

SCHEDULE "I"
BUILDING DEPARTMENT

FEE

Calculation of Permit Fees

Permit fee calculations are based on the formula below, unless otherwise specified in this schedule:

Permit Fee = Service Index (SI) multiplied by Area (A) of work involved

Permit Fee = SI X A

SI = service index for classification of the work proposed

A = floor area in ft² of work involved (not including basement areas)

The Chief Building Official reserves the right to assign a permit fee based on the approved schedule to a category deemed appropriate. In cases where there is dispute over the categorization of permit application fees it shall be the Chief Building Official's decision that is final.

Minimum Building Permit Fee

A minimum permit fee of \$155.00 shall be charged for all work.

Plumbing Permit Fee

The plumbing permit fee is included with the building permit fee unless otherwise noted.

Sewer and Water Service Connections are not included in regular permit fees, and will be added separately if required.

CLASSES OF PERMITS AND PERMIT FEES

CLASS: BUILDING PERMIT

SERVICE INDEX

Group A Assembly Occupancies

SI

All Recreation Facilities, Schools, Libraries, \$0.90 /sq. ft.

Places of Worship, Restaurants, Theatres,

Arenas/Gymnasiums/Pools

Open Public Swimming Pools \$0.67 /sq. ft.

All other Group A Buildings \$0.78 /sq. ft.

Alteration/Renovation \$0.56 /sq. ft.

Plus \$13.45 per plumbing fixture

Façade Renovation (Building<6460 sq. ft.) not incl. signage \$224.00 flat fee

Façade Renovation (Building>6460 sq. ft.) not incl. signage \$448.00 flat fee

Demising Wall – per continuous separation \$155.00

Taxes, where applicable, will be applied in addition to the fee listed.
Fees and charges may be amended from time to time by Council.

Town of Wasaga Beach By-law 2023-111
Consolidated Schedule of Fees and Charges Effective January 1, 2024

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| | <u>FEE</u> |
|---|--|
| Group B Institutional Occupancies | |
| All Group B Buildings | SI \$0.90 /sq. ft. |
| Alteration/Renovation | \$0.56 /sq. ft. Plus \$13.45 per plumbing fixture |
| Façade Renovation (Building<6460 sq. ft.) not incl. signage | \$224.00 flat fee |
| Façade Renovation (Building>6460 sq. ft.) not incl. signage | \$448.00 flat fee |
| Demising Wall – per continuous separation | \$155.00 |
| Group C Residential Occupancies | |
| Single Family Dwellings (SFD), Semi-detached, Row Townhouses, Duplexes, Live/work units and all other multiple unit buildings | SI \$1.12 /sq. ft. |
| <u>Additions to Above</u> | |
| Group C SFD Finished Basement | \$155.00 flat fee (added to base fee) |
| Motels above 2 storeys and Hotels | \$0.84 /sq. ft. |
| Attached Garage for Single Family Dwelling | \$0.45 /sq. ft. |
| Detached garages, shed, accessory building to single family dwelling | \$0.45 /sq. ft. |
| Alteration/Renovation, including: (new foundation/basement, house raising) (new roof over house, lean-to, garage) | \$0.56 /sq. ft. Plus \$13.45 per plumbing fixture |
| Deck, residential pool, in ground sprinkler | \$155.00 flat fee |
| Covered Porch, Encl. 3 season rooms, Roof over Deck | \$155.00 flat fee |
| Relocation of an existing Park Model Trailer, modular home, SFD | \$896.00 flat fee |
| Demising Wall – per continuous separation | \$155.00 |
| Group D Business and Personal Service Occupancies | |
| Group D buildings (shell) | SI \$0.50 /sq. ft. |
| Group D buildings (finished) | \$0.84 /sq. ft. |
| Alteration/Renovation | \$0.56 /sq. ft. Plus \$13.45 per plumbing fixture |
| Façade Renovation (Building<6460 sq. ft.) not incl. signage | \$224.00 flat fee |
| Façade Renovation (Building>6460 sq. ft.) not incl. signage | \$448.00 flat fee |
| Demising Wall – per continuous separation | \$155.00 |

