

Inspections

SAUL SCHWEBS Architect AIBC

Deputy Chief Building Official,
Deputy City Electrician and
Assistant Director-Building Inspections Group



Annual Operating Permits

- Annual Electrical Permit
- Annual Water Systems Permit

Annual Electrical Permit

Required for...

- the maintenance of existing operating electrical equipment;
- a service supply or power supply to a building or premises, where either or both supply ratings in combination exceed 500 KVA;
- any service supply or power supply to the electrical equipment that is greater than 750 volts; or
- any existing electrical equipment maintained for emergency service



Annual Water Systems Permit

Required for...

- Rainwater harvesting and other alternative water systems
- Building water treatment systems
- Cooling towers
- Once through cooling and other single pass systems
- Decorative water features



Annual Operating Permits

- **ANNUAL OPERATING PERMITS MUST BE IN PLACE PRIOR TO OCCUPANCY**



Coordinated Final Inspections

- Observe COVID protocols
 - Essential personnel only
 - Be mindful of social distancing
 - Masks are mandatory
 - Do not attend if experiencing symptoms



Coordinated Final Inspections

- Observe COVID protocols
 - Essential personnel only
 - Be mindful of social distancing
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- **HAVE A PLAN**
 - Plan should be efficient and thorough
 - Written plan to be submitted to the DBI at least 24 hours prior to the inspection
 - CP should lead the inspection



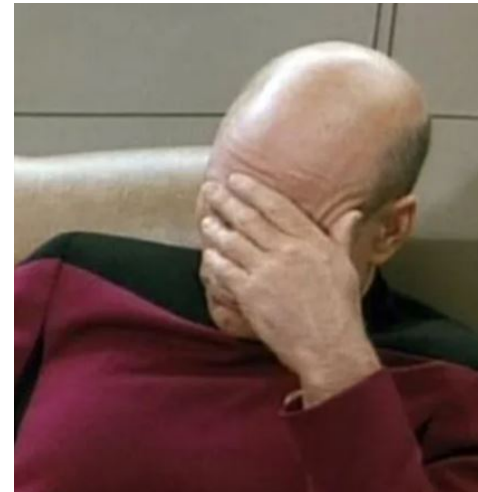
Projects Going on Hold

- Notify your DBI in writing
- Site is to be left safe and secure
- Additional or specific measures may be required depending on phase of construction
- Provide an anticipated reactivation date if possible
- Refer to Engineering's requirements for open excavations



Other Issues

- Monthly reports are to be submitted to the DBI each month
- Bathtub and shower controls to be located as per B.3.8 in adaptable dwelling units
- **Talk to us**



Final Occupancy Clearances

Steps to seek Occupancy

- Proposed sequencing for partial occupancy permits needs to be discussed with the DBI at least one month in advance of the first anticipated occupancy
 - Longer is recommended for large or complex projects
 - Approval is required
- Proposal must be reasonable:
 - ALL LIFE SAFETY SYSTEMS COMPLETE
 - Building shell complete in and above occupied areas
 - Logical separation between occupied and in-progress areas (fire separations, signage, safety barricades, appropriate occupant access)



Final Occupancy Clearances

- Proposal submission to include:
 - Drawings and schedule of proposed occupancy sequencing
 - Commitment to complete full occupancy by a specific date
 - Life safety drawings and/or construction safety plan
 - Clarification/status of other obligations (legal agreements, letters of credit, etc.)
- If leaving out a single unit or similar small portion of the building:
 - Revise the BP to convert that portion to “shell”
 - Obtain full occupancy
 - Follow up with a new permit (TI) to complete that space
- Consider multiple components:
 - OC is related to individual BPs – a partial OC in one tower doesn’t apply to the other(s)

Final Occupancy Clearances

- Send email to Occupancy clerk to find out if there are any other outstanding issues
 - Your outrider may show that the Trades and Building inspections have cleared and done final but occupancy clerks have their own checks
 - CP coordinator needs to confirm that final design drawings are completed
 - Follow the CP checklist to make sure all items have been completed
 - Plan ahead so that we don't have 4pm Friday madness to obtain occupancy with moving trucks ready to launch