

<p>Confirmation of Commitment by <i>Owner</i> and “Certified Professional” Certified Professional Program An Alternate Building Permit Process</p>	<p>Schedule CP-1 For jurisdictions regulated by the British Columbia Building Code</p>
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Notes:

1. This letter is endorsed by the Architectural Institute of British Columbia and Engineers and Geoscientists British Columbia.
2. The phrase “Building Code” where used in this letter means the British Columbia Building Code.
3. Words in *italics* are given the same meaning as defined in the British Columbia Building Code.
4. Words in “quotations” are defined herein.

To: **Development Services**
 Town of Ladysmith

Date: _____

Project Address: _____

Building Permit No.: _____

In signing and submitting this document to the *authority having jurisdiction*, the owner confirms that the *owner* has authorized the “Certified Professional (CP)”, to undertake “Code Coordination” and the undersigned “CP” confirms that the “CP” will undertake “Code Coordination” with respect to the above noted project for which a building permit is sought.

“Code Coordination” includes the following tasks:

1. act on behalf of the *owner* as the *owner’s* representative in matters involving *the authority having jurisdiction* in relation to the building permit, related project construction and related occupancy;
2. ascertain that the required *Registered Professionals of Record (RPR)* for the project have been retained to provide *design and field review* in accordance with the “Building Code”;
3. obtain the necessary Letters of Assurance of Professional Design and Commitment for Field Review from the *Registered Professionals of Record* for the project and deliver the originals of same to the *authority having jurisdiction* when applying for the *building permit* for the project;
4. obtain the other necessary documents required to support the building permit application and deliver same to the *authority having jurisdiction* when applying for the building permit for the project;
5. apply for and obtain a building permit for the project in accordance with the process as described in the *authority having jurisdiction’s* Building Bylaw;
6. provide “design review” of the plans and supporting documents prepared by each of the *Registered Professionals of Record* for the project;
7. ascertain that the *Registered Professionals of Record* have incorporated in their plans and supporting documents, the requirements of the “Building Code” Division A; Division B Parts 1 and 3; and Division C;
8. ascertain that the Division A; Division B, Parts 1 and 3; and Division C “Building Code” requirements governing the project are compatible between the plans and supporting documents prepared by each *Registered Professional of Record*;
9. provide “site review” of the components of the plans and supporting documents prepared by each of the *Registered Professionals of Record* for the project;
10. keep records of all “site reviews” by the “CP” and of any corrective action required and taken as a result of these “site reviews”. Discrepancies noted during “site reviews” must be tracked and the resolution of these discrepancies noted such that a list of significant known unresolved discrepancies can be provided at the request of the *authority having jurisdiction*;
11. “monitor field review activities” of the *Registered Professionals of Record*;
12. monitor and report on significant events and changes in the project;

“Code Coordination” tasks cont’d:

13. submit a monthly summary progress report to the *authority having jurisdiction* during construction of the project;
14. consult with the *authority having jurisdiction* if any unresolved variances in interpretation of the “Building Code” arise between the “CP” and the *Registered Professionals of Record*;
15. consult with the *authority having jurisdiction* if any unresolved issues with respect to the “Building Code” arise between the “CP” and the contractor.
16. review relevant shop drawings with respect to the requirements of Division A, Division B, Parts 1 and 3 and Division C of the “Building Code”;
17. notify the *authority having jurisdiction* in a timely manner of any significant known, unresolved contraventions of the “Building Code” or building permit requirements;
18. obtain the necessary Letters of Assurance of Professional *Field Review* and Compliance from the *Registered Professionals of Record* or the project and deliver the originals of same to the *authority having jurisdiction* when applying for *occupancy* for the project;
19. obtain the other necessary documents required to support the occupancy application and deliver same to the *authority having jurisdiction* when applying for occupancy for the project;
20. apply for the occupancy approval for the project in accordance with the process as described in the *authority having jurisdiction’s* Building Bylaw; and,
21. apply the “CP” stamp to all relevant documents that are submitted to the *authority having jurisdiction*. Affixing their “CP” stamp to a document confirms that the “CP” has provided the relevant portion of “Code Coordination” applicable to that document.

“Design review” means the activities necessary to ascertain that the design of the project will substantially comply, in all material respects, with the requirements of Division A; Division B, Parts 1 and 3; and Division C of the “Building Code”.

“Monitoring field review activities” means ascertaining that the *Registered Professionals of Record* are providing *field reviews* as required by Div C, Part 2 of the “Building Code”, and includes keeping records of the *field review* reports prepared by the *Registered Professionals of Record*. The *owner* will instruct each *Registered Professional of Record* to highlight in the *RPR’s* field review reports any significant variation from the documents accepted in support of the *building permit* and any corrective action as needed. The “CP” will review the variations highlighted in the *field review* reports and notify the *authority having jurisdiction*, in a timely manner, of significant known unresolved contraventions from the documents accepted in support of the *building permit*.

“Site review” means the activities necessary in the “CP’s” professional judgment to ascertain that the construction of the project substantially complies, in all material respects, with the requirements of Division A; Division B, Parts 1 and 3; and Division C of the “Building Code” and the requirements of the building permit and monitors for compliance with the development permit issued for the project.

In addition to “Code Coordination” the undersigned *owner* and “CP” also acknowledge that:

1. If the project involves future tenant improvement works, and the base *building* occupancy is not achieved prior to commencement of the tenant improvement works, the involvement of a “CP” may be required; and,
2. The *owner* and the “CP” are each required to notify the *authority having jurisdiction* on or before the date the “CP” ceases to be retained by the *owner*. It is understood that work on the above project will cease as of the effective date of such termination, until such time as a new appointment is made, and a *Stop Work Order* shall be posted upon the said project by the *authority having jurisdiction*.

Project Address: _____ Building Permit No.: _____

NOTE: This letter must be signed by the *owner* or the *owner's* appointed agent and by the "CP". An agent's letter of appointment must be attached. If the *owner* is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

Owner Information (please print):

_____		_____		
Owner's Name		Name & Title of Signing Officer or Agent (if applicable)		
_____		_____		
Telephone		Email		
_____		_____		
Address:	Street	City	Province	Postal Code
_____		_____		
Signature		Date		

Owner's or Owner's appointed agent's signature (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

NOTE: A "Certified Professional" means an Architect or Professional Engineer who has been recognized as qualified as a "Certified Professional" by the Architectural Institute of British Columbia or Engineers and Geoscientists British Columbia.

"Certified Professional" (please print):

_____		_____		
Name		Name of Firm		
_____		_____		
Telephone		Email		
_____		_____		
Address:	Street	City	Province	Postal Code

(Affix "Certified Professional's" stamp)



(Affix "Certified Professional's" professional seal)

