



City of Sarnia
Building Department
255 Christina St N, Sarnia, ON N7T 7N2
519-332-0330 x 3301
building@sarnia.ca

ICI New Buildings and Additions: Application Submission Checklist

Institutional, Commercial, Industrial and Large Residential

1. Permit to Construct or Demolish Application Form

A standardized application form prescribed by the Ministry of Municipal Affairs and Housing.

2. Schedule 1: Designer Information Form (If Drawings are not Stamped Drawings by Architect and/or Engineer)

3. Schedule 2: Plumbing Form

Indicate the number of plumbing fixtures, laterals, catch basins etc.

Sewage System Permits (Septic): [Sewage System Permit Applications](#) can be submitted with the building permit application and will be forwarded to the Lambton County Building Services Department for review. If a Septic Permit has already been issued, attach copies of Septic Permit to application. Contact Lambton County Building Services for more information: 519-845-5420

4. OBC Matrix (Part 3, Part 9 or Part 11 as required)

To be stamped and sealed by BCIN Designer/Architect or Engineer.

5. [Commitment to General Review Form](#) (if required).

6. Energy Efficiency Design Compliance Forms

Signed and sealed by design professional (for new buildings and additions).

7. Site Plan and Construction Plans: Architectural, Structural, Mechanical, and Electrical Drawings

must be legible and drawn to scale, and clearly dimensioned in either metric or imperial. Drawings must include: Municipal Address, date of drawing, scale, dimensions, clear identification of new construction, total area of work. Drawings must be Stamped and sealed by BCIN Designer/Architect/Engineer as required.

8. Geotechnical Information, Including Geotechnical Investigation Report (if required)

9. Development Review Form: ICI Applications

Form regarding Applicable Law and other approvals related to ICI Applications.

10. Additional Approvals:

Planning Approvals such as Site Plan Agreement, Minor Variance or Zoning approvals if required.

Conservation Authority Approvals, Ministry of Environment, Ministry of Transportation, Ministry of Education (Child Care Centres or Demolition), Ministry of Agriculture and Food, Ministry of Community and Social Services – Senior Centres and/or other applicable law (see Development Review Form).

Record of Site Condition/Phase 1 Site Assessment if required under the Environmental Protection act or Records of Site Condition Regulation.

Electrical Safety Authority

Doing electrical work? A notification must be filed with the [Electrical Safety Authority](#). Hiring someone to do Electrical work? They must be a Licensed Electrical Contractor. For more information, go to esasafe.com or call 1-877-372-7233

Locates – Call or click before you Dig

If you are digging on your property of residence, which you rent or own, request a locate through [Ontario One Call](#) 1-800-OneCall (1-800-400-2255)



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DEVELOPMENT REVIEW FORM: ICI NEW OR ADDITIONS
 Institutional, Commercial, Industrial, Large Residential

Sections outlined below deal with **Applicable Law** as outlined in section 1.1.3.3. of the OBC, and the Municipal Building By-law as per section 7 of the BCA. **Prior to the acceptance of the building permit application, all sections must be fully completed**, and all approvals obtained by the appropriate authorities.

Full address of project:

Building Number:	Street Name:	Unit Number	Lot/con.
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A) Zoning Compliance: To obtain property zoning, contact the City of Sarnia Planning Department at 519-332-0330 or planning@sarnia.ca.

Property Zoning		Total Finished Floor Area	
Building Size Width	Length	Height	Building Area
Lot Size Frontage	Depth	Lot Area	Lot Coverage %
Required Setbacks Side Yard	Side Yard	Front Yard	Rear Yard
Provided Setbacks Side Yard	Side Yard	Front Yard	Rear Yard

All setbacks must be indicated on the site plan and are required to conform to the City of Sarnia Zoning-by-law.

Is this application conditional to Site Plan Control or Zoning Amendment? Yes No

If yes, attach copies of approvals. **File number:** _____

B) Light Truss Elements/Systems – Notification to Fire Services

Does the *construction* include:

i) lightweight pre-engineered floor or roof systems containing lightweight elements such as wood I-joists, cold-formed steel joists, wood truss assemblies with metal or wood plates and metal web wood joists,

Yes No

(ii) lightweight floor or roof systems containing solid sawn lumber joist less than 38 mm by 235 mm

Yes No

This information is provided to Fire Chief in accordance with Div. C – 1.3.1.7 (OBC)

C) Easements

Are there any Easements or Right-of-Ways located on the property? Yes No

If yes, please indicate on the site plan.

D) Source Water Protection

Is this project a commercial, agricultural, or industrial application? Yes No

Is the subject property located to the north of Highway 402 or south of Confederation Street/Line? Yes No

Does the proposal involve fuel handling/storage ≥15,000 litres? Yes No

If yes to all three above, provide a copy of Section 59 - Screening Form (Clean Water Act).

