

COMMERCIAL INTERIOR BUILD OUT

AND REQUIRED BUILDING PERMIT DRAWINGS

Commercial build out is a commercial interior space build out suitable for the change of use and/or leasehold improvement and municipal building permits are required for any commercial interior build out for change of use or leasehold improvements. Our licensed professional engineers and architectural designers prepare the required stamped engineering drawings to obtain building permits for commercial interior build out for retail, healthcare, institutional and commercial office spaces including offices (medical, dental), restaurants, retail stores, hair salons and spas in Ontario including Toronto ([City of Toronto](#)), Pickering (City of Pickering), Ajax (Town of Ajax), Whitby (Town of Whitby), Oshawa ([City of Oshawa](#)), Clarington (Municipality of Clarington), Scugog (Township of Scugog), Brock (Township of Brock), Georgina (Town of Georgina), Uxbridge (Township of Uxbridge), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), East Gwillimbury (Town of East Gwillimbury), Bradford-West Gwillimbury (Town of Bradford-West Gwillimbury), Newmarket (Town of Newmarket), Aurora ([Town of Aurora](#)), Richmond Hill ([City of Richmond Hill](#)), Markham ([City of Markham](#)), Vaughan ([City of Vaughan](#)), King (Township of King), Caledon ([Town of Caledon](#)), Brampton ([City of Brampton](#)), Mississauga ([City of Mississauga](#)), Milton (Town of Milton), Oakville ([Town of Oakville](#)), Burlington ([City of Burlington](#)), Halton Hills (Town of Halton Hills), and Hamilton ([City of Hamilton](#)).

Our licensed professional engineers and architectural designers (BCIN) provide proper stamped engineering and architectural drawings based on our extensive experience to obtain municipal building permits for commercial and industrial tenant interior build out. Overall, the design of a build out to a commercial interior space needs the business owner's personal attention. No one knows more about the desires, philosophies, and goals of the build out than the business owner. When working on designing build out to a commercial interior space, the first thing that our engineers and architectural designers do is listening to the business owners and understanding the business owner's vision.

It is important to know the business owner's design goals before details can be implemented in an effective design of a commercial interior space build out by us. Our licensed professional engineers and architectural designers would

- determine the needs of build out of a commercial space
- translate the requirements of the build out into appropriate commercial space planning
- create an efficient commercial interior layout and flow

With careful planning and combining functionality with economy and aesthetics, our licensed engineers and architects develop a cost-effective and efficient build out plan to a commercial interior space, one that's well-designed and always makes a positive impression. **Since our licensed professional engineers and architects incorporate the business owner's ideas, we do NOT charge for the space planning and design for build out to Commercial and Industrial Build out.**

Our fee for preparing the necessary stamped engineering and architectural drawings to obtain municipal building permit for Commercial and Industrial Build out for a typical commercial interior space like office (medical, dental), restaurant, retail store, hair salon and spa as follows:

- **Site Plan with a Key plan - \$395**
- **Applicable Ontario Building Code Matrix - \$395**
- **Existing and Proposed Floor Plans - \$795**
- **Existing and Proposed Reflected Ceiling Plan - \$795**
- **Existing and Proposed Plumbing Plans- \$795**
- **Exit and Emergency Lighting Plans - \$395**

If Required by the municipality

- **Heat Loss & Heat Gain Calculations - \$795**
- **Heating / Cooling Duct Design, Permit Drawings & Ventilation Air Balance Calculation - \$795**
- **Commercial Kitchen Hood Exhaust Design & Permit Drawings - \$795**
- **Grease Interceptor Calculations & Permit Drawings - \$295**
- **Design of make-up air unit, additional air to balance the total exhaust & Permit Drawings - \$795**

- **Fire Alarm Design & Permit Drawings - \$795**
- **Architect Review for the Permit- \$1,975**
- **Structural Permit Drawings for any roof openings - \$795**
- **Structural Permit Drawings for any proposed mezzanine - \$795**
- **Structural Permit Drawings removal of any load bearing walls - \$795**
- **Electrical Lighting Plan - \$995**

A Zoning certificate is a preliminary review of the submitted plans and drawings to confirm zoning and applicable zoning by-law compliance, allowing a complete application for a building permit. A Certificate of Occupancy confirms compliance with the municipal zoning by-law. An Occupancy Permit or Partial Occupancy Permit confirms compliance with the applicable Ontario Building Code.

