

D.A.R.C. COMMENT (BUILDING SERVICES DIVISION - PLANS REVIEW SECTION)

(D.A.R.C. Comment by the Building Services Division is a cursory review of the site plan matters with respect to the OBC. It is the responsibility of the owner to completely design the building in accordance with the OBC at the building permit stage.)

To: **Katherine Faria**

From: **Martin Chan**

Date: **March 14, 2019**

RE: **File No: D06-18053**
Name: SHCOLYAR, GIL & MARIA & SHKOLYAR, MALVINA
Location: 27 – 39 Church Street North, Richmond Hill.

Owner and Architect are required to address the following comments.

- ☐ Please show on the site plan fire access route & fire hydrants and they shall be designed in accordance with OBC Div. B. 3.2.5.4, 3.2.5.5, 3.2.5.6. & 3.2.5.7.
- ☐ Please ensure the elevation views comply with the spatial separation and wall construction requirements of OBC B.9.10.14.
- ☐ Egress from the third floor level of each dwelling unit shall comply with OBC B.9.9.9. Provide an escape window with an unobstructed opening of less than 1.0 m x 0.55 m or provide a balcony on the third floor level in each unit. Escape window sill shall be located not more than 1.0 m & not less than 0.48 m above its floor level and not more than 7.0 m (unobstructed height) above adjacent ground level. Please show the escape windows and their respective sill heights above grade on the Elevations. The escape balcony shall have sufficient size (min. 0.4 s.m. per person) to accommodate all occupants on the third floor.
- ☐ Effective January 1st of 2017, the energy efficiency of a Part 9 residential building shall be designed to exceed by not less than 15% of the performance level equal to a rating of 80 or more on the NRCan EnerGuide standard or conform to Chapters 1 and 3 of SB-12 (Prescriptive compliance package, Performance compliance or other acceptable compliance methods such as the NRCan Energy Star Standard or NRCan 2012 R2000 Standard). Where fenestration-to-wall ratio calculation is required, fully demonstrate this on the elevation drawings. Submit the energy efficiency compliance package of the house at building permit stage.
- ☐ Please submit a Phase 1 Environmental Site Assessment Report of the site at the time of building permit application. Where there is a land use change from industrial / commercial / community to institutional / residential / parkland / agricultural or other use, a Record of Site Condition (RSC) shall be filed in Environmental Site Registry (Registry). An acknowledgment of filing provided by the MOE Director must be submitted at building permit stage.
- ☐ Separate building permits are required for all signs to be erected in the property. All signs shall comply with Sign by-law No. 52-09 as amended.
- ☐ Beginning January 1, 2006, designers (other than a home owner), who prepare the plans and specifications for building permit purposes, must be qualified and registered with or comply with the designer requirements of the Ministry of Municipal Affairs and Housing.
- ☐ Beginning January 1, 2018, the Electric Vehicle Charging System requirement in O.Reg.139/17 comes into effect. A newly built house that is served by a garage, a carport or a driveway must be fitted with provisions, such as a 200 ampere panelboard (min. size), etc., to permit the future installation of electric vehicle supply equipment that conform to Section 86 of the Electrical Safety Code, according to OBC B 9.34.4. Please demonstrate the compliance at building permit stage.
- ☐ Infiltration galleries are reviewed as drywells and they shall be not less than 5.0 m from the building foundation according to OBC B 9.14.5.3.(2). As an alternative, submit a soils engineer report to show that the foundation bearing capacity & settlement, etc. of the building will not be affected by the proximity of the infiltration galleries.