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E) Conservation Authority

Is the proposed development within a flood, erosion or dynamic beaches controlled area? Yes No

[Map your property](#), St. Clair Region Conservation Authority: 519-245-3710

If yes, the proposed construction requires Conservation Authority review.

F) Septic

Does the development require the installation of a new septic system or alteration of existing? Yes No

If yes, provide **Septic Permit number:** _____

Questions regarding septic systems can be directed to County of Lambton Building Services Department: 519-845-5420. Location of septic system must be indicated on site plan.

G) Access Permit

Does the development require access to a new County Road? Yes No

Does the development require access approval for MTO? Yes No

If yes, please provide letter of approval from MTO.

Does the development require new access onto a Municipal Road? Yes No

If yes, please provide plans as outlined in section "I" for approval from City Engineer.

H) Service Connection

Does the development require connection to municipal services? Yes No

If yes, please provide plans as outlined in section "I" for approval from City Engineer.

I) Backflow Prevention

Does the property have a backflow prevention device installed on the water service as per City of Sarnia By-Law 89 of 2016? Yes No

If yes, please submit the last annual test to backflow@sarnia.ca.

If no: The Backflow Prevention By-Law does not apply to this property; **OR**

The property requires a Backflow Prevention Survey completed by a Registered Tester to identify if a backflow device is required.

If unsure, please contact: Katherine Gray, Water and Wastewater Compliance Inspector 519-332-0527 ext 2245

J) Water Meter

Does the development require installation of a new water meter? Yes No

If yes, what size:

3/4" 1" 1 1/2" 2" other: _____

K) Plans and Specifications Information

Should applicant be required to submit multiple drawings all information can be supplied on one set of drawings containing all required information. Drawings are required to be to scale, legible and include:

• **Zoning Compliance.** Site plan showing lot lines and dimensions, new and existing building sizes and locations, building height, building setbacks, street names, municipal address and north arrow, reference to legal survey or note stating survey stakes located and confirmed on site.

• **Lot Grading.** Site plan showing lot lines and dimensions, new and existing building sizes and locations, building setbacks, location of paved surfaces, street names, municipal address and north arrow, location of septic field, reference to legal survey or note stating survey stakes located and confirmed on site, (geodetic elevations) and drainage arrows. Lot grading plans must bear the signature and seal of a Professional Engineer or Ontario Land Survey.

• **Access Permit.** Site Plan showing lot lines and dimensions, drive way location and width.

• **Service Permit.** Site Plan showing lot lines and dimensions, building setbacks, street names, municipal address and north arrow, location of service lines, location of driveways and sidewalks.

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L) Declaration of Applicant

I, _____ certify that:
(Print name)

1. The information contained in this application, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. As the Owner/contractor I take responsibility to ensure compliance to all federal, provincial and municipal legislation and or regulations prior to, during and after construction. I will not hold The City of Sarnia or its employees liable for any actions by myself resulting in; non issuance of a permit, revoking of a permit, civil action and or possible fine.
3. I have authority to bind the corporation or partnership (if applicable).

(Date)

(Signature of Applicant)

Personal information contained in this form and schedules is collected under the authority of section 7 subsections 8(2) of the Building Code Act, 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 to which this application is being made.



CORPORATION OF THE CITY OF SARNIA
P.O Box 3018 Sarnia, ON N7T 7N2
Telephone: (519)332-0330, Ext 3301
Fax: (519)332-0776

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ <small>(Name of municipality, upper-tier municipality, board of health or conservation authority)</small>				
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) <small>*This section MUST be filled in prior to submission. Applications will not be processed without this information.</small>				
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.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	Unit no.	Lot/con.	
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name Firm			
Street address	Unit no.	Lot/con.	
Municipality	Postal code	Province	E-mail
Telephone number	Fax number		Cell number
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]			
House	HVAC – House	Building Structural	
Small Buildings	Building Services	Plumbing – House	
Large Buildings	Detection, Lighting and Power	Plumbing – All Buildings	
Complex Buildings	Fire Protection	On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p style="margin-left: 40px;">I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p style="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-left: 40px;">Firm BCIN: _____</p> <p style="margin-left: 40px;">I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.</p> <p style="margin-left: 40px;">Individual BCIN: _____</p> <p style="margin-left: 40px;">Basis for exemption from registration: _____</p> <p style="margin-left: 40px;">The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p style="margin-left: 40px;">Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. <p style="margin-left: 40px;">_____</p> <p style="margin-left: 40px;">Date Signature of Designer</p>			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Questions or Concerns - Please Contact:
 County of Lambton - Plumbing Inspection Dept.
 Telephone: (519) 845-0801

SCHEDULE '2'

Plumbing Information

Owner Name:	Address of Proposed Work:
Plumber:	Municipality:

Please list the number of fixtures per floor on the following chart.