A change of use permit is formal permission from the municipality to commence construction to change the use of a building or a portion thereof. It means the plans and drawings that have been submitted for permit have been reviewed by the municipality for compliance to the Ontario Building Code, the zoning bylaw and other applicable laws.

Change of use permits are necessary to ensure that zoning requirements, fire and structural safety standards and other building standards are met, primarily for health and safety reasons. It is the building and or property owner's responsibility to ensure that a change of use permit is obtained when required.

Change of use permits are required when there is a change of major occupancy in the building as provided in part 2 & 10 of the Ontario Building Code.

[Prior to lease a commercial space](#), identify the required interior space requirements in detail. Contact the municipality to ensure that the proposed use for that site is permitted. Commercial lease negotiation is the ideal time to discuss the build out plan with the landlord. Landlord's consent is required for Build out for Change of Use.

All assets that are fixed or attached to the building including flooring, built-in shelving, lighting, and equipment/machinery, are generally considered part of the building and must stay unless the lease explicitly clarifies the status of all assets that can be removed upon. If a bank finances the tenant's machinery/equipment, the bank may require a clause or addendum to the lease clearly states which assets can be removed and which are considered part of the building. Depending on landlord's eagerness to fill the space, the building's vacancy rate, location and age; and the value as a tenant, the landlords may cover part of the cost of build out for change of use as a tenant inducement. Landlord may manage and pay for the build out for change of use as turnkey build out. Most of the banks offer a term loan, a working capital loan and/or a line of credit to finance a build out for change of use.

We recommend retaining a [commercial lawyer](#) who specializes in leases to review the commercial lease agreement. Properly review the commercial [lease agreement](#) as most leases have terms and conditions that spell out the obligations of the tenant and the landlord. It is important to be aware that a signed commercial lease agreement may take precedence over the [Commercial Tenancies Act](#). Typically, a commercial lease agreement sets out the specific obligations for both commercial landlords and tenants such as rent, maintenance, operating costs, leasehold improvements, and other matters.

When a tenant has failed to pay the rent, the landlord has two options available:

OPTION 1: Change the locks

A landlord may change the locks of the commercial space and evict on the 16th day after the day rent was due. The landlord is not obligated to notify the tenant that the locks will be changed.

Example

January 1st – rent due

January 17th – locks can be changed without notification

- Landlords and/or tenants should not force their way into the premises.
- After the locks have been changed, landlords should allow tenants reasonable access to the rental commercial space to remove their property.

OPTION 2: Seize and dispose of a tenant's property

A landlord may seize and dispose of a tenant's property that is contained within the rented commercial space. The landlord is not required to give advance notice of seizing the tenant's property, unless the [commercial lease](#) provides for it. However, landlords are required to notify the tenant of the distress and the sum of monies required to cure the default before proceeding to sell the seized property. Before disposing of seized property, the landlord must hold it for 5 days.

If the proper payment is made by the tenant in this 5-day period, the landlord is not permitted to sell the tenant's property. Otherwise, after the proper appraisals are made, the property can be sold.

Example

January 1st – rent due and not paid

January 2nd or later – seize tenant's property and notify the tenant of intent to dispose

Five days after seizure – obtain appraisals and dispose of tenant's property if the proper payment is not made by the tenant.

The Commercial Tenancies Act requires two appraisals before selling or disposing of a tenant's property. The proceeds from the disposal of a tenant's property are to be applied to the rental arrears. If proceeds exceed the amount of the arrears, a landlord is obligated to reimburse the excess amount to the tenant.

Sub-tenants who continue to pay the full rent cannot have their property seized if the head tenant failed to pay the rent to the landlord. If a sub-tenant's property is seized, the landlord would be required to return the goods. Commercial tenants who wish to dispute their landlord's actions may apply to the Superior Court of Justice.

Most commercial tenancy agreements outline in detail issues such as the amount of rent charged, and frequency of rental fee increases. If there isn't a current commercial tenancy agreement, the landlord may increase the rent by any amount at any time. The Commercial Tenancies Act does not regulate rent increases. Landlords should always consider giving a tenant a reasonable notice of a rent increase in writing.

Under the Commercial Tenancies Act a landlord is not required to pay interest on a commercial tenant's security deposit. However, it is possible that a lease agreement requires a landlord to pay interest on a security deposit or last month's rent.

