



PORT COLBORNE

## CITY OF PORT COLBORNE

Municipal Offices  
66 Charlotte Street  
Port Colborne, Ontario  
L3K 3C8  
[www.portcolborne.ca](http://www.portcolborne.ca)

### Certified Drawings

The Plans for this project have been reviewed and approval granted for the issuance of a permit subject to complying with the comments noted on the plans. However, on-site inspections may reveal deficiencies not covered in this review of the plans, which must be brought into compliance with the requirements of the Ontario Building Code.

#### Prior to Construction

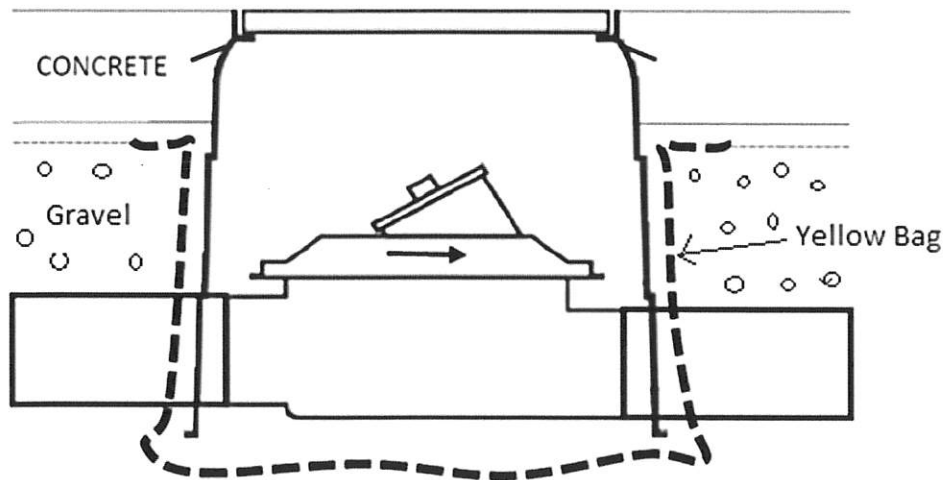
Contact the following services before excavation: Bell, Hydro, Cable, Gas and City works. Call Ontario One Call 1-800-400-2255	Footing inspection must be completed prior to pouring any concrete. Call 905-835-2900 Ext. 229 to book an inspection.
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#### During Construction

Submit a copy of truss drawings, stamped by a Professional Engineer, designed in accordance with Div.B Part 9 of the Ontario Building Code to the building section, prior to the erection of the trusses.	The provisions of "The Occupational Health and Safety Act, 1991" must be strictly adhered to during construction.
Ensure that all beams have full bearing. Full width of member, 3 ½" depth, or greater as required by the Ontario Building Code	Testing and Inspections of all plumbing drains, wastes and vents is required before the plumbing is covered.
Roof space must be vented to exterior by vent area of not less than 1 sq.ft for each 300 sq.ft. of insulated area, or 1 sq.ft for each 150 sq.ft for roof slopes less than 1:6.	Operating machinery (e.g. air conditioners, pool equipment, etc.) must comply with current zoning regulations. For further information contact the Planner at extension 202
Windows are not permitted in walls closer than 4 feet to the property line.	<b>Additional permit is required to subdivide and finish a basement</b>
The construction between the garage and dwelling unit must provide an effective barrier to gas and exhaust fumes.	Ensure that foundation walls and slabs-on-grade have at least 6" exposure above grade (except at overhead doors).

Ensure that all girder trusses have at least 2 stud posts (or more as required) and squash blocks in header spaces	A minimum of 38mm (1 ½”) end bearing is required for wood joists, rafters and lintels.
Provide installers work record for all spray foam insulation installations. Note also that spray foam insulation must usually be protected by a thermal barrier (Example: Drywall, plywood, etc.)	Ledger board(s) to be capped and fastened to a solid structure. Ledger can not be fastened to building finishes.
<p>Guards to comply with 9.8.8 and SB-7 of the Ontario Building Code: Some general provisions include:</p> <ul style="list-style-type: none"> <li>• Minimum of 36” in height where grade is more than 600mm (23 5/8”) from walking surface.</li> <li>• Minimum of 42” ” in height where grade is more than 1800mm (5’-10 7/8”) from walking surface.</li> <li>• Glass in guards to conform to CAN/CGSB-12.1-M and SB-13 of the OBC.</li> <li>• Aluminum, plastic, and glass guards require a professional engineer design sealed by the engineer.</li> </ul>	

### ‘Mainline’ Back Water Valve Seal – Maintaining Air Barrier at Concrete floor



The notes in this handout are intended to assist in avoiding common deficiencies.

These notes are not exhaustive and generally refer to the most common minimum requirements, however, more stringent requirements may apply in some conditions. Please consult your designer or the Building Division if you have any questions about how the Ontario Building Code applies to your project.