

Authority: Item 6, Planning Committee
Report 17-020 (PED17200)
CM: December 8, 2017
Ward: City Wide

Bill No. 279

CITY OF HAMILTON

BY LAW NO. 17-279

**To Amend By-law No. 15-058,
A By-law respecting Building Permits and Related Matters**

WHEREAS Council of the City of Hamilton desires to amend By-law No. 15-058, the Building By-law, to change Building Permit Fees;

AND WHEREAS public notice has been given and a public meeting held as required for this By-law, in addition to other public consultation;

AND WHEREAS section 7 of the *Building Code Act, 1992* authorizes Council of the City of Hamilton to pass by-laws concerning the issuance of permits and related matters;

AND WHEREAS sections 8, 9, and 10 of the *Municipal Act, 2001* authorize the City of Hamilton to pass by-laws necessary or desirable for municipal purposes, and in particular, paragraphs 3, 5, 6 and 8 of subsection 10(2) authorize by-laws respecting the financial management of the municipality, the economic, social, and environmental well-being of the municipality, the health, safety and well-being of persons and the protection of persons and property;

AND WHEREAS section 391 of the *Municipal Act, 2001* authorizes the City of Hamilton to pass by-laws to impose fees or charges on persons for services provided done by or on behalf of the City of Hamilton;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Schedule "A" of By-law No. 15-058 is deleted and replaced with Schedule "A" attached to and forming part of this By-law.
2. This By-law comes into force on January 1, 2018.

PASSED this 8th day of December, 2017.

F. Eisenberger
Mayor

R. Caterini
City Clerk

SCHEDULE “A” TO BUILDING BY-LAW NO. 15-058

RESPECTING CLASSES OF PERMITS AND FEES

CALCULATION OF PERMIT FEES

1. Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

$$\text{Permit Fee} = \text{SI} \times \text{A}$$

Where SI = Service Index for the applicable Classification under Section 3 below of the work proposed, and A = floor area in m² of work involved.

PERMIT FEES

2. (a) Permit fees shall be rounded off to the nearest full dollar.
- (b) Where the permit fee is in excess of \$50,000 an applicant may elect to pay 55% of the full permit fee at the time of building permit application and the balance at the time of permit issuance.

CLASSES OF PERMITS AND FEES

3. Permit fees shall be calculated using the following table:

TABLE 1 – CLASSES OF PERMITS AND FEES

Minimum Fee	
Minimum fee for processing and issuance of permits, except where specifically noted otherwise in this By-law	\$239
Group A (Assembly Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
All Recreation Facilities, Elementary Schools, Daycare Facilities, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Gymnasiums, Indoor Pools, Secondary Schools and all other Group A Buildings	\$22.33
Portable Classrooms	\$356 (flat fee)
Shell only	\$19.38
Finishing only	\$5.06
Non-Residential – Outdoor Patio	\$179 (flat fee)

Group B (Institutional Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$26.68
Shell only	\$21.34
Finishing only	\$5.34
Group C (Residential Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
Single Family Dwelling, semi, duplex, row house, townhouse	\$15.03
Apartment buildings	\$15.03
Hotels, Motels	\$19.87
Group D (Business and Personal Services)	Service Index (SI) \$/m ² unless otherwise indicated
Office Buildings (up to 10 storeys) (Shell only)	\$15.00
Office Buildings (up to 10 storeys) (Finishing only)	\$4.80
Office Buildings (up to 10 storeys) (Finished)	\$19.79
Office Buildings (more than 10 storeys) (Shell only)	\$18.14
Office Buildings (more than 10 storeys) (Finishing only)	\$5.09
Office Buildings (more than 10 storeys) (Finished)	\$23.23
Group E (Mercantile)	Service Index (SI) \$/m ² unless otherwise indicated
Retail (Shell only)	\$12.31
Retail (Finishing only)	\$4.16
Retail (Finished)	\$16.47
Group F (Industrial)	Service Index (SI) \$/m ² unless otherwise indicated
Industrial (Shell only)	\$7.47
Industrial (Finishing only)	\$4.08
Industrial (Finished)	\$11.56

