

Schedule "A" of Bylaw number (2015)-19985

Building Permit fees effective January 1, 2022

[as amended by bylaws (2019)-20411, (2019)-20450, (2020)-20549, (2021)-20654 and (2022)-20738]

Fees for a required Permit are set out in this schedule and are due and payable upon submission of an application for a Permit.

Table 1 (Table 80) - **Group A: Assembly Buildings**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Shell	2.45	NA
Finished	2.81	NA
Outdoor patio/picnic shelter	NA	230.00
Outdoor public pool	NA	920.00

Table 2 (Table 81) - **Group B: Detention, care & treatment and care Buildings**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Shell	2.65	NA
Finished	3.04	NA

Table 3 (Table 82) - **Group C: Residential**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Low-rise residential (houses and row townhouses)	1.50	NA
Garage/carport (per bay), shed, deck, porch, exterior stairs, exterior ramps	NA	115.00
Hot tubs	NA	115.00
Solar collectors – low-rise residential (per application)	NA	115.00
Swimming pools	NA	230.00
Apartment Building, multiple attached dwelling (stacked townhouses)	1.95	NA
Hotels/motels	1.95	NA
Residential retirement home	1.95	NA

Table 4 (Table 83) - **Group D: Business and Personal Services Buildings**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Shell	1.66	NA
Finished	1.95	NA

Table 5 (Table 84) - **Group E: Mercantile Buildings**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Shell	1.66	NA
Finished	1.95	NA

Table 6 (Table 85) - **Group F: Industrial Buildings**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Warehouse, factories	1.05	NA
Parking garage	0.89	NA

Table 7 (Table 86)- **Farm Building**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Farm Building	0.50	NA

Table 8 (Table 87) - **Foundation, conditional Permit**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Foundation, conditional Permit	0.16	NA

Table 9 (Table 88) - **Interior Finishes and Alterations: All classifications**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
New interior finishes to previously unfinished areas (including finishing of residential basements and major renovations)	0.47	NA
Alterations and renovations to previously finished areas	0.43	NA

Table 10 (Table 89) - **Special Categories and Miscellaneous: All classifications**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Accessory apartments, lodging houses	0.47/345.00 minimum	NA
Air supported structures	0.52	NA
Balcony guard (replace per linear foot) – excluding low-rise residential	0.87/345.00 minimum	NA
Balcony repair (per building)	NA	345.00
Ceiling (new or replace per square foot)	0.08	NA
Change of use Permit (with no renovations)	NA	230.00
Demising wall, firewall	NA	230.00
Demolitions – minor (500 square feet or less)	NA	115.00
Demolitions – major (more than 500 square feet)	0.04/345.00 minimum	NA
Designated Structures – ALL including solar collectors (per application) except retaining walls, public pools, signs and low-rise residential solar collectors	NA	460.00
Elevator, escalator, lift	NA	460.00
Exterior ramps (excluding low-rise residential)	NA	230.00
Fireplace, woodstove (each)	NA	115.00
Portables – per application (excludes port-a-pak)	NA	230.00
Rack storage	0.43/345.00 minimum	NA
Reclad exterior wall (per square foot)	0.08	NA
Retaining wall (per linear foot)	4.32	NA
Roof structures	0.43	NA
Signs – 107 square feet or less (each)	NA	230.00
Signs – more than 107 square feet (each)	NA	460.00
Storefront replacement	NA	230.00
Temporary Buildings	NA	460.00
Temporary tents – per application	NA	230.00
Window – new, replacement or enlargement (each)	NA	15.00

Table 11 (Table 90) - **Mechanical Work (independent of Building Permit)**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
HVAC Permit (residential per suite)	NA	115.00
HVAC Permit (non-residential)	0.16	NA
New sprinkler system or new standpipe system	0.08/345.00 minimum	NA
Alterations to existing sprinkler system or existing standpipe system	0.04/345.00 minimum	NA
Commercial kitchen exhaust systems, spray booths, dust collectors	NA	345.00

Table 12 (Table 91)- **Electrical work (Independent of Building Permit)**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
New fire alarm system	0.08/345.00 minimum	NA
Alterations to existing fire alarm system or existing electrical work	NA	345.00
Electromagnetic locks (each) and hold open devices (each)	NA	55.00

