

Requiring As-Built Surveys for Large Projects

Date:	January 28, 2008
To:	Planning and Growth Management
From:	Chief Building Official and Executive Director, Toronto Building
Wards:	All Wards
Reference Number:	BLG2008PGM001

SUMMARY

This report responds to Council's request that the Chief Building Official and Executive Director report to Planning and Growth Management Committee on the feasibility of requiring builders to provide as-built survey for large scale projects.

The report advises that Toronto Building is proceeding with the development of a procedure to require as-built surveys for large scale projects.

No further direction from City Council is required on this matter as the authority to require the survey is provided by the *Building Code Act, 1992*.

Financial Impact

The report will have **no** financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

City Council on October 22 and 23, 2007, adopted the following motion:

City Council direct the Chief Building Official and Executive Director to report to the Planning and Growth Management Committee on the feasibility of requiring a builder to provide an as-built survey for large scale projects, such as those referred to in the report (September 24, 2007) from the Director of Building and Deputy Chief Building Official, North York District.

Encroachment Agreement Request - 19 Churchill Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6782.pdf>

Status Report - 19 Churchill Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7281.pdf>

ISSUE BACKGROUND

The authority for a Building Inspector to request a survey from a developer is provided under the *Building Code Act, 1992*:

18.(1) POWERS OF INSPECTOR – For the purposes of an inspection under this Act, an inspector may,
(a) require the production for inspection of documents or things, including drawings or specifications, that may be relevant to the building or any part thereof;

Toronto Building does not currently routinely require the production of surveys at any stage in the construction of large projects. Surveys are often commissioned by builders for their own requirements. Building inspectors only currently require these surveys to be provided on an as-needed basis. Surveys are used by inspectors to confirm whether the setback and height requirements are in compliance with the building permit. There have been no widespread issues in the City regarding the siting of large scale projects.

Recently, as the result of the incorrect siting of a building, a portion of the building's foundation wall encroached into the City road allowance. In considering the encroachment agreement request, North York Community Council recommended that the Chief Building Official and Executive Director report to Planning and Growth Management Committee on the feasibility of requiring as-built surveys for large projects.

COMMENTS

Requiring permit holders to provide as-built surveys for large building projects to building inspectors is feasible. Requiring as-built surveys during the inspection process can assist building inspectors to verify conformance with the building permit. Toronto

Building Division is proceeding with the development of a procedure for staff on the matter.

There is no need for further Council direction on this issue as the authority for building inspectors to require surveys from permit holders is provided by the *Building Code Act, 1992*.

CONTACT

Dylan Aster
Technical Advisor
Office of the Chief Building Official
daster@toronto.ca
416.338.5737

SIGNATURE

Ann Borooah,
Chief Building Official and Executive Director
Toronto Building