

# Building By-law Fees and Charges EXPLAINED

Effective January 1, 2019



# Building Bylaw Fees and Charges

Effective January 1, 2019

## ADDITIONS

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$0.60/sq.ft.



**All other the floor areas**  
 +  
**SECOND FLOOR area**  
 +  
**FIRST FLOOR area**  
 +  
**MAIN FLOOR area**

**GROSS FLOOR AREA**

Gross **floor area** (GFA) is the **total floor area** of all floors inside the **building** envelope, including the external walls, and excluding the roof.

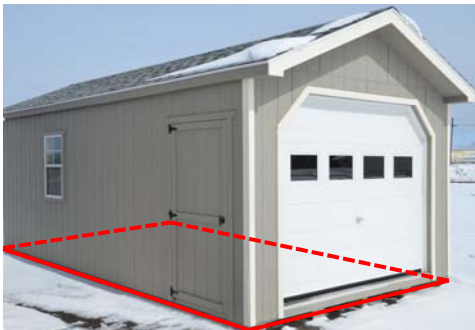


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## GARAGES

EXISTING		EFFECTIVE January 1, 2019	
\$50.00 +	\$7.00/\$1,000 value of work	\$50.00 +	\$0.45/sq.ft.



OR



FIRST FLOOR area  
+  
MAIN FLOOR area } GROSS FLOOR AREA

### FOOTPRINT

The **Footprint** of a **house** is the dimensions of the total covered area of the home including garages and porches.

It is the **area** on a project site that is used by the **building** structure and is defined by the perimeter of the **building** plan. (Parking lots, landscapes, and other non-building facilities are not included in the **building footprint**.)

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\$50.00 +	\$7.00/\$1,000 value of work	\$50.00 +	\$0.45/sq.ft.



## CARPORTS



## DECKS



## ACCESSORY BUILDINGS

The **Footprint** of a **carports, decks and accessory buildings** is the dimensions of the total covered area of the items and is defined by the perimeter of the **building** plan.

Building By-law 4469: Accessory buildings under **10sqm (107.64 sq.ft.)** which do not have electrical services or heat and decks lower than **0.6m (1.96')** do not require a Building Permit.

An **Inspector** may, in his discretion, waive the requirement for a **permit** for: a. an **accessory building** having an area of more than 10 square metres;



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- **ALTERATIONS AND IMPROVEMENTS;**
- **REMODELING ANY OCCUPANCY TO RESIDENTIAL BUILDING;**
- **SIGNS**

EXISTING		EFFECTIVE January 1, 2019	
\$50.00 +	\$7.00/\$1,000 value of work	\$50.00+	\$7.50/\$1,000 value of work



These types of applications include: alterations, improvements and remodeling such as: windows & doors; walls, floor & roof framing; VB/insulation; partition or loadbearing walls, any other change in the floor plan layout or building envelope.

Signs used in residential and non-residential areas.

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## DEMOLITIONS

EXISTING		EFFECTIVE January 1, 2019
\$50.00 +	\$7.00/\$1,000 value of work	\$250.00 flat fee



