

**PLANNING SERVICES DEPARTMENT
BUILDING AND ENFORCEMENT SERVICES DIVISION
RATES**

CONSTRUCTION PERMITS	RATE (\$)
CONSTRUCTION – New buildings, additions, mezzanines	
Group A: Assembly	
Building Shell Only (per sq. ft.) (Separate interior finish permit for entire suite will be required in order to obtain occupancy.)	2.00
Building Finished (per sq. ft.) (Includes interior finishes of entire suite for occupancy.)	2.27
Outdoor Patio (flat fee)	173.00
Outdoor Public Pool (flat fee)	789.00
Group B: Institutional	
Building Shell Only (per sq. ft.) (Separate interior finish permit for entire suite will be required in order to obtain occupancy.)	2.14
Building Finished (per sq. ft.) (Includes interior finishes of entire suite for occupancy.)	2.42
Group C: Residential – SFD, Semi, Row, Townhouse, Duplex (per sq. ft.)	
Garage/Carport (per sq. ft.) (minimum)	0.36 89.00
Shed (residential) (per sq. ft.) (minimum)	0.36 89.00
Deck (residential)	89.00
Manufactured Homes (per sq. ft.)	1.10
Apartment Building (Buildings classified as Part 3 Buildings under Building Code.) (per sq. ft.)	1.14
Hotels/Motels (per sq. ft.)	1.92
Residential Care Facility (per sq. ft.)	1.70
Group D: Business and Personal Services	
Office Buildings (shell) (per sq. ft.) (Separate interior finish permit for entire suite will be required in order to obtain occupancy.)	1.64
Office Buildings (finished) (per sq. ft.) (Includes interior finishes of entire suite for occupancy.)	1.92

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Group E: Mercantile	
Retail Stores (shell) (per sq. ft.) (Separate interior finish permit for entire suite will be required in order to obtain occupancy.)	1.08
Retail Stores (finished) (per sq. ft.) (Includes interior finishes of entire suite for occupancy.)	1.36
Group F: Industrial	
Warehouse, factories (shell) (per sq. ft.) (Separate interior finish permit for entire suite will be required in order to obtain occupancy.)	0.68
Warehouse, factories (finished) (per sq. ft.) (Includes interior finishes of entire suite for occupancy.)	0.84
Parking Garage (per sq. ft.)	0.63
Farm Building (per sq. ft.)	0.44
Foundation (per sq. ft.)	0.16
Conditional Permit (per sq. ft.)	0.13
INTERIOR FINISHES: Interior finishes to previously unfinished area (including finishing of residential basements and major renovations). Groups A, B, C and D (per sq. ft.)	0.39
Groups E and F (per sq. ft.)	0.39
ALTERATIONS/RENOVATIONS: Alterations and renovations to existing finished areas including roof structures. Groups A, B, C and D (per sq. ft.)	0.31
Groups E and F (per sq. ft.)	0.31
MINOR ALTERATIONS: Single partitions, dimising walls, washrooms, new entry. (flat fee)	89.00
SPECIAL CATEGORIES:	
Air Supported Structures (per sq. ft.)	0.42
Temporary Tents (flat fee)	131.00
Portables (excludes port-a-pak) (per site)	179.00
Shed (non-residential) (per sq. ft.) (minimum)	0.31 158.00
Deck (non-residential)	158.00
Demolitions (per sq. ft.) (minimum)	0.11 158.00
Change of Use (flat fee)	158.00

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MISCELLANEOUS:	
Elevators, lifts and escalators (flat fee)	303.00
In-rack storage system (per sq. ft.)	0.37
Fireplace/Woodstove (each)	105.00
Retaining Wall (per linear foot)	3.00
Balcony Guard (replace per linear foot)	0.61
Ceiling (new or replace per sq. ft.)	0.07
Reclad Wall (per sq. ft.)	0.06
All Designated Structures (except retaining walls, public pools) (flat fee)	303.00
Storefront (replace) (flat fee)	158.00
Sign (structural) (flat fee)	85.00
Food Premise Installation	211.00
MECHANICAL WORK (Work independent of building permit.)	
HVAC Permit (residential per suite)	79.00
HVAC Permit (non-residential) (per sq. ft.)	0.12
Sprinkler System (N.F.P.A. 13) (per sq. ft.)	0.05
Minimum Fee	158.00
Commercial Kitchen, Spray Booth, Dust Collectors (flat fee)	158.00
ELECTRICAL WORK (Electrical work independent of building permit.)	
Fire Alarm System & Electrical Work (per sq. ft.)	0.05
Minimum Fee	158.00
Electromagnetic Locks (each) and Hold Open Devices (each)	42.00
PLUMBING WORK (Plumbing work independent of building permit.)	
Plumbing Permit (per fixture)	12.60
Catchbasins/Manholes/Roofdrains (each)	12.60
Building/Site Services (per linear foot)	0.65
Backflow Prevention Device Permit Fee (per device)	68.00
Certified Testing Completed Tag (per device)	34.00