Under the Commercial Tenancies Act, either a landlord or a tenant can terminate a tenancy with a minimum one-month written notice. The last day of the tenancy would be the last day of the rental period.

Example

March 31st – written notice delivered to other party

April 1st – first day of rental period

April 30th – tenancy terminated

The written notice of termination should include:

- landlord's name
- tenant's name
- address or description of the rental unit
- date that the tenancy should terminate
- date the notice is served

If a tenant continues to occupy the rental commercial space after the landlord has requested, they move out, they may be subject to a penalty of two months rent for every month they remain on the premises, plus applicable costs. In addition to imposing a financial penalty, the landlord may also apply to the Ontario Superior Court of Justice to obtain an eviction order.

Example

Under a three-year [commercial lease agreement](#), the tenant is expected to leave the rental commercial space at the end of the three years. But landlords and tenants can agree to renew a fixed-term tenancy agreement. Landlords must notify tenants in writing of specific breaches of the [commercial lease](#) and allow a reasonable period for them to comply.

Landlords may have the right to terminate a commercial tenancy when tenants fail to fulfil their obligations as outlined in the commercial lease. Landlords have the right to apply to the Superior Court of Justice (or depending on the amount, Small Claims Court) to seek damages from the tenant for the loss of rental income owed for the balance of the term of the commercial lease. Commercial tenants must pay their rent on the due date agreed on in the lease with the landlord. Tenants cannot hold back rent because a landlord has failed to fulfill their obligations as outlined in the commercial lease. Tenants must fulfill their obligations as outlined by the commercial lease agreement.

Commercial tenants have the right to take their disputes with the landlord to Small Claims Court for disputes concerning money or personal property under \$20,000. Otherwise, an application must be made to the Superior Court of Justice.

In a gross commercial lease, the tenant pays rent while the landlord takes care of everything else. Most tenants who rent their homes are familiar with the terms of a gross lease, as this type of lease is commonly used for residential properties. In a double net commercial lease, the landlord assumes some of the costs of property upkeep. In a double net commercial lease, landlords commonly cover parking, heating and cooling systems, and the structural integrity of the building. A [triple net lease](#) is a type of commercial leasing agreement. In a triple net commercial lease, the tenant pays taxes, insurance, and maintenance in addition to the rent. There are advantages and disadvantages to a [triple net commercial lease](#) for both parties. Commercial tenant considering a triple net lease should research carefully before deciding. The length of a triple net commercial lease can vary.

A [triple net commercial lease](#) is individualized to the tenant and landlord. The terms of the contract may contain restrictions and stipulations to protect both parties. In some instances, for example, the terms of the commercial lease may include a cap on total property taxes to be paid by the tenant. If the property taxes rise above a certain amount, the landlord will be responsible for covering the remainder. Protections may also be built in to cope with rising insurance rates or unexpected maintenance costs.

Make sure that all the terms are clear and agreed upon by the tenant and the landlord. Consulting a lawyer who specializes in commercial lease is an excellent idea.

Ontario Building Code Requirements for Commercial & Industrial Build out for Change of Use

Under the authority of Section 10 of the Ontario Building Code Act, a "Change of Use" building permit is required if the change would result in an increase in hazard as determined in accordance with Ontario Building Code, Division C – 1.3.1.4. As part of the submission requirements for the required building permit for the interior build outs, our licensed professional engineers undertake a performance level analysis based on Division B – 10.3.2.2. and determine any reduction in the performance level of the building (or part thereof) as a result of the change of use.

In a commercial or industrial building that contains more than one major occupancy, a change in the use of one major occupancy may result in the re-classification of the entire building for the most restrictive major occupancy contained. Our licensed professional engineers and architectural designers then initiate a comparison analysis addressing all issues arising from the new building classification including type of construction, exposing building face, fire separations, occupant load, fire alarm, standpipe, exits, travel distance, spatial separation, washroom count, barrier free compliance, structural performance based on new loading conditions, exit signs, etc. If any compensating construction is required, the proposed interior build out shall conform to Division B, Section 3.17 and Section 9.41 of the Ontario Building Code.

