

BUILDING BY-LAW NO. 513

A BUILDING BY-LAW

SCHEDULE A

MINIMUM PERMIT FEE

A minimum fee of \$50.00 shall be charged for all work, unless otherwise indicated.

SCHEDULE OF RATES AND FEES

1. Calculation of permit fees shall be calculated based on the formula below:

Permit Fee (rounded to the nearest dollar) = **SI X A**

Where: **SI**= Service index classification of the work proposed and,
A= Floor area in m² of work involved

2. In all cases, more than one fee category may apply unless noted otherwise.

CLASS: BUILDING PERMIT BUILDING CLASSIFICATION	Service Index (SI)	
	Permit Fee (\$/m ²)	Flat Fee
<u>Development Permits:</u>		
Sign - Fascia		\$ 50.00
Sign - Free-Standing		\$ 75.00
Sign - Pylon		\$ 250.00
Accessory structure not exceeding 18m ²		\$ 25.00
Accessory structure over 18m ² not exceeding 55m ²		\$ 50.00
Fence under 30 linear metres		\$ 25.00
Fence over 30 linear metres		\$ 75.00
Swimming pool		\$ 75.00
Temporary storage shelter		\$ 25.00
Free standing deck having less than 600mm from walking surface to grade		\$ 50.00
Re-roof under 150m ²		\$ 50.00
<u>Group A- Assembly:</u>		
All recreation facilities, schools, place of worship, restaurants, arenas. (includes additions)	\$17.20	
Outdoor public swimming pools/splash pads.	\$ 6.46	
All other Group A occupancies of a similar nature.	\$15.70	
Alteration/renovation/repair.	\$ 8.60	\$ 200.00
Façade renovation- (building < 600m ²)-not including signage.		\$ 400.00
Façade renovation- (building > 600m ²)-not including signage.		\$ 150.00
Demising wall/ceiling-per continuous separation.		
<u>Group B- Institutional:</u>		
Institutional, residential care facility, hospital and occupancies of a similar nature. (Includes additions)	\$ 18.20	
Alteration/renovation/repair.	\$ 15.12	
Façade renovation- (building < 600m ²)-not including signage.		\$ 200.00
Façade renovation- (building > 600m ²)-not including signage.		\$ 400.00
Demising wall/ceiling-per continuous separation.		\$ 150.00
<u>Group C- Residential-low density:</u>		
Single, semi, duplex, triplex, row house and multiple dwelling including attached garage, carport or deck. (Includes additions)	\$ 16.90*	
<u>Other</u>		
▪ Alteration/renovation/repair-including new foundation/secondary suite.	\$ 5.38	
▪ Attached garage for single family dwelling.	\$ 4.30	
▪ Detached garage. (exceeding 55m ²)	\$ 4.30	
▪ SFD-finished basement or basement repair.		\$ 150.00
▪ Demising wall/ceiling-per continuous separation.		\$ 150.00
▪ Carport, porch, pre-fab sunroom.		\$ 110.00
▪ Deck over 600mm from walking surface to grade (under 21m ²)		\$ 75.00
▪ Deck over 600mm from walking surface to grade (over 21m ²)		\$ 100.00
▪ Insulation upgrade (Interior or exterior)		\$ 75.00
<u>Group C- Residential-medium-high density:</u>		
Apartment building-up to 3 storey.	\$ 7.40*	
Apartment building-over 3 storey.	\$ 8.20*	
Hotel - over 2 storey.	\$ 9.25	
Motel - up to 2 storey.	\$ 9.25	
Alteration/renovation/repair	\$ 5.38	
Demising wall/ceiling-per continuous separation		\$ 150.00

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Group D- Business and Personal Services:		
Office, medical, financial institution and occupancies of a similar nature.		
Business/personal services-shell/additions	\$ 8.58	
Business/personal services-finished	\$ 15.50	
Alteration/renovation/repair/fit-up.	\$ 7.90	
Façade renovation- (building < 600m ²)-not including signage		\$ 200.00
Façade renovation- (building > 600m ²)-not including signage		\$ 400.00
Demising wall/ceiling-per continuous separation		\$ 150.00
Group E- Mercantile:		
Store, supermarket, department store and occupancies of a similar nature.		
Mercantile-shell/additions	\$ 9.30	
Mercantile-finished	\$ 16.90*	
Alteration/renovation/repair/fit-up.	\$ 8.60	
Façade renovation- (building < 600m ²)-not including signage		\$ 200.00
Façade renovation- (building > 600m ²)-not including signage		\$ 400.00
Demising wall/ceiling-per continuous separation		\$ 150.00
Group F- Industrial:		
Industrial buildings, warehouses – shell/additions	\$ 8.50	
Industrial buildings, warehouses - finished	\$ 13.20	
Repair garage, gas station, car wash	\$ 10.90	
Alteration/renovation/repair.	\$ 5.50	
Façade renovation- (building < 600m ²)-not including signage		\$ 200.00
Façade renovation- (building > 600m ²)-not including signage		\$ 400.00
Demising wall/ceiling-per continuous separation		\$ 150.00
Tents/Portables		
Tents < 225m ²		\$ 100.00
Tents > 225m ²		\$ 200.00
School portables (per unit)		\$ 125.00
Designated Structures		
Communications tower		\$1500.00
Solar collectors- per support		\$250.00
Wind turbine supports- per support		\$750.00
Demolition		
All buildings < 600m ²		\$ 80.00
All buildings > 600m ²		\$ 200.00
Miscellaneous Permits:		
▪ Fire alarm system, emergency lighting, sprinkler system		\$ 150.00
▪ Each balcony guard repair or balcony repair		\$ 100.00
Other Permits:		
Change of occupancy permit (no construction proposed)		\$ 50.00
Non-residential accessory structures	\$ 4.30	
Minor interior alterations for ICI, not entire foot print		\$ 150.00
Ramps under 600mm from walking surface to grade		\$ 50.00
Ramps over 600mm from walking surface to grade		\$ 75.00
Exterior doors and windows		\$ 60.00
Pre-cast concrete stairs		\$ 50.00
Deck repair		\$ 50.00
Re-roof over 150m ²		\$ 250.00

OTHER FEES	FEES
Water & sewer inspection	\$150.00
Building compliance letter	\$125.00
To review revised drawings	25% of the original buildings permit fee or \$110.00, whichever is greater.
To transfer ownership of a permit	\$100.00
Additional fee when permit divided into two parts	\$150.00
Alternative solutions	\$400 per application (up to 4 hours of staff time with an additional \$100/hr for every hour over 4 hours)

MISCELLANEOUS - CHARGES

For classes of permits not described or included in this schedule, a reasonable permit fee shall be determined by the *Director*.

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EXPLANATORY NOTES

The following explanatory notes are to be observed in the calculation of permit fees:

1. The Building Classification above shall be the classification for the use as determined by the *Code* and Appendix A of the *Code*.
2. The permit fee is calculated on the basis of “gross floor area” in square meters, defined as; the building area dimensions measured from the outer face of exterior walls and includes non-conditioned spaces such as attached garages and covered decks or porches.
3. There are no deductions from the gross floor area for openings such as stairs, elevators, shafts, etc.
4. “Gross Floor Area” means the sum of the areas of each storey of a building above or below established grade.
5. In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work.
6. A fee phasing discount (FPD) shall be applied to all SI calculated fees marked with an asterisk (*). This discount rate will be evaluated annually by the Director and the CAO until it is deemed unnecessary.

The FPD does not apply to all other building classifications or to flat fees identified under Schedule “A”.

The current FPD is 30%.