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<u>SEWAGE SYSTEM WORKS</u> New Installation	500.00
Class 5 Sewage System for Temporary Operation Not Exceeding 12 Months in Duration	79.00
Major Repair	247.00
Minor Repair	84.00
<u>REVISION TO EXAMINED PLANS</u> (per sq. ft.) Minimum Fee	0.03 79.00
<u>MINIMUM FEE</u> (for all work excluding installation of water softeners, plumbing and demolitions.)	100.00
MINIMUM PLUMBING PERMIT FEE	74.00
MINIMUM DEMOLITION PERMIT FEE	158.00
TRANSFER OF PERMITS (where ownership changes on property, no other changes to project or professional services.)	10% of the original permit fee.
REQUEST TO EXTEND PERMIT (O.B.C. Act, Section 8(10)) (per hourly rate) Minimum Fee	95.00 95.00
SPECIAL PERMIT FEE (with respect to construction, change of use, demolition, heating, ventilation, air conditioning, electrical, plumbing or drainage work where such work was commenced prior to the issuance of a permit.): Regular permit fee plus an additional fee equal to 100% of the amount calculated as the regular permit fee. (Maximum)	6,825.00
PERMIT TO OCCUPY UNFINISHED BUILDING (where an owner wishes to occupy an unfinished building) (per unit)	105.00
STRUCTURAL WORK (structural repairs/ alterations/upgrades) (per \$1,000 of total construction cost, including materials, systems and labour)	17.85

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INTERPRETATION:

The following requirements are to be applied in the calculation of permit fees:

- Floor area of the proposed work is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (excluding residential garages).
- In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).
- Unfinished basements for single family dwellings (including semis, duplexes and townhouses, etc.) are not included in the floor area.
- Attached garages and fireplaces are included in the permit fee for single family dwellings.
- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.
- Ceilings are included in both new shell and finished (partitioned) buildings. The Service Index for ceiling applies only when alterations occur in existing buildings. Minor alterations to existing ceilings to accommodate lighting or HVAC improvements are not chargeable.
- Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovation permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are located.
- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.
- Temporary tent is considered to be a building that will be erected for not more than one year.
- When a building shell permit is received under one classification and a subsequent interior finishing permit is applied for under a different classification, then the following applies:
 - I. If the classification of the interior finishing permit were to be applied to the building shell, and the resulting classification of the shell would result in higher

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fees, then the difference between the fees which originally were paid and the fees of the reclassified portion of shell building shall apply to the finishing permit, and are payable at the time of the interior finishing permit application.

- II. The payment of the additional fees applies to the entire building, or the portion subject to the reclassification.
 - III. There is no reduction or rebate on fees for those shell buildings which are now classified at a lower fee structure following the interior finishing permit.
 - IV. The fees related to the shell reclassification are in addition to the interior finishing permit fee.
- Fee for classes of permits not described or included in this schedule shall be determined by the Chief Building Official.

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Type	Rate (\$)	Effective Date (M/D/Y)
Fence By-law Amendment Application	325.00	04/01/10
<u>Swimming Pools and Fencing</u>		
Pre-Pool Inspection Fee	25.00	04/01/04
On-Ground Pools and Fencing	175.00	04/01/04
Above Ground Pools and Fencing	150.00	04/01/04
Hot Tubs and Enclosures	150.00	04/01/10
Inground Pools and Fencing	200.00	04/01/04
Inflatable Pools and Fencing	125.00	04/01/04
Special Swimming Pool and Fencing Permit Fee (Construction/erection/placement before permit issued.)	Double the permit fee.	04/01/10
<u>Sign Inspection and Approval Fees</u> (per sign)	40.00	04/01/08
plus (per \$1,000 value of sign including first \$1,000 of value)	40.00	04/01/08
(minimum)	85.00	04/01/10
Special Sign Permit Fee (Construction/erection/placement before permit issued.)	Double the permit fee.	01/01/90
<u>Mobile Signs Inspection and Approval Fees</u>		
Same Advertisement – Both Sides	60.00	04/01/09
Different Advertisement – Each Side	90.00	04/01/09
<u>Minor Sports/Non-Profit/Charitable Groups:</u>		
Same Advertisement – Both Sides	50.00	04/01/04
Different Advertisement – Each Side	70.00	04/01/09
Cancellation of Mobile Sign Permit	20.00	04/01/09
Special Mobile Sign Permit Fee (Construction/erection/ placement before permit issued.)	125.00 plus regular permit fee.	04/01/10
Municipal House Number Change Request	100.00	04/01/10
<u>Licenses</u>		
Licensed Drain Layer	70.00	04/01/09
Drain Layer Contractor	95.00	04/01/09
Backflow Prevention Device Tester	60.00	01/01/06
Drain Layers Exam	45.00	04/01/09
Liquor License Approval Letters	60.00	04/01/10
Duplicate Copy of Construction Permit or Permit Status	20.00	04/01/10

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Type	Rate (\$)	Effective Date (M/D/Y)
Duplicate Copy of Construction Permit Design Drawings (per ¼ hour staff research time) Plus copy charges as per Graphics current rates.	20.00	04/01/10
Certificate of Compliance under Minimum Standards:		
- Residential (per unit)	250.00	04/01/08
plus (per additional dwelling unit)	100.00	04/01/08
- Non-Residential	250.00	04/01/08
plus (per 1000 sq. ft. in excess of 1st 1000 sq. ft.)	60.00	04/01/08

Documents	Base Rate + GST (\$)	Total
Building Statistics Report (per month)	10.00 + 0.50	10.50

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