FLOOR	Basement	1	2	3	4	Total Number	X	Fixture Units	Total Fixture Units
Water closet							X	4	
Bath tub							X	1.5	
Wash basin							X	1.5	
Kitchen sink							X	1.5	
Laundry tubs							X	1.5	
Floor drain							X	2	
Showers							X	1.5	
Urinal							X	1.5	
Clothes washer							X	1.5	
Dish washer – domestic							X	.5	
Other sinks							X	1.5	
Drinking fountain							X	.5	
Hot water heater							X		
Sewage Pump							X		
Grease Interceptor							X		
Other fixtures							X		
TOTAL							Total Fixture Unit Count		

No. of Dwelling Units	R.W.L.	Water Lines
Soil Vent Stacks	Sanitary Lateral	Oil Interceptor
Catch Basin	Storm Lateral	Backflow Preventor
Lawn Sprinkler System		

Signature

Date



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ICI - Permit Process Guide

Institutional, Commercial, Industrial and Large Residential

Submitting a Complete Application

An application is considered “complete” where the proposed construction conforms with all **Applicable Laws**, includes the required Application Forms, and the required Construction Plans as outlined in the City of Sarnia Building By-law. Refer to the Submission Checklist attached.

Applications can be submitted electronically by e-mailing the documents to building@sarnia.ca. Alternatively, documents can be dropped off at the City Hall drop box, located near the South facing, Christina St. entrance.

Complete Applications, Review Timelines and Building Permit Issuance

Applicants will be notified if the application submitted is **not** considered a “complete application” and will be provided with a list of the outstanding approvals/documents. The review timeline will **not** apply to in-complete applications.

Applications that are deemed a “**complete application**” will be reviewed and will be issued or refused within the time frame outlined in Div. B – 1.3.1.3.

Table 1.3.1.3. Period Within Which Permit Shall be Issued or Refused Forming Part of Article 1.3.1.3.	
Class of Building	Time Period
a) A detached house, semi-detached house, townhouse, or row house where no dwelling unit is located above another dwelling unit. (b) a detached structure that serves a building described in Clause (a) and does not exceed 55 m2 in building area. (c) A Tent to which 3.14 of Division B applies (d) A Sign to which 3.15 of Division B applies	10 Days
(a) (Part 9) Buildings described in Clause 1.1.2.4.(1)(a), (b) or (c) of Division A, other than buildings described in Column 1 of any of Items 1 and 4 of this Table. (b) Farm buildings that do not exceed 600 m2 in building area.	15 Days
(a) (Part 3) Buildings described in Clause 1.1.2.2.(1)(a) or (b) of Division A, other than buildings described in Column 1 of any of Items 1 and 4 of this Table. (b) Farm buildings exceeding 600 m2 in building area. (c) Retirement homes.	20 Days
(a) Post-disaster buildings. (b) (Complex Buildings) Buildings to which Subsection 3.2.6. of Division B or any provision in Articles 3.2.8.3. to 3.2.8.11. of Division B applies.	30 Days

If the application is refused, the applicant will be contacted and provided with all reasons why the application has been refused. The application is circulated to multiple departments, and comments may be received separately. The applicant can then address all outstanding items, make necessary modifications, or obtain missing information, and submit them to building@sarnia.ca for review.

If the application is not acceptable due to zoning non-compliance, the applicant can either apply to the Committee of Adjustment for a Minor Variance to zoning requirements or apply for a Zoning Amendment (rezoning). These applications should be submitted to the Planning Department at planning@sarnia.ca. If the application is approved, the applicant will be contacted regarding [permit fees](#), including [development charges](#), payment methods, and a permit will be issued. The Building Permit must be posted on the project site in a location visible from the street.

Inspections

After the Building Permit has been issued, and the payment has been made, the applicant will be provided with the Approved Drawings, Building Permit and Required Inspections list. Construction may only begin once a Building Permit has been issued.

All construction must conform the Ontario Building Code and the approved drawings. The approved drawings may contain key notes/changes from the Plans Examiner. Site Visit Reports, Change Orders, etc. must be submitted to the building department building@sarnia.ca throughout construction. **Changes/Revisions** to the Approved Drawings, must be submitted for re-review through revised drawings. Revised drawings and related information must be submitted to building@sarnia.ca, noting the building permit number. Construction related to the revisions **cannot continue** until the revisions have been **approved**, and any additional fees have been paid.

It is the Permit Holder's responsibility to call and request inspections at the various stages listed on the Required Inspections sheet PRIOR to continuing construction and including Final Inspection. The inspection request must be made, allowing 48 hours advance notice, excluding weekends and statutory holidays.

Field review reports from project design professionals covering all work to the present stage of construction and confirming readiness for requested occupancy, Life Safety systems reports, certificates and verification, including the Integrated Testing Report (CAN/CSA-S1001), will be required prior to Occupancy Inspection.

A final inspection can be conducted when all work included in the permit and the conditions of the Minor Variance (if applicable) have been completed, and all required general review letters and testing reports received. Once the final inspection is completed and passed, the building permit can be closed.

An open building permit is an order against the property and may cause a problem when selling the property or during a re-financing process.