**Demolition** is the tearing down of buildings and other man-made structures.

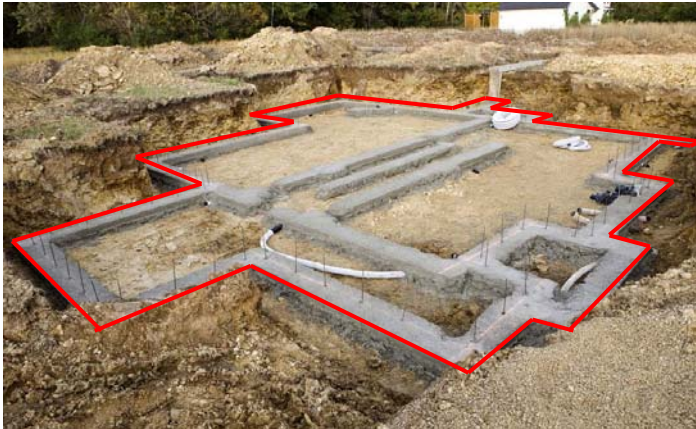


# Building Bylaw Fees and Charges

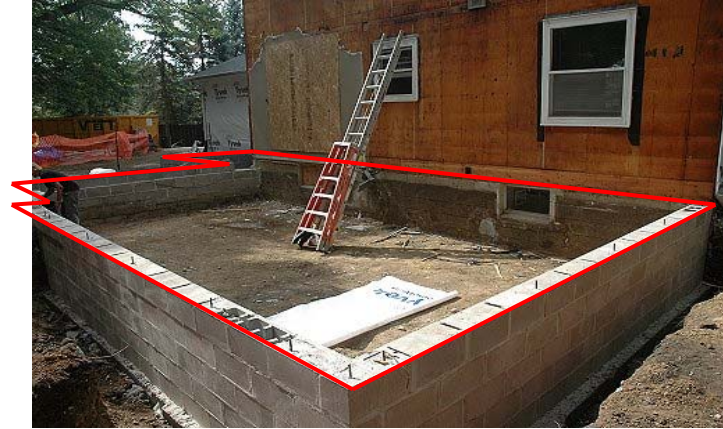
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## FOUNDATIONS

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$0.30/sq.ft. of the project footprint



OR



*NBC 2015: "Foundation means a system or arrangement of foundation units through which the loads from a building are transferred to supporting soil or rock."*

*"Foundation unit means one of the structural members of the foundation of a building such as a footing, raft or pile."*



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## TEMPORARY BUILDINGS



EXISTING		EFFECTIVE January 1, 2019
\$50.00 +	\$7.00/\$1,000 value of work	\$100.00/month



**Temporary Building:** means a building used for temporary occupancy not intended for use beyond a maximum of two years.

Building By-law 4469: A **permit** is not required for: a **temporary building** to be used directly for the purpose of facilitating construction work on a construction site provided that it shall be removed by the **Owner** immediately upon completion of construction work.



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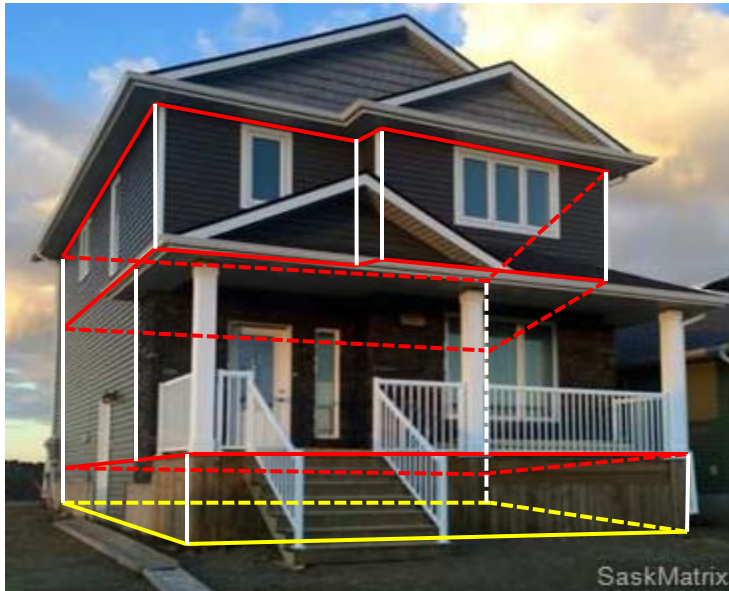


# Building Bylaw Fees and Charges

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## SUPERSTRUCTURE

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$1.50/sq.ft.



ROOF AREA  
+  
FIRST FLOOR  
AREA  
+  
MAIN FLOOR  
AREA

SUPERSTRUCTURE

FOUNDATIONS

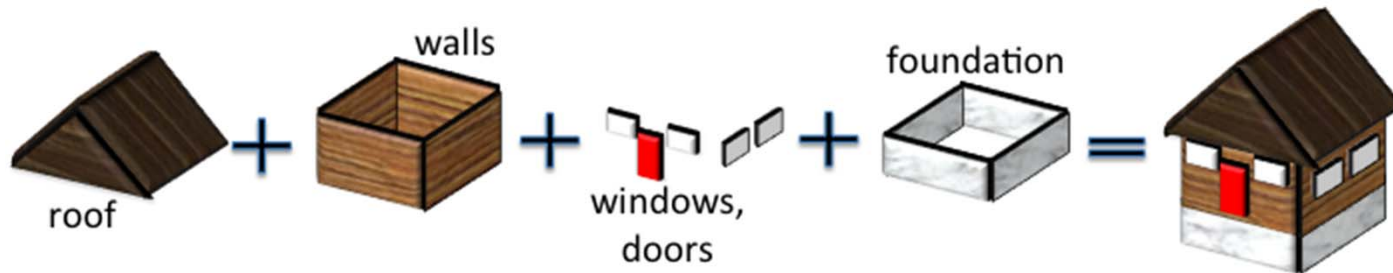
*Superstructure is the part of the building above the foundations.*

