

Marsh Katsios

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August 21, 2019.

Ms. Shannon Vanderydt, CBCO,
Chief Building Inspector/ Bylaw Enforcement Officer
Town of Ingersoll
130 Oxford Street 2nd Floor,
Ingersoll, ON., N5C 2V5
8480

E-Mail: svanderydt@ingersoll.ca

Work: 519-485-0120 (x 2234. Cell: 519-694-8480)

Dear Ms. Shannon Vanderydt

Re: ERTH Power Corp. Renovations, 180 Whiting Street, Ingersoll, ON.
Permit No.: 2019-0156.

We are very pleased to submit our response to your comments made on the drawings after your review.

Since we have your comments written on the Permit Drawings submitted we will respond to by each Drawing sheet: Refer to attached corrected drawings.

Drawings A1.1:

1. We have corrected the Building Area to include the overhanging 2nd floor and removed the Ancillary building that encloses the water tank. As per OBC definition of "Building Area" ancillary buildings are not included in the floor area. See photo attached.
2. We included the FRR for the floor construction as F4c (SB-3) of the OBC, as requested.
3. We included the posted sign for the design occupant load.
4. Minor adjustments made for the East LD dimension on Spatial Separation.

Drawings A2.1:

4. Presently the building offers Barrier Free Washrooms for Male and Females which are adequate. We do not believe the requirement for a Universal Washroom is warranted. The cost is excessive for a small addition and there is no one as a wheelchair user.
5. The existing door on the inner side of the Vestibule swings 180 degrees and has the required 860mm clear opening for the Barrier Free accessibility. Also based on Part 11 Compliance Alternative, T11.5.1.1.D/E. item DE74, permits "existing accessible Entrance as acceptable".
6. The requested travel distance to the exit door in the Warehouse, is now shown on the drawing as 20.72m, which complies with OBC requirements.
7. All existing exit signs on exit doors are now shown on the drawing.

Drawings A2.3:

8. Barrier Free door clearance see item 5 above and added to this drawing too.
9. Barrier Free (B.F.) accessibility required by 3.8.2.1. (2,b,ii) to the 2nd floor does not exist presently and we feel the floor area added is very small (6.6%) to impose a financial hardship for the cost of an elevator. All persons that may require B. F. accessibility would be located on the Ground floor (presently none exist) and person with limited mobility, who do not use wheelchairs or walking aids may climb the existing stairs to 2nd floor.
10. The count on Washrooms complies with the OBC requirements when the 2nd floor is included.

11. The Barrier Free Path for the parking is now shown as painted lines. See drawing.

Drawings A2.4:

12. All exit doors to the existing stairs are rated 1.0 Hr.
13. Based on 3.4.6.1. the Tactile Indicators and the colour contrast on treads are now added. See drawing.
14. The travel distance requested for the new Office in the new addition to the exist stair is 20.9m and is added on the drawings.

Drawings A3.1 :

15. All exterior lights are pointing down and are not directed outside the property. The electrical engineer will submit a light fixture cut for your review.

Drawings A4.2 :

16. All sprayed foam is covered with Gypsum Board.
17. The concrete floor is noted as 32 Mpa.
18. The fire rating of the floor with TJI is rated for 1.0 Hr as per OBC and noted above as Item 2.

We trust this submission clearly address your concerns and meets with your approval.

Should you have any questions, please contact me at your convenience.

Regards,

V. Bill Katsios, Architect,
B.Sc., B.E.S. Arch., M.Arch, OAA, MRAIC.

From: Shannon Vanderydt
Sent: September 17, 2019 10:59 AM
To: marshvk@rogers.ca; r_tome@bellnet.ca
Subject: Regarding Erth Power Corp.

Good Morning V. Bill Katsios and Romano Tome

I am sending you this email in response to the letter delivered to the Town of Ingersoll in response to comments on the conditional permit issued

Comment #1

Div A. 1.4.1.2 does not state that ancillary buildings are not included in the building area calculation. As per Div A 1.1.3 and Div. C 3.2.2.5. the calculation of building area must include the area of the building that houses the water tank.

Comment #4

3.8 Barrier Free Assumptions (Appendix)

This second contains provisions to accommodate persons using a typical manual wheelchair or other manual mobility assistance devices such as walking aids, including canes, crutches, braces and artificial limbs. The code also includes provisions for sensory disabilities.

3.8.2.3 (3) Minimum number of Barrier- Free Water Closet Stalls (Appendix)

The requirement for a universal washroom in addition to barrier-free washrooms, accommodate people with disabilities who require assistance from a same or opposite gender care giver.