Typical stamped engineering drawings required for an interior build out for change of use or leasehold improvement as follows:

Site Plan

- Site statistics including floor areas and parking
- Key Plan indicating the project area in relation to the rest of the building and the occupancies of adjacent units

Architectural Drawings

- Existing and Proposed Floor Plans showing overall room and space dimensions, the use of all rooms and spaces, existing and proposed construction/ demolition work, all existing and proposed fire separations, partition and door schedules, construction details for proposed construction including fire-rated assemblies, location and number of washrooms, exits (including the door width).
- Fire separations (ULC design #)
- Sections and details (stairs, barrier-free washrooms, etc.)
- If applicable - number of seats and staff

Stamped Engineering Structural Drawings

- Structural drawings providing design criteria, construction details and specifications for all proposed structural modifications required as a result of an interior build out for change of use or a leasehold improvement.
- Mezzanine framing plan and foundation plan
- Live load and dead load calculations
- No additional loading is permitted on the existing shell structure without written approval from a licensed professional structural engineer indicating the magnitude of the existing and proposed loads.
- Review of the new rooftop HVAC loads on the existing roof framing and confirm the adequacy of the existing members to support the increased loads or reinforcing details necessary for the existing roof to support the new loads.
- Details of other structural modifications including industrial racking.

Typical minimum live load for all storage areas is 4.8 kPa (100 p.s.f.) and for office areas is 2.4 kPa (50 p.s.f.). All load bearing walls columns to have footings bearing on undisturbed soil. The use of the concrete slab on grade may be permitted, provided calculations indicating the adequacy of the concrete and underlying fill are submitted. Written verification may be requested.

Mechanical Drawings

HVAC

- Heat loss and heat gain calculations
- Distribution system plan including unit location and specification, duct size and volume, fire dampers and fire stop flap locations
- ASHRAE 90.1 or MNECB compliance forms (where applicable)
- ASHRAE 62 certification letter (ventilation)
- Kitchen Exhaust drawings designed in compliance with NFPA 96, applicable to all commercial cooking facilities

Plumbing

- Existing and proposed fixtures and a drain plan indicating the pipe size if changes to existing or additional plumbing are proposed and showing where the backflow devices will be located.
- Existing and proposed sprinkler head locations and sprinkler drawings 'shop quality', complete with hydraulic calculations and water supply flow test data. Sprinkler plan where changes to existing room or space layout are proposed (hydraulic calculations where applicable).

Electrical Drawings

- Lighting Plan
- Fire Alarm layout
- Exit and Emergency Lighting Plans indicating emergency lighting, exit signage and travel distance analysis.
- Life Safety Systems

Other Required Submissions

- Refrigerated garbage room & Ecology unit
- Ministry of Health Approval – X-Ray Inspection Unit (X-ray equipment for establishments providing care/diagnosis to humans. (i.e. Doctor, Dentist)
- Ministry of Labour Approval – Radiation Protection Service (X-ray equipment for establishments not providing care/diagnosis to humans, includes schools. I.e. Veterinarian, Dental College) (416) 235-5922
- Industrial Rack Storage Mezzanine System drawings c/w BMEC authorization
- Ministry of Environment – Spray booths, solid fuel (416) 314-8001

The Ontario Building Code and the local municipal by-laws regulate the size, location and number of signs that are permitted on any property, business and/or at special events. Its intent is to regulate signs for the purpose of improving community appearance, as well as traffic, structural and fire safety, land use compatibility and the ease of property or premises identification and for the purposes of carrying out the objectives of Municipal Official Plan and the public interest. All businesses looking to put signage on their premises, whether for an existing building or a new design-build space, ground signage or mobile signs will be required to obtain a sign permit and will require permission from the owner of the property. This by-law does not apply to Municipal signs such as parking signs, handicapped signs and reserved parking signs.

Most of the outdoor signs require a sign permit. Signs 25 ft or more in height and signs using anchor bolts, welds, etc. should be engineered and bear engineer's seal and signature.

The following information shall be shown on the structural plans for free-standing sign permits:

- Pole size, diameter, depth and spacing;
- Concrete strength (MPa) and cement type (Type 50 - sulfate resisting cement required);
- Pole / Pylon / Column steel strength, size and type. If hollow steel section - then thickness shall be provided;
- Base plate size, and thickness;
- Anchor bolt type (ASTM), quantity, lengths and diameter;
- Stiffener plates (if used);
- Weld type and thickness;
- Pole height and sign box dimensions;
- Sign box structural frame construction;
- Sign box connection to poles / columns; if connection is using bolts then bolts size and diameter, if weld then weld size

Business and Personal Services - Ontario Building Code - Group D

As defined by the Ontario Building Code, "Business and Personal Services - Group D Occupancy" means the occupancy or use of a building or part of a building for the transaction of business or the provisions of professional or personal services.