Table 13 (Table 92) - **Plumbing work (Independent of Building Permit)**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
Plumbing Permit, including hot water heaters (per fixture)	NA	15.00
Testable backflow prevention devices (each)	NA	115.00
Catchbasins, manholes, roof drains (each)	NA	15.00
Building services (per group) – single detached dwellings (SDD), semi-detached dwellings, duplex dwellings	NA	115.00
Building/site services (per linear foot), excluding SDD, semi-detached dwellings, duplex dwellings	0.90/345.00 minimum	

Table 14 (Table 93) - **Sewage Systems**

Classes of Permits	Permit fee (\$ per ft2)	Flat fee (\$)
New installations	NA	690.00
Replacement or alteration	NA	345.00

Administration Fees

Table 15 (Table 94) - **Alternative Solutions (as per Subsection 6.2 of this by-law)**

Administration fee	Flat fee (\$)
All Buildings/systems within the scope of Division B, Part 9 of the Building Code	500.00
All other Buildings/systems	1,000.00

Table 16 (Table 94) - **Occupancy without a Permit (as per Subsection 6.3 of this by-law)**

Administration fee	Flat fee (\$)
Occupancy of a Building, or a part of it, without the required occupancy permit	500.00
Additional occupancy inspections (as per Subsection 6.4 of this by-law)	300.00

Table 17 (Table 94) - **Work without a Permit (as per Subsection 6.5 of this By-law)**

Administration fee	Flat fee (\$)
Building, Demolition or Change of Use without the required Permit	50% of the required Permit fee, maximum of \$5,000.00
Occupancy Permit without Construction (as per Subsection 6.6 of this by-law)	300.00
Registering Orders on Title (as per the Building Code Act)	175.00

Rules for determining Permit fees

A minimum Permit fee of \$115.00 shall be charged for all work for low-rise residential projects where the calculated Permit fee is less than these amounts. Fees identified as low-rise residential apply where there is not more than one dwelling unit above another dwelling unit in a single detached, semi-detached, duplex or row townhouse dwelling.

A minimum Permit fee of \$230.00 shall be charged for all other projects where the calculated Permit fee is less than these amounts.

The occupancy categories in this Schedule correspond with the major occupancy classifications in the Ontario Building Code. For multiple occupancy floor areas, the Permit fees for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.

For classes of Permits not described in this Schedule, the Chief Building Official shall determine a reasonable Permit fee.

The floor area of the proposed work is to be measured to the outer face of exterior walls (excluding low-rise residential attached garages) and to the centre line of party walls, firewalls or demising walls.

In the case of interior finishes, alterations or renovations, the area of proposed work is the actual space receiving the work. (e.g.: tenant suite)

Attached garages, fireplaces, decks, balconies, porches, exterior basement stairwells and exterior ramps are included in the Permit fee for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses.

Unfinished basements for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses are not included in the floor area.

Basement finishes are not included in the Permit fee and will be charged the additional rate for single detached dwellings, semi-detached dwellings, duplex dwellings and townhouses.

Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy for the floor area on which they are located.

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 deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc.).

Where interior alterations and renovations require relocation of sprinkler heads, standpipe components or fire alarm components, no additional charge is applicable.

Ceilings are included in both new shell and finished (partitioned) Buildings. The Permit fees for ceilings only apply 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 alterations to existing ceilings are part of an alteration or renovation Permit, no additional charge is applicable.

Additional Permit fees are not required when the Sewage System is included with the original Building Permit.

A temporary Building is considered to be a Building that will be erected for not more than three years.

Refund of Permit fees:

In the case of withdrawal or abandonment of an application for a Permit or abandonment of all or a portion of the work or the non-commencement of any project, the Chief Building Official shall, upon written request of the Owner or Applicant, determine the amount of paid Permit fees that may be refunded to the Owner or Applicant, if any, as follows:

- a. 80 percent (80%) if administrative functions only have been performed;
- b. 70 percent (70%) if administrative and zoning functions only have been performed;
- c. 50 percent (50%) if administrative, zoning and plans examination functions have been performed;
- d. 35 percent (35%) if the Permit has been issued and no field inspections have been performed subsequent to Permit issuance;
- e. 5 percent (5%) shall additionally be deducted for each field inspection that has been performed after the Permit has been issued;
- f. A refund will not be made on a Permit where the amount paid was the minimum permit fee;
- g. No refund shall be made of an amount that is less than the minimum Permit fee applicable to the work;
- h. No refund shall be made after two years following the date of Permit application where the Permit has not been issued or one year following the date of Permit issuance.

Note: In most cases, a building and/or zoning inspection will be required prior to issuance of a refund.