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BUILDING DIVISION

Building Code Review

June 29, 2026

WARD99 ARCHITECTS INC
TINA RANIERI-D'OVIDIO
7500 HIGHWAY 27 Unit 27B
VAUGHAN ON L4H 0J2

RE: PERMIT NUMBER: 26 114163, 79 LAURENTIAN DR

Permit is for interior alterations for the office area and new barrier-free washroom for Trillium Elementary Public School.

The following information results from the building code review for the above noted project.

Applicant is	Authorized agent of owner
Property Owner/ Tenant (First and Last Name)	Ronald Dallan
Property Owner/ Tenant (Corporation or partnership name, enter N/A if not applicable)	Waterloo Region District School Board
Property Owner/ Tenant (Street Address- include Bldg #, Street Name, Unit #, City, Postal Code)	51 Ardelt Avenue, Kitchener, N2C 2R5
Property Owner/ Tenant (Telephone number/ Cell number)	519-505-3852
Property Owner/ Tenant (Email address)	ronald_dallan@wrdsb.ca
Prime Consultant/Designer (First and Last Name)	Tina Ranieri-D'Ovidio
Prime Consultant/Designer (Corporation or partnership name, enter N/A if not applicable)	ward99 architects inc.
Prime Consultant/Designer (Street Address- include Unit # - Bldg #, Street Name, City, Prov, Postal Code)	7611 Pine Valley Drive, Unit 11
Prime Consultant/Designer (Telephone number/ Cell number)	4166606322
Prime Consultant/Designer (Email address)	tr@ward99architects.com
Checked Declaration Timestamp	30-MAY-26
Construction Value (labour and material costs for this permit only)	600000
Part 3 or Part 9 Building	Part 3
Class of Building	3
Proposed Use of Building or Unit	Group A2: Trillium Elementary Public School
Previous Use of Building or Unit	Group A2: Trillium Elementary Public School
Architectural Design	Architect required and provided
Structural Design	Engineer required and provided
Mechanical Design	Engineer required and provided
Electrical Design	Engineer required and provided
Emergency Lighting (Number of Storeys)	1
Renovated/Finished Floor Area GFA (m2)	237
Roof Structure Area (m2) (use this only if roof structure is only alteration work)	0
Retaining Wall Length (m)	0
Balcony Guard Length (m)	0
Number of Balconies Repaired	0
Ceiling (m2)	0

Reclad Wall (m2)	0
Façade Improvement?	No
Elevator/Escalator/Lift?	No
Fire Retrofit (Number of Storeys)	0
Single Partition?	No
Washroom?	Yes
New Entry?	No
New Demising Wall?	No
Canopy?	No
Major Occupancy Classification(s) of Building	Group A2
Firewall(s)	No
Existing Building Area (m2)	2354.43
Mezzanine	No
Number of Storeys Above Grade	1
Number of Storeys Below Grade	0
Number of Streets	1
Group and Division 3.2.2.	25
Type of Construction Required	Noncombustible
Sprinkler System	Not sprinklered
Standpipe System	Not required
Fire Alarm System	Existing and required, re-certification required
Total Occupant Load	No change in occupant load as a result of this permit
Fire Separation - Floor Assemblies	Not applicable
Fire Separation - Floor Assemblies Over Basement	Not Applicable
Fire-Resistance Rating - Roof Assemblies	Not required, roof is noncombustible construction
Fire Separation	1hr as per OBC 3.3.2.6.(3)
Fire Alarm Control Panel	Located at main entrance.
Fire Access Route	Existing
Hydrant Location	Existing municipal fire hydrant
Portable Fire Extinguishers	Required
Emergency Power for Fire Alarm Systems	30 minute
Emergency Power for Lighting	30 minute
Travel Distance to Exits	Existing acceptable
Dead End Corridor	Permitted
Exit Signs	Required
Panic Hardware	Required
Electromagnetic Locks	No
Washrooms	Existing washroom(s) to remain - Reconfiguring existing washroom in the proposed renovated area+ adding one new barrier-free washroom.
Barrier-Free Design	Applicable, including access to floor area and washrooms. Shall conform to building code regulations contained in Div B 3.8.
Part 11 Matrix Submitted	Yes, see attached matrix
Record of Site Condition (RSC)	Not required, no change in use proposed
Certificate of Property Use (CPU)	No CPU

Please review this information as well as any notes or revisions marked on the returned set of drawings for this project. Contact the undersigned if you have any questions.

Regards,



Miguel Mendoza
Municipal Building Official
(519) 783-8209