Comment #9

3.8.1.2 (2)(b)(ii) Exemptions from Barrier- Free Path of Travel for Small Buildings (Appendix)

Some small buildings are restricted in building area by lot size. In such cases it may not be feasible to require an elevator for the building.

As per 11.3.2.1(1)(b) the extended portion of a building must comply with all other parts of the Ontario Building Code.

Please provide specific code references to support submitted documentation in lieu of the unwillingness to comply with the accessibility requirements of the Ontario Building Code.

Regards

Shannon Vanderydt, CBCO
Chief Building Official/ By-Law Enforcement Officer/ Property Manager
The Corporation of The Town of Ingersoll

Phone: (519)485-0120 x2234
Cell: (519)694-8480

10/10/2019

Town of Ingersoll Mail - RE: Erth Power Corp.

E-mail: svanderydt@ingersoll.ca

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 **OBC issue final.pdf**
767K



Shannon Vanderydt <svanderydt@ingersoll.ca>

RE: Erth Power Corp.

1 message

R. Tome & Associate <r_tome@bellnet.ca>

Thu, Sep 26, 2019 at 5:31 PM

To: svanderydt@ingersoll.ca

Cc: Eustacia Young <Eustacia.Young@erthcorp.com>, "Bill Katsios, Architect" <marshvk@rogers.com>, Romano Tome <rtome@bell.net>, Grant Hall <grant@callidus.ca>

Hi Shannon,

I offer the following for your review and consideration in response to the comments in your permit review.

Any revisions to drawings will follow once you have had chance to review and provide comments.

Calculation of building area with inclusion of ancillary building:

We have revised the data matrix to include the ancillary structure as part of overall building area (1654.08m²) and have amended 'Number of Streets/ Fire Fighter Access' to two Streets. We propose the extension of the Fire Route to along the south side of the building.

Under Section **3.2.2.10 Streets**, sentence **(2)**, this additional access route would be considered a street:

3.2.2.10. Streets

(2) For the purposes of Subsections 3.2.2. and 3.2.5. an access route conforming to Subsection 3.2.5. is permitted to be considered as a street.

The requirements as defined in Sections **3.2.5.1. Access to Above Grade Storeys**, **3.2.5.4. Access Routes**, **3.2.5.5. Location of Access Routes** and **3.2.5.6. Access Route design**, have been met to allow us this consideration.

With the Number of Streets/Access Routes at two, we fall within the permitted building area allowed under section **3.2.2.70. Group F, Division 2, up to 4 Storeys**, sentence **(2)(c)(ii)**:

3.2.2.70. Group F, Division 2, up to 4 Storeys

(2) The building referred to in Sentence (1) shall be of combustible construction or noncombustible construction used singly or in combination, and,

(c) if the building is not sprinklered, roof assemblies shall have, if of combustible construction, a fire-resistance rating not less than 45 min, except that in buildings not more than 1 storey in building height, the fire-resistance rating is permitted to be waived provided the roof assembly is constructed as a fire-retardant treated wood roof system conforming to Article 3.1.14.1., and the building area is not more than,

(ii) 2 000 m² if facing two streets,

Installation of a Universal Washroom**3.8.2.3., 3.8.3.12.**

As per your recommendation and code references, we will be installing a new universal washroom on the ground floor.

Please note that this would be in addition to the 2 existing barrier-free water closets within the male and female washrooms.

It will meet the requirements of **3.8.3.12., Universal Washroom.**

Elevator:

-

We have attached a code analysis to help you with your review and decision regarding the elevator.

It was prepared by Grant Hall, Consulting Engineer, with the intent to provide some guidance and the appropriate code references.

In addition to the code analysis, I thought I would point out a few items that I felt were worth highlighting. While I do not have any specific code references, they are worth your consideration:

- The ground (entry) floor is barrier-free and accessible.
- meeting rooms, staff amenity area (such as staff room & lunch room) is located on the entrance level.
- location of barrier-free washrooms and proposed universal washroom are located on the entrance level.
- access to shop staff offices and field crews is provided at entrance level.
- customer service representative, billing inquiries and customer reception is provided at entrance level.

ERTH has diligently planned its core services, staff amenity area, washrooms, customer services, etc. at the entrance level to best provide for barrier free accessibility.

It should also be noted that space within the existing and new addition is very restricted and allotting an area for an elevator and accompanying machine room would be prohibitive.

If you have any questions or feel that a meeting would be beneficial, please do not hesitate to contact me or Bill Katsios.

Regards,

Claudio Tome