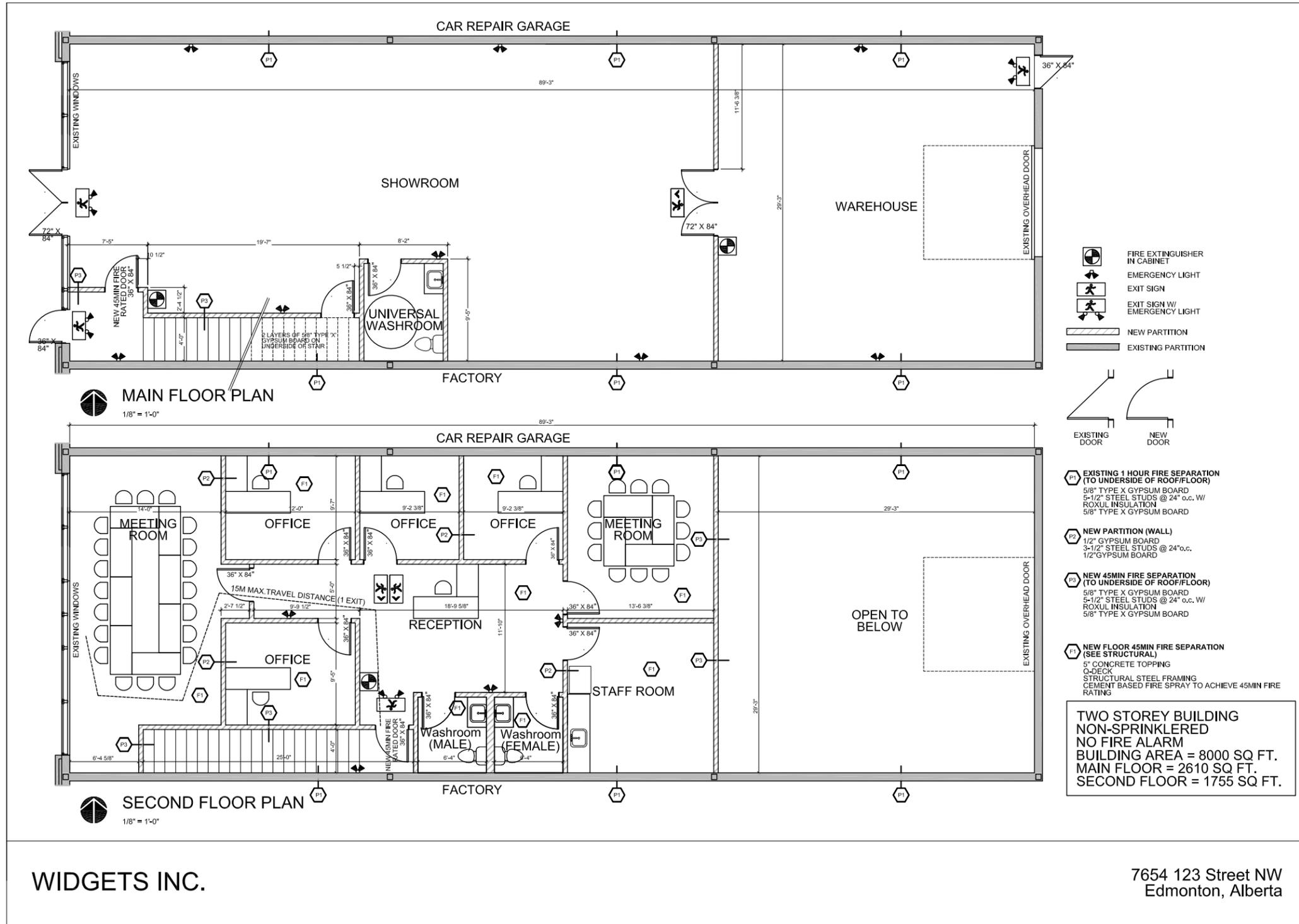


# Floor Plan Standard - Light Industrial

Standard applies only to building permit applications. Standards differ for development permit (zoning approval) applications. Standards apply to business owners working without a contractor. Professionals must adhere to industry drawing standards.

Applications must contain all items identified in the checklist.  
Submission of incomplete drawings will delay application processing.



WIDGETS INC.

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### Instructions:

- Provide engineer-stamped drawings and schedules of professional involvement for projects involving over 500 square metres of floor area
- Provide engineer-stamped drawings where complexity of design or installation cannot be assessed by a safety codes officer. 'Partial' professional involvement may be applied to particular elements; e.g., automatic sprinkler system, fire alarm system, structural changes, etc.

### BUILDING PLANS CHECKLIST

#### Floor Plan Drawings:

- Diagram of the existing space, showing what is to be removed (partitions, fixtures, etc) by selective interior demolition
- Walls, partitions, floor/ceiling details and fire-resistance rating, including to the adjacent tenants
- Accessibility and comfort provisions: vestibule clearances, barrier-free washrooms, ramps, all washroom provisions
- Occupant load: customers and staff on duty at one time
- Show roof or wall terminations and air intake locations for any building services equipment and any process equipment exhaust and/or make-up air. Example: commercial kitchen exhaust

#### Structural Drawings:

- Engineer-stamped drawings are required for structure changes such as roof-top unit (RTU) and make-up air unit (MAU) support, new mezzanine, stairs, handrails and guards, etc.

#### Mechanical Drawings:

- HVAC design: detail/locations of the general ventilation system: RTU (roof-top unit) and MAUs (make-up air unit), ducts, supply diffusers, return air grilles
- Note whether equipment is new or existing
- Any specialized process equipment or areas governed under Safety Codes such as NFPA33-compliant spray applications showing detail/locations of exhaust fans, including capacity, controls, ducts, terminations
- Hot water supply design: location and details of tank type, capacity, location, venting, installation, etc.
- Piping design: pipe types, floor drain locations, grease interceptors, fixtures, faucets, etc.

#### Electrical Drawings:

- Lighting and power plan design: fire alarm devices such as fire detectors, manual stations, bell/strobe signals, etc. as part of the building-wide alarm system
- Emergency lighting and exit sign location