Typical "Business and Personal Services - Group D Occupancy" includes

- Advertising and Sales Office
- Bank's Branch
- Barber/Hairdresser Studio
- Beauty Parlour
- Chiropractor Office
- Dental Office
- Doctor Office
- Health/Fitness Club
- Legal/Accounting Office
- Massage Parlour
- Veterinary Office

Number of Washrooms Required for Business and Personal Services Occupancy

Ontario Building Code 3.7.4.7.

Plumbing Fixtures for Business and Personal services Occupancies

(1) Except as provided in Sentence (2), the number of toilets required for business and personal services occupancies shall conform to Table 3.7.4.7.

(2) Not more than one toilet to serve both sexes need be provided in a Group D occupancy having an occupant load of not more than 10 persons.

Table 3.7.4.7.

Toilets for Business and Personal services Occupancies

<u>Number of Occupants of Each Sex</u>	<u>Minimum Number of Toilets for Each Sex</u>
up to 9	1
10 to 24	2
25 to 49	3
50 to 74	4
75 to 100	5

Over 100 occupants of each Sex, 6 toilets for each sex plus 1 for each additional increment of 30 occupants of each sex in excess of 100 are required.

Mercantile-Ontario Building Code - Group E

As defined by the Ontario Building Code, "Mercantile Group E Occupancy" means an occupancy or use of a building or part of a building for the displaying or selling of retail goods, wares, or merchandise.

Typical "Mercantile Group E Occupancy" includes

- Department Stores
- Retails Stores
- Convenience Stores
- Hardware Stores
- Retail Units within Shopping Malls
- Restaurant with occupant load less than 30

Ontario Building Code - 3.7.4.8. - Plumbing Fixtures for Mercantile Occupancies Required Washrooms for Employees for Mercantile Occupancy

(1) Except as provided in this Article, the number of toilets required for employees in mercantile occupancies shall conform to Table 3.7.4.8.

Table 3.7.4.8. - Toilets for Mercantile Occupancies

Forming Part of Sentence 3.7.4.8.(1)

<u>Number of Employees of Each Sex</u>	<u>Minimum Number of Toilets for Each Sex</u>
up to 9	1
10 to 24	2
25 to 49	3

Required Washrooms for Public for Mercantile Occupancy

(2) Except as provided in Sentence (4), the number of toilets required for the public in mercantile occupancies shall be at least one fixture for each 300 males and one fixture for each 150 females, except that,

(a) washrooms provided for employees are permitted to be counted as part of those required for the public when these water closets are made accessible to the public, and

(b) where the total area of the mercantile occupancy, excluding basements, is not more than 600 m², not more than one water toilet for each sex need be provided.

(3) Not more than one toilet to serve both sexes need be provided in a Group E occupancy where,

- (a) the occupant load is not more than nine persons, or
 - (b) where the total area of the occupancy, excluding basements, is not more than 300 m².
- (4) For a restaurant classified as mercantile occupancy, the number of toilets and sinks required shall conform to Article 3.7.4.3.

Occupant Load Determination

Ontario Building Code - 3.1.17.1. Occupant Load Determination

The occupant load of a floor area or part of a floor area, or of a building or part of a building not having a floor area, shall be based on,

the number of seats in an assembly occupancy having fixed seats or
the number of persons,

- (i) for which the area is designed, or
- (ii) determined from Table 3.1.17.1.

Table 3.1.17.1. - Occupant Load

Forming Part of Article 3.1.17.1.

<u>Type of Use</u>	<u>Area per Person – (m²)</u>
Dining and cafeteria space	1.1
Personal service shops	4.6
Cleaning and Repair of goods	4.6
Manufacturing or process rooms	4.6
Offices	9.3
Mercantile uses	9.3
Kitchen	9.3
Warehouse	28.0
Storage	46.0

If a floor area or part of it has been designed for an occupant load other than that determined from Table 3.1.17.1., a permanent sign indicating that occupant load shall be posted in a conspicuous location and mezzanines, tiers and balconies shall be regarded as part of the floor area. If a room or group of rooms is intended for different occupancies at different times, the value to be used from Table 3.1.17.1. shall be the value that gives the greatest number of persons for the occupancies concerned.

