

**SCHEDULE "I" – BUILDING
TO BY-LAW NUMBER 16/12
Effective May 27, 2013**

RESPECTING CLASSES OF PERMITS AND PERMIT FEES

1. CALCULATION OF PERMIT FEES

- (1) Permit fees shall be the product of the fee multiplier prescribed in Section 6. Permit fees for the class of construction involved and the appropriate measure of the gross floor area of the project in square feet. For certain classes of construction the fee shall be a flat rate. Where plans are metric, 1 sq. m. = 10.764 sq. ft. or 1 m = 3.281 ft.
- (2) Where the work regulated by a permit cannot be calculated otherwise, an application fee shall be calculated as \$7.00 for each \$1,000.00 value of the work proposed.
- (3) Fees for major revisions, partial renovations, building reclassification, and for classes of permits or construction not described or included in this schedule shall be determined by the Chief Building Official who shall have regard to the complexity and amount of service required relative to the classes of construction described herein.
- (4) The Chief Building Official may impose the value of the construction where in his/her opinion the declared value does not reflect the true value of all proposed work including design, labour and materials.
- (5) Floor area shall be the gross area of all floors whether above or below grade measured from the outer face of exterior walls to the centre of party walls or demising walls unless noted otherwise.
- (6) Mezzanines, lofts, habitable attics and occupied roof spaces shall be included in the gross floor area. Except for the interconnected Floor spaces and atriums above the first level there shall be no deduction from the gross floor area for opening such as stairs, elevators, shafts, etc.
- (7) Crawl spaces of a height of 5 ft or less are not included in the gross area.
- (8) Where the project does not have a floor or exterior walls, e.g., carports and pole barns, the greatest horizontal area of the roof structure shall be used to calculate gross area.
- (9) For signs, the area used for fees shall be the gross area of all sign faces.
- (10) New construction and additions include plumbing and all other regulated building services and components in the calculated fee.

- (11) The fee for a conditional permit where granted shall be equal to the regular permit fee plus a surcharge of 15% of the regular permit fee to cover additional administration and agreement.
- (12) The fee for a staged permit shall be equal to the regular permit fee plus an addition surcharge of \$30.00 for each stage issued subsequent to the original first stage permit.

2. MINIMUM PERMIT FEES

- (1) Except where specifically noted otherwise in this schedule, a minimum fee of \$30.00 shall be applied for all R1 and R2 zoned residential work and \$100.00 for all other zoned areas work.
- (2) Each separate structure shall require a separate application, fee and permit.
- (3) Revision or amendment to a permit or plans shall be at full cost recovery.
- (4) Tents on Town property for civic functions shall be exempt from fees and permits provided that they have previously been professionally designed and are erected on existing engineered locations. In all other situations tents designated in the Building Code shall require application for a permit and payment of fees.

3. CLASSES OF PERMITS AND FEES

- (1) Buildings shall be classified according to the Major Occupancy based upon the Occupancy classifications in the Ontario Building
- (2) For mixed occupancy floor areas, the permit fees for each of the applicable area classifications may be used, but only where such area exceeds 10% of the gross floor area.
- (3) Temporary buildings are structures that will be installed or erected for less than 180 days; all other structures are considered permanent.

4. EXEMPTION FROM PERMIT FEES

- (1) Painting and decorating, replacement millwork and cabinets without plumbing, replacement hot water heaters, replacement oil or gas fired appliances, replacement shingling of roofs for residential zoned buildings, recladding exterior of residential buildings, replacement of same size doors and windows, construction of residential fences, construction or demolition of structures less than 108ft without plumbing and sheds or trailers required solely for the duration of construction projects are exempt from permits and fees.