# Building Bylaw Fees and Charges

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## BUILDING ENVELOPE

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$0.75/sq.ft.



## BUILDING ENVELOPE

*Building Envelope applications refers to the type of application for new exterior walls of a building which are not load bearing walls.*

The **building envelope** is the physical barrier between the exterior and interior environments enclosing a structure. Generally, the building envelope is comprised of a series of components and systems and includes roofs, walls, windows and doors and foundations walls.

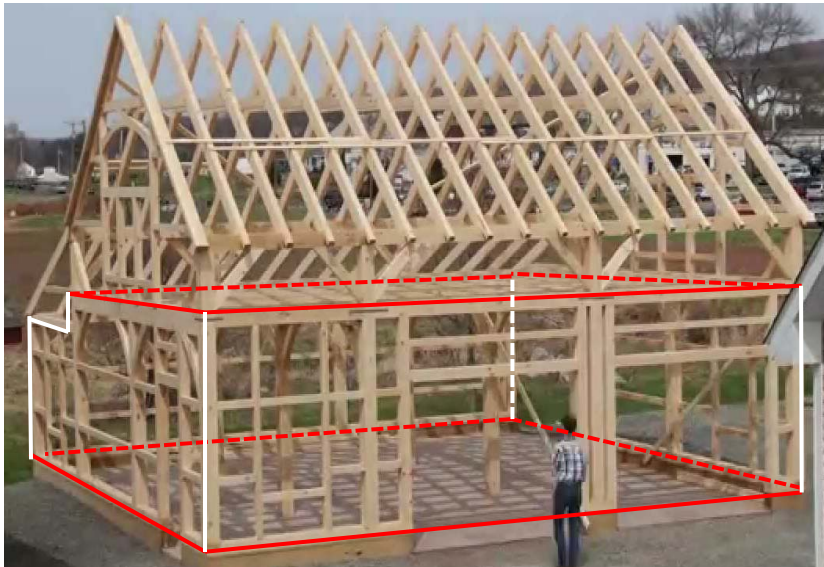


# Building Bylaw Fees and Charges

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## BUILDING STRUCTURE

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$0.75/sq.ft.



All the floor areas  
 +  
 FIRST FLOOR area  
 +  
 MAIN FLOOR area

} GROSS FLOOR AREA

*Building Structure refers to the type of application which is usually the post and beam type of structure.*



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**NEW CONSTRUCTURE**  
(stick built or post and beam)

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$1.50/sq.ft.



SECOND FLOOR AREA

+  
FIRST FLOOR AREA

+  
MAIN FLOOR AREA

GROSS FLOOR AREA

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## PRE - FABRICATED BUILDINGS

EXISTING		EFFECTIVE January 1, 2019	
\$50.00	\$7.00/\$1,000 value of work	\$50.00	\$1.00/sq.ft.



**MAIN FLOOR AREA**  
(including decks and stairs)



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	EXISTING		EFFECTIVE January 1, 2019	
<b>NON-RESIDENTIAL BUILDINGS</b>	\$50.00 +	\$7.00/\$1,000 value of work	\$50.00+	\$7.00/\$1,000 value of work
<b>MECHANICAL PERMITS (Residential and Non-Residential)</b>	\$50.00 +	\$7.00/\$1,000 value of work	\$50.00+	\$7.00/\$1,000 value of work
<b>ENERGY EVALUATIONS</b>	\$1000.00/evaluation		\$1000.00/evaluation	
<b>FILE INFORMATION REQUESTS (Residential)</b>	\$50.00		\$50.00	
<b>FILE INFORMATION REQUESTS (Non-Residential)</b>	\$100.00		\$100.00	
<b>RE-INSPECTION FEE</b>	\$100.00		\$150.00	

