



As per Section 11 of the *Architects Act* and Section 12 of the *Professional Engineers Act*, certain building types in this Joint Bulletin are required to be designed by an architect, PEO licensee, or both. In this Joint Bulletin is a Table that provides a synopsis of the requirements of these two acts with respect to building design.

As per Section 8(9.1) of the *Ontario Building Code Act*, we request that you, in your capacity as Chief Building Official of a municipality, review all documents submitted for permit and refer to the Ontario Association of Architects (OAA) and/or Professional Engineers Ontario (PEO) any documents or information pertaining to permit submission or general review that you have reasonable ground to believe will contravene the above acts.

It should be noted that the OAA and PEO have in place a Liaison Committee, which has been established to deal with those matters that have been forwarded to our respective organizations in accordance with section 9.1, as noted above. In addition to this, the Joint Practice Board also exists by virtue of our respective legislations and is given the mandate of maintaining a professional relationship between the OAA and PEO and ultimately to deal with any matters of conflict regarding the scope of architectural and engineering practice.

## Definitions

Within this document a PEO licensee means a holder of a licence, a temporary licence or a limited licence as defined in Regulation 941 under the *Professional Engineers Act*.

Within this document an architect means the holder of a licence, a certification of practice, or a temporary licence as defined in Regulation 27 under the *Architects Act*.

## Design by an Architect or PEO Licensee

- (1) Except as permitted in sections (2) and (3) noted below, the construction, including, for greater certainty, enlargement or alteration, of every building or part of it described in the Table in this Joint Bulletin shall be designed and reviewed by an architect, PEO licensee or both.
- (2) An architect may provide the services within the practice of engineering in any building described in the Table, or a PEO licensee may provide the services within the practice of architecture in any building described in the Table, where to do so does not constitute a substantial part of the services provided by the other profession related to the construction of the building and is necessary,

- (a) for the construction of the building and is incidental to the other services provided by the architect or PEO licensee, or
- (b) for coordination purposes.

- (3) The requirement for an architect does not apply to the preparation or provision of a design for interior space for a building, including finishes, fixed or loose furnishings, equipment, fixtures and partitioning of space, and related exterior elements, such as signs, finishes and glazed openings used for display purposes, that does not affect or is not likely to affect,
  - (a) the structural integrity,
  - (b) a fire safety system or fire separation,
  - (c) a main entrance or public corridor on a floor,
  - (d) an exit to a public thoroughfare or to the exterior,
  - (e) the construction or location of an exterior wall, or
  - (f) the usable floor space through the addition of a mezzanine, infill or other similar element, of the building.

- (4) Where a building or part of it described in the Table is designed by an architect or a PEO licensee or a combination of both, all plans, sketches, drawings, graphic representations, specifications and other documents that are prepared by an architect, PEO licensee or both and that form the basis for the issuance of a permit under section 8 of the *Building Code Act* or any changes to it authorized by the Chief Building Official shall bear the signature and seal of the architect, PEO licensee or both, as applicable.

- (5) As authorized under the *Architects Act*, a person designated as a Licensed Technologist OAA is permitted to design and perform General Review for:
  - (a) restaurants with a maximum occupant load of 100 persons,
  - (b) residential buildings of one unit or two attached units up to four storeys in height, including buildings with one dwelling unit above another,
  - (c) residential buildings that are not larger than 600 square metres in building area containing three or more attached dwelling units and which are up to four storeys in height, including buildings with one dwelling unit above another.

*For clarification on any of the information in this Joint Bulletin, please contact Ontario Association of Architects at 416-449-6898, or Professional Engineers Ontario at 416-224-1100.*

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## Design and General Review

| Building Classification by Major Occupancy  | Building Description  | Design and General Review By              |
|---|---|---|
| Assembly occupancy only   | Every building  | Architect and PEO Licensee <sup>(1)</sup> |
| Assembly occupancy and any other major occupancy except industrial  | Every building  | Architect and PEO Licensee <sup>(1)</sup> |
| Care or detention occupancy only  | Every building  | Architect and PEO Licensee <sup>(1)</sup> |
| Care or detention occupancy and any other major occupancy except industrial   | Every building  | Architect and PEO Licensee <sup>(1)</sup> |
| Residential occupancy only  | Every building that exceeds 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
|   | Every building that exceeds 600 m <sup>2</sup> in gross area and that contains a residential occupancy other than a dwelling unit or dwelling units     | Architect <sup>(2)</sup>                  |
| Residential occupancy only  | Every building that exceeds 600 m <sup>2</sup> in gross area and contains a dwelling unit above another dwelling unit                                   | Architect <sup>(2)</sup>                  |
|   | Every building that exceeds 600 m <sup>2</sup> in building area, contains 3 or more dwelling units and has no dwelling unit above another dwelling unit | Architect <sup>(2)</sup>                  |
| Residential occupancy and any other major occupancy except industrial, assembly or care or detention occupancy  | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
| Business and personal services occupancy only   | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
| Business and personal services occupancy and any other major occupancy except industrial, assembly or care or detention occupancy   | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
| Mercantile occupancy only   | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
| Mercantile occupancy and any other major occupancy except industrial, assembly or care or detention occupancy   | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect and PEO Licensee <sup>(1)</sup> |
| Industrial occupancy only and where there are no subsidiary occupancies   | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect or PEO Licensee <sup>(3)</sup>  |
| Industrial occupancy and one or more other major occupancies where the portion of the area occupied by one of the other major or subsidiary occupancies exceeds 600 m <sup>2</sup>  | The non-industrial portion of every building  | Architect and PEO Licensee <sup>(1)</sup> |
|   | The industrial portion of every building  | Architect or PEO Licensee <sup>(3)</sup>  |
| Industrial occupancy and one or more other major occupancies where no portion of the area occupied by one of the other major or subsidiary occupancies exceeds 600 m <sup>2</sup> . | Every building that exceeds 600 m <sup>2</sup> in gross area or 3 storeys in building height  | Architect or PEO Licensee <sup>(3)</sup>  |

## Notes to Table

- (1) An architect shall provide services within the practice of architecture and a PEO licensee shall provide the services within the practice of engineering.
- (2) An architect may engage an engineer to provide services within the practice of professional engineering.
- (3) Only a PEO licensee may provide services within the practice of professional engineering.
- (4) Requirements for design and general review by an architect or PEO licensee or a combination of both for the construction, enlargement or alteration of a building are set out in the *Architects Act* and the *Professional Engineers Act*.



# Design and General Review Requirements for Buildings in the Province of Ontario



JOINT BULLETIN



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