

BY-LAW NO. 81-2023

BUILDING DEPARTMENT

Minimum permit fee = \$127.00

**COMMERCIAL/INDUSTRIAL/INSTITUTIONAL & RESIDENTIAL
(Apartments, Condos Hotels Etc.)**

PERMIT & CONSTRUCTION TYPE	AMOUNT OF FEE OR CHARGE
New Building Construction Additions Renovations & interior fit-ups Repairs Alterations Accessory Structures	2.54 % of the value of construction for the first \$500,000 plus 1.27% for all valuation thereafter plus \$12.00/new plumbing fixture unit

Non-Housing application deposit fee at discretion of Chief Building Official (CBO) – Fee to be determined by Chief Building Official at time of application but shall not exceed \$5,000.00 amount required will be deducted from final payment of the permit fee

NEW RESIDENTIAL CONSTRUCTION

PERMIT & CONSTRUCTION TYPE	FEE/m² OF FINISHED AREA
New Single Detached House New Semi-Detached House	<140 m ² = \$2,753.00 140m ² – <160 m ² = \$2,918.00 160 m ² – <180 m ² = \$3,413.00 180 m ² – <200 m ² = \$3,523.00 200 m ² – <220 m ² = \$3,743.00 220 m ² – <240 m ² = \$4,074.00 240 m ² – <260 m ² = \$4,349.00 260 m ² – <360 m ² = \$4,514.00 ≥ 360 m ² = \$5,505.00
New Town House/Row House	<120 m ² = \$2,422.00 120m ² – <140 m ² = \$2,753.00 140 m ² – <160 m ² = \$2,973.00 160 m ² – <180 m ² = \$3,083.00 180 m ² – <200 m ² = \$3,193.00 200 m ² – <220 = \$3,523.00 220 m ² – <300 m ² = \$4,019.00 300 m ² + = \$4,404.00

Calculation of Finished Area includes the total above and below grade areas defined below:

Above grade area = area of all floors above grade measured between the outside surfaces of exterior walls and the centre line of party walls, whether finished or unfinished, but not included garages. Openings to storeys below are not deducted from finished floor area.

Below grade area = area of finished floor space below grade, including but not limited to recreation rooms and other habitable rooms, measured between the outside surfaces of exterior walls abutting the finished space, and the inside surface of interior walls abutting any unfinished space.

Application Deposit Fee for New Housing – \$1,000.00 provided at time of application per house, this application deposit fee will be deducted from the final permit fee.

PERMIT & CONSTRUCTION TYPE	AMOUNT OF FEE OR CHARGE
Additions, Renovations, and Repairs/Alterations where not noted below	2.54% of value of construction
Finished Basement (not serving as an additional dwelling unit)	2.54% of value of construction to a maximum of \$250.00

Deck permit-landing (max 2.32m ² in floor area) <i>with no roof</i>	Minimum permit fee
Deck permit with no foundation below grade (floating and detached)	\$165.00 flat fee
Deck permit with foundation below grade	\$193.00 flat fee
Deck permit with foundation below grade with either a roof or second level	\$220.00 flat fee
Detached garage or shed-unheated	\$193.00 flat fee
Detached garage or shed-heated	\$220.00 flat fee
Foundation repair (membrane application only)	Minimum permit fee
Foundation repair (structural & membrane)	\$165.00 flat fee
Solid wood burning appliance installation/replacement (wood stove, furnace etc.)	Minimum permit fee
Water Service or sewer service replacement or installation per house	Minimum permit fee
Sea container (accessory storage use >15m ² in area)	Minimum permit fee for each container installed
DEMOLITION	
Demolition permit (housing)	Minimum permit fee
Demolition permit (non-housing)	1.27% of the value of the demolition
ADMINISTRATIVE FEES	
TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
Conditional permit agreement (housing)	\$330.00 per building (house, townhouse block, semi block) plus all development charges for project are due at conditional permit issuance
Conditional permit (non-housing)	\$1,100.00 plus all development charges for project are due at conditional permit issuance
Partial permit (foundation only)	Minimum permit fee (per each dwelling unit)
Change of use permit (no construction proposed/required)	Minimum permit fee
Revision to permit	Minimum permit fee + at the discretion of the Chief Building Official staff time at a rate of \$60.00/hr where applicable
Construction or Demolition without a permit (at discretion of the CBO)	No order required-required permit fee x up to 50% Order required-required permit fee x up to 100%
Additional inspection fee (for 3 rd or more inspections of a prescribed inspection) at the discretion of the Chief Building Official	Minimum permit fee (payment is required prior to inspection taking place)
Alternative solution proposal	\$330.00 flat fee (per proposal) plus any third-party review costs as noted below

Third Party Review Costs	Applicant to pay all costs associated with the third-party review, with receipts provided to applicant to justify third-party costs
Orders registered on title Orders removed from title	Owner responsible to pay all registration costs plus 10% administration fee with receipts provided to applicant to justify all registration costs
AGCO Clearance Requests	Minimum permit fee
Building Compliance Report – For the following items related only to the Ontario Building Code Act: <ul style="list-style-type: none"> • Unresolved Orders • Open Permits • Outstanding Inspections 	Minimum permit fee
Request for copies or scans of individual permit records (not required to be an FOI request) for each	Minimum permit fee per individual permit + scanning or printing costs, where applicable, of \$0.50 per page of 11x17 or less in size, and \$1.00 / page larger than 11 x17
Transfer of permit	Minimum permit fee
Limiting distance agreement	\$330.00 flat fee
NOTES:	
<ol style="list-style-type: none"> 1. Decks, porches, landings, and verandahs are all measured for floor area to the outside plane of walls of the platform. 2. No permit fee shall be less than the minimum fee. 3. There are no refunds for amounts less than the minimum permit fee. 4. The building permit rates may be adjusted annually by Council on, and effective the 1st of January based upon previous year's 2nd quarter Building Construction Price Index by utilizing the lower rate between Non-Residential Cost Index and Residential Cost Index for the Ottawa Area. Where such index indicates negative growth, the fees shall remain at the level established for the prior year. 	
REFUND FOR CANCELLED PERMITS AND APPLICATIONS	
TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
75% refund of permit fees	No review functions have been performed
50% refund of permit fees	Permit is filed, and administrative and planning/engineering functions have been performed & plans examination completed
25% refund of permit fees, minus 5% for each inspection that has been conducted	Permit has been issued
POOL & HOT TUB ENCLOSURE PERMITS	
TYPE OF FEE OR CHARGE	AMOUNT OF FEE OR CHARGE
Enclosures serving private pools or hot tub required by the Pool Enclosure By-Law	Minimum permit fee