

EABO

c/o Professional Engineers Ontario
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MINUTES OF MEETING HELD ON SEPTEMBER 29, 2015

Held at PEO Offices

40 Sheppard Avenue West, Toronto, Ontario

Attendees:

Brian Aitken, OAA
Mark Bendix, PEO
Kyle Bentley, LMBCO
Gerry Conway, OAA
David Craddock, OAA (Chair)
David Dengler, PEO *[via teleconference]*
John Dorris, OBOA
Brad Green, OAA
Sherin Khalil, PEO
Jason Schmidt-Shoukri, TACBOC
José Vera, PEO

Regrets:

Chris Roney, PEO
Michael Seiling, OBOA
David Tipler, CEO

Guest:

Bruce Krushelnicki
Michael de Lint, MMAH

A Joint Committee of:

Professional Engineers Ontario; Consulting Engineers Ontario;
Ontario Association of Architects; Ontario Building Officials Association;
Large Municipalities Chief Building officials; and Toronto Area Chief Building Officials Committee

1. OPENING OF MEETING

The meeting opened at 1:00 p.m., with 11 members of the Committee in attendance.

2. MINUTES/NOTES FROM PREVIOUS MEETING

A motion was made to approve the Minutes of the April 30, 2015 meeting as modified.

3. INTRODUCTION OF GUESTS

The members welcomed B. Krushelnicki and M. de Lint.

J. Schmidt-Shoukri introduced B. Krushelnicki.

4. PRESENTATION: SITE PLAN CONTROL

There was a presentation on the Site Plan Control.

Question: Can a decision be delegated to staff?

Answer: A decision is usually made by Council. However, a decision may be delegated to a committee or staff and, at times, a decision could be delegated to a consulting firm.

Question: Why does the process take so long?

Answer: Site Plan is a multidisciplinary application, such as hydro, transportation, mechanical, electrical engineering. The first phase is to receive feedback and comments from all parties involved in the project. The second phase is to coordinate all comments that are received and consider any deficiencies or any conflict in opinions.

Motion: A motion was made to invite planners from the Ontario Professional Planners Institute to the next EABO meeting.

Action: Staff to invite planners from the Ontario Professional Planners Institute to the next EABO meeting.

5. COORDINATION BETWEEN PROFESSIONAL DESIGNERS

Action: PEO staff and OAA staff to find out from the Ministry of the Attorney General and the Ministry and Municipal Affairs and Housing whether there could be a requirement in the *Building Code Act* to not issue a building permit until a coordinating professional is hired (i.e. design is enforceable in the *Professional Engineers Act* and the *Architects Act*).

Action: PEO staff and OAA staff to work on a consensus document on what coordination is.

Action: PEO staff to work with OAA staff for cooperation in writing requirements for design professionals.

There was a discussion regarding professional coordination that should be conducted by either engineers or architects. A professional coordinator should be part of the team and cannot be a third party.

Professional coordination between professional designers was a requirement in Recommendation No. 1.27 in the Elliot Lake Commission of Inquiry Report.

A Committee member suggested that PEO and OAA develop a joint practice guideline to address the coordination issue.

There was a discussion regarding the prime consultant and the key duties of the prime consultant.

Action: PEO staff to review the Ontario Association of Architects' Prime Consultant Practice Tip.

6. INFORMATION

The professional coordination issue will be discussed at the joint conference on October 7, 2015 with Professional Engineers Ontario, Large Municipalities Chief Building Officials Ontario, and the Ontario Association of Architects.

7. TRAINING

The Ontario Association of Architects and the Ontario Building Officials Association have an agreement to provide training with no cost to each other.

Action: Chair to send the link for the workshop and the opportunity for seminars to all members.

8. *PLANNING ACT*

Follow-Up: PEO staff contacted J. Schmidt-Shoukri to propose guests for this topic.

Action: OAA to report on what traction this report has received.

9. *NEW BUSINESS*

EABO Control Flow Roof Drain Form

Follow-Up: PEO staff sent the EABO Control Flow Roof Drain form to the Committee members.

There was a discussion regarding the EABO Control Flow Roof Drain Form. The EABO Control Flow Roof Drain Declaration form provides the Chief Building Official with assurance that the mechanical and structural engineers have coordinated their designs.

Action: PEO staff to update the EABO Control Flow Roof Drain Form.

EABO Final General Review Report

There was a discussion regarding the EABO Final General Review Report and that some municipalities may not accept the Final General Review Report.

There was a concern that architects might provide a final general review to the municipality while the project is not completed. Therefore, a professional coordinator is required to verify and confirm that the general review has been done accordingly.

Wood Frame Fire Halls

An engineer expressed concerns regarding the use of wood frames in Fire Halls. The Committee members agreed that this a Building Code issue.

Action: PEO staff to encourage the engineer who expressed concerns to participate in the next Building Code revision.

Proposed Construction Guidelines 5 and 6 Storey Combustible

M. de Lint of MMAH advised that there was a meeting held on June 23, 2015 with Building Officials, Engineers, Architects, insurance companies and the Ministry of Labour to edit the guideline.

M. de Lint reported on the status of the guideline development, and noted that it was a voluntary guideline.

10. ADJOURNMENT AND DATE OF NEXT MEETING

The meeting adjourned at 3:30 p.m.

Action: PEO staff to send a doodle poll for a meeting in November/December 2015. The poll will also be sent to the guests from the Ministry of Municipal Affairs and Housing.