

Schedule 'B'

**Fees Payable
(Sections 5 and 14)**

Part 1 – Classes of Permits and Fees Payable

Item	Class of Permits	Permit Fee Payable
1	Building Construction Part Permit	With respect to phased projects, in addition to the fee for the complete building, an additional fee of \$200.00 for each phase shall be levied.
2	Conditional Building Permit	With respect to conditional permits, the fee shall be the normal fee for the proposed construction plus an additional 10% of that fee. A minimum additional fee shall be \$100.00.
3	Demolition Permit	\$100.00 flat rate fee for single detached dwellings and accessory buildings; \$0.25 for each 1 square metre of floor area or part thereof for other buildings, with a minimum fee of \$100.00
4	Change of Use Permit (no work proposed)	\$50.00 for each 100 square metres of floor area or part thereof. Minimum \$250.00
5	Occupancy Permit (see Division C - 1.3.3 of OBC)	\$100.00
6	Plans Re-examination	10% of applicable permit fee to a maximum of \$1000.00, minimum \$50.00
7	Transfer of Permit	With respect to transferring a permit from one permit holder to another, the fee shall be \$150.00.
8	Building Without a Permit	Double the amount of the payable fee with a minimum of \$150.00.
9	Minimum Permit Fee	\$100.00
10	Additional Inspection	\$100.00
11	LCBO Inspection	\$150.00
12	Alternative Solution Examination Fee	\$100 / hour (Minimum 1 hour for house; 3 hours for other buildings.)

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Part 2 – Building Permit Fee Schedule

New Construction and Additions

<i>Building Classification</i>	<i>Costs per Square Foot</i>	<i>Costs per Square Metre</i>
Group 'A' – Assembly (All)	\$1.40	\$15.064
- Public Swimming Pools	.40	4.30
- Transit Stations	1.05	11.30
Group 'B' – Institutional (All)	1.50	16.14
Group 'C' – Residential		
- Single Family Dwelling – Semi Link	1.05	11.30
- Duplex, Townhouses	1.05	11.30
- Other Multiples 'C'	.85	9.146
- Motels, Hotels ≥ 2 Storeys	1.05	11.30
Group 'D' – Business & Personal Services		
- Shell Only	.98	10.55
- Complete	1.15	12.374
Group 'E' – Mercantile		
- Shell Only	.98	10.54
- Complete	1.15	12.374
Group 'F' – Industrial		
- Shell Area	.75	8.01
- Partitioned Office Area	.95	10.222
- Motor Vehicle Facility	.95	10.222
- Parking Garage	.50	5.38
- Open Mezzanine	.50	5.38
Farm Buildings	.25 - 250 Min.	2.69 – 250 Min.
- Covered fabric buildings	.13	1.40
- Silos	160 Each	160 Each

Alterations and Renovations

<i>Building Classification</i>	<i>Costs per Square Foot</i>	<i>Building Classification</i>
Interior Renovations		
- Groups A, B, C, D, E, F	.464 - \$250 Min.	5.00 - \$250 Min.

Designated Structures

<i>Building Classification</i>	<i>Costs per Square Foot</i>	<i>Building Classification</i>
- Telecommunications Tower		250 Each
- Pedestrian Bridge		250 Each
- Retaining Wall	1.22 / L.F.	4 / L. M.
- Solar Collectors regardless of quantities		250 per application
- Wind Turbine		250 Each
- Miscellaneous work not listed herein		
- \$10.00 per \$1000.00 of construction value		

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Part 2 – Building Permit Fee Schedule

Stand Alone and Miscellaneous Work

Building Classification	Costs per Square Foot	Building Classification
- Accessory Buildings – attached or detached garages	.465 - \$250 Min.	5.00 - \$250 Min.
- Enclosed or roofed porches	.465 - \$250 Min.	5.00 - \$250 Min.
- Decks – Porch without roof	.465 - \$250 Min.	5.00 - \$250 Min.
- Canopies – Carports	.465 - \$250 Min.	5.00 - \$250 Min.
- Air Supported Tent Structure	.418	4.50
- Balcony Guards Replacement	.610	2 / L.M.
- Unfinished Basement (to accommodate house raising or moved house)	.465 - \$250 Min.	5.00 - \$250 Min.
- Wall recladding (for limited distance app)	0.05	.54
- Ceiling (added or replacement) rate assembly	0.05	.54
- Demising wall only	.914	3 / L.M.
- Electromagnetic Locks		\$25 Each
- Emergency Lighting		\$40 / Storey
- Fire Alarms (Retrofit)		\$150 Each
- Fire Doors (Retrofit)		\$25 Each
- Fireplace / Woodstove		\$120 Each
- Sprinklers only	.056	.60
- Portable Classroom		\$300 Each
- Portapak Classrooms	.762	8.20
- Temporary Structures		
- Tents		\$80 Each
- Trailers and Temporary Buildings		\$120 Each
- Sales Pavillion		\$120 Each
- Underpinning	1.07	3.5 / L.M.
- Window Replacement (size difference from original)		\$50 Each
- Sign (3.15 of O.B.C. only)		\$100 Each