The municipality may require removing existing architectural barriers prior to the build out where such removal is readily achievable, i.e., easily accomplished and able to be carried out without much difficulty or expense. Examples include, but are not limited to, adding small ramps and curb cuts, widening doorways, rearranging furniture, installing grab bars in toilet stalls and rearranging toilet partitions to increase maneuvering space.

The Ontario Building Code has included basic accessibility requirements since its development in 1975. Since that time, buildings intended for public access have been built with accessibility features such as ramps and wider doors. Accessibility requirements have been enhanced with each new edition of the Building Code. Changes to the Building Code is being phased in to allow the building owners, building design industry and contractors, to plan for and adjust to new requirements. This approach is consistent with past practice and Ontario's goal of building a streamlined and focused regulatory environment. Accessibility requirements related to build out were introduced in 1997. Any build out made to a commercial interior space should be made to ensure that, to the maximum extent feasible, the altered portions of the commercial interior space are readily accessible to and useable by individuals with disabilities.

Build out may include, but are not limited to, remodeling, rehabilitation, reconstruction, changes for rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations, build outs or fit-ups unless they affect the usability of the building.

The 2006 Building Code included numerous changes to the Code's barrier-free accessibility requirements including:

- Enhanced requirements for power door operator controls and
- Increased widths for barrier-free paths of travel and ramps in a barrier-free path of travel

Since the passage of the Accessibility of Ontarians with Disabilities Act in 2005, Ontario has been steadily advancing its accessibility project with new and amended standards and regulations. The Ontario Building Code also sets several requirements related to common access and circulation throughout buildings. These include requirements related to building entrances, minimum doorway and corridor widths, ramp dimensions, and turning spaces.

Building materials for build out can impact the environment from both a raw materials and end-of-life perspective. Consideration must be given to the environmental impact of re-using existing (where possible), or with new products; the manufacturing process, the recycled content and the supply and installation of the product. Once installed or in use, the product will also have an environmental impact with respect to VOC content, indoor air quality and method of disposal. Appropriate interior paint system including primer and surface preparation for different applications and surfaces:

- Concrete – Latex
- Concrete Masonry Unit – High performance architectural latex
- Steel and Metal – Alkyd
- Galvanized Metal – Alkyd over cementitious primer
- Hot dipped Galvanized surface – Alkyd over polyamine epoxy tie-coat (in place of cementitious primer)
- Wood Veneer – Polyurethane varnish
- Drywall – High performance architectural latex
- Piping and Conduit – Alkyd (caution: Natural gas piping – paint all surfaces in accordance with the requirements of Ontario Gas Utilization Code.)

Typical ceiling material is acoustical ceiling (t-bar). Where light fixtures are mounted to a suspended ceiling system, ensure that the fixtures are mounted at the main T's.

The cost-saving opportunities within lighting upgrades have a relatively short payback period and are one of the easiest energy-efficiency programs for commercial spaces to implement.

Choosing the right lighting solution can help achieve the desired mix of performance, well-being and sustainability. Visual appeal is one way that lighting improves workplace effectiveness. Comfortable, welcoming workplaces motivate workers to be more effective for longer periods of time. Properly illuminated spaces are likely to improve performance which can lead to increased productivity.

Even small gains in efficiency can lead to significant savings. Replacing outdated lighting systems with more efficient, environmentally-friendly solutions will reduce energy consumption and maintenance requirements. Working with fewer lamp types and standardizing wattages can reduce complexity, making maintenance more manageable and less costly. Better lighting can improve on-the-job safety and give a kick to process productivity. Adding long-life lamps that maintain color stability and lumen output to the existing fixtures - a move that extends the relamping cycle, reducing hassles and inventory levels can further reduce maintenance costs.

Asbestos was commonly used in building materials such as wallboard plaster, ceiling and floor tiles, roofing, siding, boiler insulation and pipe insulation throughout most of the 20th century until it was essentially banned in the mid-1980's. Ontario Regulation 278/05 (November, 2005) requires that all build outs on buildings constructed prior to 1988 undergo an asbestos assessment and if asbestos containing materials (ACM's) are found they should either be removed by adequately trained personnel or managed under an asbestos management plan. Our fee does NOT include the cost of ESA – Electrical Safety Authority Inspection, Municipal Building Permit Fee etc.

