

Professional Involvement Standards

Building permits for changes to existing commercial buildings



Overview

Business owners inexperienced with commercial construction are highly encouraged to work with a certified contractor for projects of any size.

Professional involvement means that design professionals such as architects and/or engineers are involved in the design and field review of your project. Any drawings, documents, and details are required to be signed, dated and stamped with the seal of a professional architect or engineer indicating a professional is taking responsibility for the design of that part of the work.

Mandatory Professional Involvement

Many small renovation projects can be completed without professional involvement. Review the information below to understand when a professional must be involved in your project.

Professional Involvement Requirements for Changes to Commercial Buildings		
Building Occupancy Classification	Building is Taller Than 3 Storeys	Building is 1 - 3 Storeys
Group D - Business and Personal Services Group E - Mercantile Group F3 - Low Hazard Industrial Group F2 - Medium Hazard Industrial	Any area	Changes over 500m ² (5382 ft ²)
Group F1 - High Hazard Industrial	Any area	Any area
Hotels or Motels	Any area	Changes over 400m ² (4306 ft ²)
Group A - Performing Arts, General Assembly, Arena and Open Air Facilities Group B2 - Treatment Group B3 - Care	Any area	Changes over 300m ² (3229 ft ²)
Group B1 - Detention	Any area	Any area

For Building Occupancy Definitions see [Commercial Building Permits Glossary](#).

The following types of work require professional involvement **regardless of construction area**:

- Structural: Any work that can not be checked with the tables in Part 9 requires professional involvement.
- Mechanical, plumbing: Any changes to swimming pools, or increasing the number of fixtures discharging into existing DWV system, and cross connection devices.
- Mechanical, HVAC: Any changes to kitchen exhaust, paint spray booths, repair and/or storage garages, and medical facilities with surgery.
- Mechanical, sprinklers: Any changes to the sprinkler, standpipe and hose or fire pump system
- Electrical: Any changes to the fire alarm, or voice communication systems, or emergency generator or installation of electro-magnetic locks.