Stand Alone (HVAC & Plumbing)

Building Classification	Costs per Square Foot	Building Classification
- Commercial Kitchen Exhaust		\$150 Each
- New HVAC System S.F.D.		\$110 Each
- New HVAC Systems – Small buildings ≤ 3000 S.F.	.042	.45
– Buildings ≥ 3000 S.F.	.033	.35
- S.F.D. Plumbing permit per fixture		\$25. + \$6 / Fixture
- All other buildings – Plumbing permit per fixture		\$25. + \$6 / Fixture
- Backflow Preventor		\$25 Each
- Manhole, Catchbasin		\$25 Each
- Interceptor, Sump, etc.		\$25 Each
- Water, Sanitary, Storm Service		\$100 Each

Fees Payable for Building Permits

Notes:

1. The following guidelines for calculating floor areas and fees apply to the specific building types and construction indicated. The occupancy classifications used in this by-law shall be based on the Ontario Building Code major occupancy classifications. For mixed occupancy floor areas, the service index for the area of each occupancy shall apply.

Calculation of Permit Fees

Permit fees shall be calculated based on the formula given below, unless otherwise specified in the schedule:

$$\text{Permit Fee} = \text{SI} \times \text{A}$$

Where SI = Service Index for Classification of the work proposed, and

A = floor area in sq. m. of the work involved

2. Floor Area Calculation

Floor area shall:

- (a) be calculated by measuring to the outer face of exterior walls and to the centre of party walls or demising walls, except when calculating interior partition work.
- (b) where there are no exterior walls, be calculated by measuring to the perimeter of the building and/or structure,
- (c) include all habitable areas, including mezzanines, finished attics and enclosed balconies,
- (d) include a roof area with an occupancy,
- (e) include interior partitioning, corridors, lobbies, washrooms, service rooms, etc.
- (f) include floor openings for stairs, escalators, elevators, shafts, ducts, etc.
- (g) not include the area of the floor opening found above the lowest floor level in an interconnected floor space or atrium.
- (h) not include the area of an unfinished basement of a house.
- (i) be calculated by measuring the area affected or serviced by the heating, ventilation and air conditioning (HVAC) system, the sprinkler system and the fire alarm system.

'Shell' Building definition

A shell building is defined as consisting of the structural foundation and framing system and the exterior envelope and does not contain building services such as heating, ventilation and air conditioning (HVAC) system, sprinkler system, plumbing facilities, etc.

Interior Renovations / Alterations

For houses, the floor area used for the calculation of permit fees for interior renovations / alterations shall be the actual area of the floor being renovated and/or altered. For all other occupancies the area for calculation purposes shall be the greater of the actual area of the floor being renovated and/or altered or 50 sq. m.

Occupancy Classifications and Fees

The occupancy classifications used in this by-law shall be based on the building code major occupancy classifications.

For floor areas with mixed occupancies, the fee shall be calculated based on each major occupancy within the building.

Minimum Fee

A minimum fee of \$100. shall be charged unless the fee is a larger amount as otherwise stated in this By-Law.

Model House Fee

Where the floor area of a new model house is less than the original model house floor area, no fee refund is payable.

Permit Fees Not Listed in Fee Table

For building permit types not listed, the permit fee shall be calculated on the basis of \$10. per \$1,000. of construction value.

3. No additional fee shall apply for plumbing and drains, sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve.
4. For interior partitioning, floor areas used for the calculation of fees shall be lesser of:
 - (i) the area contained within a rectangle encompassing the partitions being erected; or,
 - (ii) the actual area of the tenant space.

