a change to more sensitive land use?		
Is the property a former waste disposal site?		
Is this project a major industrial, commercial, or government project?		
Is this a renewable energy project?		
Does this property have a Certificate of Property Use under the Environmental Protection Act?		
Agriculture and Farms – Ontario Ministry of Agriculture, Food and Rural Affairs		
Is this a farm building that will house animals or manure?		
Is this a milk processing plant?		
Electrical Conductor Clearances – Electrical Safety Authority		
Are any overhead power lines located above or within 5.5m of the proposed building?		

Clean Water Act – Development Services	Yes	No
Is the property located within a Source Water Protection regulated area?		
If yes: does a Water Source Protection Plan restrict the land use you are proposing?		
Education/Child Care Centres – Ministry of Education		
Is a daycare proposed in any part of the building?		
Is the project being carried out on the property of an educational facility?		
If yes: is any or all building on the property being fully or partially demolished?		
Seniors Centres – Ministry of Community and Social Services		
Is this a seniors project where Ontario Government funding is being sought?		
Long-Term Care Centres – Ministry of Health & Long-Term Care		
Is there construction, alteration or conversion of a building used for a nursing home?		

Declaration - I have considered the list of applicable laws in the Ontario Building Code as described above, and do hereby declare that:

- None of these applicable law approvals apply to this project.
- Applicable laws checked 'Yes' apply to this project, and approval documents are submitted with this application.
- Applicable laws checked 'Yes' apply to this project, however all approval documents have not yet been obtained.

The information provided on this form is true to the best of my knowledge. I have authority to act on behalf of the owner, corporation, or partnership with respect to this application (if applicable).

Name:	Signature:	Date:

Applicable law contacts:

Lot Grading Department, 519.44BRANT or grading@brant.ca

Lot Grading Certification is important to keep your property and neighboring properties safe from water damage and drainage problems. Grading comments are required for every building application except when work is only being done within an existing structure such as interior renovations.

Planning - Development Services Department, 519.44BRANT or planning@brant.ca

Planning applications for minor variances, by-law amendments, site plan control, etc. can be made online through the [County of Brant website](#). Applications regarding signs, ICI construction, or building on agriculturally zoned properties must be sent to planning for review to ensure Zoning By-Law compliance.

Operations Department, 519.44BRANT or operations@brant.ca

A Public Works Permit is required when work is being done in the road allowance, such as: entrance/driveway (new entrance, widen, move, or repave entrance), new water or reconnection to existing service (fees may apply), new sewer or reconnection to existing service (fees may apply)

Heritage/Environmental Planning/Natural Heritage, 519.44BRANT or policy@brant.ca

Review is required if the proposed building is within 30m of a watercourse, wetland, or similar natural heritage feature, or if the property is designated as having heritage interest. Refer to the County of Brant Zoning By-law and Interactive Zoning Map to determine if this is applicable to your property.

<p>(GRCA) Grand River Conservation Authority, 1.866.900.4722 or grca@grandriver.ca</p> <p>(LPRCA) Long Point Regional Conservation Authority, 1.888.231.5408 or conservation@lprca.on.ca</p> <p>Development within certain regulated conservation areas requires a permit from the conservation authority before any building permit can be issued. GRCA and LPRCA have online mapping tools to help identify if your property falls within their boundaries. If you are unsure, reach out to them directly for confirmation.</p>
<p>Forestry Department, 519.44BRANT or forestry@brant.ca</p> <p>Forestry comments are required when building within a woodlot or woodland area, or when a tree adjacent to a natural area or within the County of Brant road allowance will be injured or destroyed.</p>
<p>Ontario Ministry of Transportation, 1.800.268.4686 or visit their website.</p> <p>Ministry authorization is required for construction of all buildings, signs and entrances within certain distances of a highway or intersection. The requirement for Ministry authorization extends to 800m from a highway where development will generate major traffic, such as a shopping centre.</p>
<p>Ministry of the Environment, Conservation and Parks, 1.800.461.6290 or visit their website.</p> <p>Ministry of Environment approvals are required where a property of industrial or commercial use is changed to more sensitive residential or parkland use, for major government, industrial and commercial projects where defined by regulation, properties formerly used for landfill or waste disposal, or renewable energy projects.</p>
<p>Ontario Ministry of Agriculture, Food and Agribusiness and Ministry of Rural Affairs</p> <p>OMAFRA regulates development on properties not within a settlement boundary, and projects requiring an MDS (Minimum Distance Separation) review. For more information, visit their website.</p>
<p>Electrical Safety Authority, 1.877.372.7233 or visit their website.</p> <p>The Ontario Building Code prohibits buildings being located beneath or within certain minimum distances of overhead electrical conductor wires, other than the power feed to the building.</p>
<p>Source Water Protection - Development Services Department, 519.44BRANT or sourcewater@brant.ca</p> <p>Special land use restrictions may apply if a water source protection plan is in effect in the area where the building is located. Uses affected by these restrictions require the approval of the designated Risk Management Official.</p>
<p>Ministry of Education, 1.800.387.5514 or visit their website.</p> <p>For child care centres, Ministry plan approval is required if a new building is proposed to be used as a day nursery, an existing building is proposed to be used, altered or renovated for a day nursery, or if an existing day nursery is altered or renovated.</p> <p>For education, the board shall obtain approval from the Minister for the demolition of any buildings located on a school site regulated by the Education Act. Approval from the Minister shall be provided to the municipality before a demolition permit can be issued.</p>
<p>Ministry of Health & Long-Term Care, 1.800.268.1153 or 1.800.268.1153</p> <p>The Long-Term Health Care Act is designed to help ensure that residents of long-term care homes receive safe, consistent, high-quality, resident-centred care. Visit the Ministry of Health website, or the Ministry of Long-Term Care website for more information.</p>