If required by the municipality, the contractor must provide stamped engineering drawings and obtain permit for the fire suppression system. If you would like us to prepare the millwork and cabinetry drawings, it will cost extra. Similarly, the municipality does not require electrical drawings except Exit and Emergency Lighting Plans. If you want us to prepare electrical drawings, the electrical drawings will cost extra.

We prepare building permit drawings for commercial interior build out for change of use and tenant leasehold improvement for retail, healthcare, institutional and commercial office spaces including offices (medical, dental), restaurants, retail stores, hair salons and spas in Ontario including Toronto (City of Toronto), Hamilton (City of Hamilton), Oshawa (City of Oshawa), Pickering (City of Pickering), Clarington (Municipality of Clarington), Ajax (Town of Ajax), Whitby (Town of Whitby), Brock (Township of Brock), Scugog (Township of Scugog), Uxbridge (Township of Uxbridge), Burlington (City of Burlington), Halton Hills (Town of Halton Hills), Milton (Town of Milton), Oakville (Town of Oakville), Brampton (City of Brampton), Mississauga (City of Mississauga), Caledon (Town of Caledon), Vaughan (City of Vaughan), Aurora (Town of Aurora), East Gwillimbury (Town of East Gwillimbury), Georgina (Town of Georgina), Markham (City of Markham), Newmarket (Town of Newmarket), Richmond Hill (City of Richmond Hill), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), King (Township of King), Bradford-West Gwillimbury (Town of Bradford-West Gwillimbury).

Having vast experience in municipal engineering design, we offer effective, innovative and cost-efficient concept designing, design detailing and construction drawings for commercial interior build out for change of use and leasehold improvement for retail, healthcare, institutional and commercial office spaces in Ontario to our clients. Our team's proficiency in conceptualizing designs and building permit drawings in accordance with our clients' requirements has made us very successful. Our licensed professional engineers prepare thorough, detailed, and clear Engineering Drawings and plans to suit the client's needs while also adhering to design requirements of the municipality and submit to municipality for review and approval to obtain building permits for commercial interior build out for change of use and leasehold improvement for retail, healthcare, institutional and commercial office spaces in Ontario. Since our licensed Professional Engineers certify the plans and drawings, they are filing for building permit are in compliance with Ontario Building Code and Municipal By-laws a municipal plan review process for the building permit for commercial interior build out for change of use and tenant leasehold improvement is always much faster.

Our cost-effective, inviting and attractive designs are configured for future expansion. Customer-friendly layouts are very easy to navigate. Our attractive, practical, multifunctional, environmentally friendly building permit drawings for commercial interior build out for change of use and leasehold improvement for retail, healthcare, institutional and commercial office spaces in Ontario increase cash flow and profit margin. Unique energy efficient cost-effective clear span elegant designs are not only attractive; they very much reduce the operational expenses as well. Our commercial interior build out for change of use and leasehold improvement designs and layouts for retail, healthcare, institutional and commercial office spaces including offices (medical, dental), restaurants, retail stores, hair salons and spas in Ontario are simply awesome amazing astonishing beautiful serene inspiring designs. We creatively and cost effectively try our best to incorporate everything possible on our client's dream wish list. We pride ourselves on work diligently to create real value for each commercial interior build out for change of use and tenant leasehold improvement. Our service area includes Our service area includes the following municipalities:

Toronto (City of Toronto), Hamilton (City of Hamilton), Oshawa (City of Oshawa), Pickering (City of Pickering), Clarington (Municipality of Clarington), Ajax (Town of Ajax), Whitby (Town of Whitby), Brock (Township of Brock), Scugog (Township of Scugog), Uxbridge (Township of Uxbridge), Burlington (City of Burlington), Halton Hills (Town of Halton Hills), Milton (Town of Milton), Oakville (Town of Oakville), Brampton (City of Brampton), Mississauga (City of Mississauga), Caledon (Town of Caledon), Vaughan (City of Vaughan), Aurora (Town of Aurora), East Gwillimbury (Town of East Gwillimbury), Georgina (Town of Georgina), Markham (City of Markham), Newmarket (Town of Newmarket), Richmond Hill (City of Richmond Hill), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), King (Township of King), Bradford-West Gwillimbury (Town of Bradford-West Gwillimbury).

Feel Free to Contact Us Anytime.

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