Schedule 'B'

Part 2 – Information Required on Drawings

Item	Drawing Type	Information Required	Class of Permit - Part A					
			Row No.					
			1(a)	1(b)	2(a)	2(b)	3	4
1.	Site Plan	a Legal description, survey property lines, property dimensions, compass orientation, location and name of adjacent roads	X	X	X		X	
		b Outline of all existing and proposed buildings and structures, building dimensions and their distance to property lines	X	X	X		X	
		c Dimensions and location of parking and vehicle access and fire routes			X		X	
		d Dimensions and location of barrier-free parking, curb cuts, path of travel to building and building access			X		X	
2.	Grading Plan	a Signature and seal of professional engineer	X		X		X	
		b Property lines, easements sidewalks, driveways, building location, curb cuts, retaining walls	X		X		X	
		c Existing and proposed elevations within the site and at property lines, retaining wall elevation, slopes of driveways, drainage flow and swales	X		X		X	
		d Location of catch basins, above and below ground utilities, and connections to services			X		X	
3.	Architectural	a Existing plans showing construction and room and space identification of all floors in the area of proposed work or occupancy		X	X	X	X	X
		b Plans of all floors including basements complete with all rooms and room names	X	X	X	X	X	X
		c Roof plan showing roof slope, drainage, roof and roofing construction details	X	X	X	X	X	
		d Building elevations showing grade, floor and ceiling heights, overall building height, exterior finish materials, window heights and sizes and spatial separation requirements	X	X	X	X	X	
		e Construction details including proposed wall section from footing to roof, specifications of all wall, floor and roof assemblies and all building materials and construction specifications	X	X	X	X	X	
		f Stairs, guards and handrail dimensions and details, window sizes and height above floor level; location and fuel type of all fireplaces	X	X	X	X	X	
		g Mezzanine plan showing construction, guardrails, egress			X	X	X	
		h Location and details of barrier free entrances and barrier free washrooms			X	X	X	
		i Reflected ceiling plans, bulkhead details, horizontal service shaft details			X	X	X	
		j Roof equipment screening, anchorage for window washing, roof access			X		X	
		k Building cross sections showing grade, floor and ceiling heights, horizontal and vertical fire separations	X	X	X	X	X	
l Enlarged sections and detail plans of washrooms and exit stairs			X	X	X			

Item	Drawing Type	Information Required	Class of Permit - Part A					
			Row No.					
			1(a)	1(b)	2(a)	2(b)	3	4
		m Wall sections, plan and section construction details			X	X	X	
		n Exit stair enclosure, wall construction details, fire separations and listed design numbers, door numbers referenced to a door schedule			X	X	X	
		o Door and hardware schedule, door and frame details, window schedule, room finish schedule			X	X	X	
4.	Structural	a Foundation plans, floor and roof framing plans, footing, column and beam schedules, structural details and material specifications	X	X	X	X	X	
		b Design specifications, live and dead loading, wind and snow loading, earthquake loading, geotechnical report design basis			X	X	X	
		c Structural drawings sealed by a professional engineer for all structural elements not within the scope of Part 9 of the building code	X	X		X	X	
		d Roof and floor truss drawings sealed by a professional engineer	X	X		X	X	
5.	HVAC	a Heating, ventilating and air conditioning plans, service shafts, equipment layout and schedules	X		X	X	X	
		b Heat loss and gain calculations, ventilation design summary	X				X	
		c Fire damper locations, kitchen exhaust equipment	X	X	X	X	X	X
6.	Plumbing	a Plumbing and drainage plans; location and sizing of under and above ground storm, sanitary and water supply piping and appurtenances	X	X	X	X	X	
		b Location of fire stopping; specifications of plumbing and firestopping materials	X	X	X	X	X	
7.	Electrical	a Electrical supply and distribution plans; location of power and lighting outlets; equipment schedules; transformer locations			X	X	X	
		b Location and specification of emergency lighting, emergency generators and exit signage			X	X	X	
8.	Fire Protection	a Fire hydrant locations, sprinkler and standpipe distribution plans and schedules; sprinkler head layout; fire hose cabinet locations			X	X	X	
		b Location and specification of emergency lighting, emergency generators and exit signage; fire alarm system annunciator, diagrams and specifications			X	X	X	
		c Location of smoke alarms and carbon monoxide detectors	X	X	X	X	X	

Notes

1. Where indicated by an **X**, the information described is required to be included on the drawings for the class of permit specified.
2. Required information may be located or consolidated on other drawings rather than as specified in this schedule.
3. The chief building official may waive the requirement for any required information specified in this schedule due to limited scope of work, applicable law or building code requirements.