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| Group E Mercantile Occupancies | |
| Group E buildings (shell) | \$0.56 /sq. ft. |
| Group E buildings (finished) | \$0.84 /sq. ft. |
| Alteration/Renovation | \$0.56 /sq. ft. |
| | Plus \$13.45 per plumbing fixture |
| Façade Renovation (Building<6460 sq. ft.) not incl. signage | \$224.00 flat fee |
| Façade Renovation (Building>6460 sq. ft.) not incl. signage | \$448.00 flat fee |
| Demising Wall – per continuous separation | \$155.00 |
| Group F Industrial Occupancies | |
| Gas Stations, Car washes | \$0.67 /sq. ft. |
| Parking Garages (U/G, Open Air) | \$0.62 /sq. ft. |
| Group F (shell) | \$0.50 /sq. ft. |
| Group F (finished) | \$0.84 /sq. ft. |
| Alteration/Renovation | \$0.40 /sq. ft. |
| | Plus \$13.45 per plumbing fixture |
| Façade Renovation (Building<6460 sq. ft.) not incl. signage | \$224.00 flat fee |
| Façade Renovation (Building>6460 sq. ft.) not incl. signage | \$448.00 flat fee |
| Farm Buildings | |
| Greenhouses | \$155.00 flat fee |
| Barn (low human occupancy) | \$0.11 /sq. ft. |
| Barn (high human occupancy) | \$0.17 /sq. ft. |
| Alterations/Renovations | |
| Interior alterations (partitions, finishings, etc., plumbing fee extra) | |
| Demising Wall – per continuous separation | \$155.00 |
| Illegal use remediation (criminally illegal) | \$2,575.00 flat fee |
| Tents/Portables | |
| Regardless of Occupancy | |
| Tents under 2420 sq. ft. | \$155.00 flat fee |
| Tents 2420 sq. ft. or greater | \$224.00 flat fee |
| School Portables (per unit) | \$155.00 flat fee |

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|---|---------------------------------------|
| Designated Structures (OBC Div. A - 1.3.1.1) | |
| Communication Tower | \$280.00 flat fee |
| Retaining wall | \$155.00 flat fee |
| Solar Collector | \$392.00 flat fee |
| Wind Turbine Support | \$280.00 flat fee |
| Stand Alone and Miscellaneous Work | |
| Liquor Licence Inspection | \$155.00 flat fee |
| Required Re-Inspections | \$84.00 per inspection |
| File Search | \$56.00 per search |
| Plus applicable copy fees | As per Schedule "A" |
| CLASS: DEMOLITION | |
| All buildings under 6460 sq. ft. | \$155.00 flat fee |
| All buildings 6460 sq. ft. and larger | \$224.00 flat fee |
| Illegal use demolition (criminally illegal) | \$560.00 flat fee |
| CLASS: PLUMBING | |
| Sewer Service Connection Inspection | \$155.00 flat fee |
| Water Service Connection Inspection | \$155.00 flat fee |
| Water Meters & Parts | As per Schedule "M" |
| Water Meter Activation fee | As per Schedule "M" |
| CLASS: SEPTIC SYSTEM | |
| Septic (new installation) permit | \$504.00 flat fee |
| Septic Change of Use | \$155.00 flat fee |
| Septic Repair / Replacement | \$504.00 flat fee |
| Septic Compliance Letter | \$155.00 flat fee |
| CLASS: CHANGE OF USE | |
| All buildings minimum | \$280.00 |
| All buildings in addition to minimum | \$84.00/hour plan review (over 4 hrs) |
| CLASS: SIGN | |
| All signs listed in O.B.C. Div. A – 1.3.1.1 | \$280.00 flat fee |
| Signs not listed in Div. A – 1.3.1.1 | \$155.00 per façade |

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Construction Without a Permit

If construction begins before the issuance of a building permit, there may be an additional administrative fee equal to 100 percent of the full permit fees or \$165.00 whichever is greater, to a maximum additional fee of \$20,000.00.

Permit to Revise an Issued Permit

Greater of \$56.00 per page, or \$84.00 per hour of examination and inspection time.

Revision to an application during plans review prior to permit issuance

\$56.00 per page where the applicant is requesting changes to the proposed application.

Transfer of Permit

\$155.00 per permit transfer of ownership.

Model Home Agreement Permit

If the project is a Model Home under Agreement, there will be an additional fee of \$280.00 per permit, and is non-refundable. This permit can only be applied for if the Proposed Subdivision has been approved for Model Homes by Council.

Conditional Foundation Permit

If the project has a footprint of more than 6460 sq. ft. and has received all applicable law approvals, but has not finalized the above grade design a formal request can be made to the Chief Building Official for consideration. An application does not constitute a guarantee of permit. An additional administration fee equal to 25% will be added to the total permit application fee but in no case shall be less than \$840.00, with no maximum. This additional fee is non-refundable even if the Chief Building Official decides not to issue a Conditional Permit.

Certification of Models Prior to Draft Plan Approval

If the project is in the Draft Plan Approval Process, a concurrent review of the building permit application can be commenced. The fee per model is \$480.00. Upon issuance of the first building permit for a specific model, 75% of the \$840.00 will be refunded. Refund applies to the first permit issued for a specific model, subsequent permits are subject to full permit fees.

Lot Grading Review

Where Lot Grading Review is required (as defined within the Infill Lot Grading Policy) the application fee is \$500.00. A \$1,000.00 refundable deposit is to accompany the application that will be returned upon satisfactory completion of Lot Grading and Notice of Completed Construction being filed with the building department, minus \$50.00 per additional design review or site visit, required beyond the service prescribed within the Policy.

Refunds

The refundable fee will be based on the total required fee, using the following factors:
75 % if the application is cancelled prior to the review of the application
50 % if the application is cancelled prior to permit issuance
40 % if the permit has been issued and project has been cancelled
minus \$56 per field inspection performed up to the cancellation date

Where the amount of the fees retained by the town are less than the minimum permit fee applicable to the work, there will be no refund.

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