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name			Unit number	Lot/con.
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (m ²)		
B. Purpose of application				
New construction	Addition to an existing building	Alteration/repair	Demolition	Conditional Permit
Proposed use of building		Current use of building		
Description of proposed work				
C. Applicant				
		Applicant is: Owner or Authorized agent of owner		
Last name	First name	Corporation or partnership		
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
D. Owner (if different from applicant)				
Last name	First name	Corporation or partnership		
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number		Fax		Cell number
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			Yes	No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			Yes	No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.			Yes	No
I. Declaration of applicant				
I _____ declare that: (print name)				
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. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____		_____		
Date		Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.



Permit Applicant Authorization

This form must be completed for all building permit applications where the applicant is the Owner's Agent

A. Project Information			
Property Address		Unit number	Lot/con.
Municipality County of Brant	Postal Code		
B. Property Owner(s)			
Last name	First name	Corporation or partnership	
Street address		Unit number	
Municipality	Postal code	Province	E-mail
Telephone number		Cell number	
C. Party to be Authorized			
Last name	First name	Corporation or partnership	
Street address		Unit number	
Municipality	Postal code	Province	E-mail
Telephone number		Cell number	
D. Declaration of Property Owner(s)			
<p>I _____, hereby Name of Property Owner(s) (please print)</p> <p>authorize and appoint the party stated in Section C of this form as my agent for the purposes of the submitted permit application. I understand that all communications and correspondence regarding this application shall be directed to the applicant.</p> <p>_____ Date _____ Signature of Property Owner(s)</p>			

Note:

1. The Ontario Building Code states that "owner includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee or mortgagee in possession".

Personal information contained in this form is collected under the authority of Subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*.

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

Permit Application No.

Project Description:

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 both that are licensed to practice in Ontario;

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

1. The undersigned architect and/or professional engineers have been retained to provide general reviews 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/or Professional Engineers Ontario (PEO);
2. All general review reports by the architect and/or professional engineers will be forwarded promptly to the Chief Building Official, and
3. Should any retained 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:

Date:

Address of Owner:

Telephone:

Signature of Owner:

Print Name:

Fax:

(or officer of corporation)

Coordinator of the work of all consultants:

Telephone:

Address:

Fax:

Part B - Consultants

The undersigned architect and/or professional engineer(s) hereby certify that they have been retained to provide general reviews of the parts of construction of the building indicated, 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 OAA and/or PEO.

SHADED PORTION TO BE COMPLETED BY CONSULTANTS

<input type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> SITE SERVICES	<input type="checkbox"/> OTHER (SPECIFY):	
Consultant Name:	Signature:	Print Name:	Date:			
Telephone:	Fax:	Address:				

<input type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> SITE SERVICES	<input type="checkbox"/> OTHER (SPECIFY):	
Consultant Name:	Signature:	Print Name:	Date:			
Telephone:	Fax:	Address:				

<input type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> SITE SERVICES	<input type="checkbox"/> OTHER (SPECIFY):	
Consultant Name:	Signature:	Print Name:	Date:			
Telephone:	Fax:	Address:				

<input type="checkbox"/> ARCHITECTURAL	<input type="checkbox"/> STRUCTURAL	<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> SITE SERVICES	<input type="checkbox"/> OTHER (SPECIFY):	
Consultant Name:	Signature:	Print Name:	Date:			
Telephone:	Fax:	Address:				