Group F (Industrial) (continued)	Service Index (SI) \$/m ² unless otherwise indicated
Parking Garages	\$6.81
Gas Stations	\$12.42
Subsurface Works (in addition to the regular permit fee)	Flat Fee Unless otherwise indicated
Foundation Permits	
Residential under Part 9 of Division B of the Building Code	\$371
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1200 m ²)	\$923
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1200 m ²)	\$2,771
Shoring	\$10.25 per linear metre
New water service (low density residential only)	\$153
New sewer service (low density residential only)	\$153
Designated Structures	Flat Fee
Communication Tower	\$429
Crane Runway	\$429
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$429
Pedestrian Bridge/Walkway	\$429
Retaining Wall	\$429
Satellite Dish (face area equal to or greater than 5 m ²)	\$429
Silos	\$429
Outdoor Public Spa	\$879
Outdoor Public Swimming Pool	\$1,740

Fire Protection Systems (stand alone – excludes relocation of components for existing system)	Service Index (SI) \$/m ² unless otherwise indicated
Electromagnetic Locks/Electric Strikes	\$203 each (maximum \$608)
Fire Alarm System	\$356 (flat fee)
Emergency Lighting/Exit Signs	\$356 (flat fee)
Sprinkler System	\$0.59
Standpipe System	\$356 (flat fee)
Combined Sprinkler and Standpipe System	\$0.59 (minimum \$356)
Mechanical Systems (stand alone)	Flat Fee
Commercial Cooking Exhaust System	\$356
Demolition (complete or partial building – not issued under Demolition Control By-law)	Service Index (SI) \$/m ² unless otherwise indicated
Residential – single/two family dwelling and townhouses	\$0.45
Accessory structures to a residential use	\$0.45 (\$153 minimum)
Non-residential and multi residential	\$0.45 (\$381 minimum)
Plumbing Devices (stand alone)	Flat Fee
Backflow Preventer	
For first premise or zone device	\$239
For each additional premise or zone device	\$153
Backwater Valve	\$239
Grease/Oil Interceptor	\$239

Renewable (Green) Energy Systems	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$429
Geothermal System for all other Buildings	\$575
Solar Collector for a Single/Two Family Dwelling	\$239
Solar Collector for all other Buildings	\$429
Wind Turbine	\$429
Sewage Systems	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$829
To construct a Class 5 sewage systems or to repair a sewage system pursuant to the provisions of the Act	\$507
Sewage System Maintenance Inspection Program	\$233
Signs	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$213
Ground Sign with a sign area of greater than 2.5 m ² and up to 4.0 m ²	\$376
Ground Sign with a sign area greater than 4.0 m ²	\$752
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$376
Billboard	\$752
Other Classifications (not previously listed)	Service Index (SI) \$/m² unless otherwise indicated
Accessory structures, garage, storage shed, new basement, cold cellar, unenclosed canopies, air supported structures	\$5.39
Farm Buildings	\$2.75
Greenhouses	\$1.65 (Maximum \$5,432)

Other Classifications (not previously listed) (continued)	Service Index (SI) \$/m ² unless otherwise indicated
Tents	\$1.79 (Maximum \$381)
Temporary Structures	
Sales Offices	\$14.69
Construction Trailers	\$11.62
Stages	\$239 (flat fee)
Other Structures (intended to be used for less than 6 months)	\$239 (flat fee)
Residential greenhouses, deck, balcony, open porch, exterior stair, ramp, open carp	\$4.39
Alterations/partitioning/renovations to existing finished areas (where no building systems are being installed or altered), relocation/moving permits, finishing a basement in a single family dwelling	\$3.33
Exterior barrier free access in existing single and two family dwellings	\$0.00
Re-roofing without any structural changes (except for buildings containing less than 4 dwelling units or townhouses)	\$0.28
Administrative Fees	Flat Fee
Additional Plan Review (Resubmission) Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$153 (per hour of review time)
Additional Permit Fee (Revision) Where an applicant makes a material change to a plan, specification, document, or other information, following the issuance of a building permit (includes first hour of review time)	\$153
For each additional hour, or part thereof, of review time	\$153
Alternative Solution Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	\$555
For each additional hour, or part thereof, of review time	\$153
Applicable Law Review Review and consultation for Applicable Law requirements	\$235

Administrative Fees (continued)	Flat Fee
Building Code Compliance Letters Written requests for information concerning a building's compliance with the current Building Code	\$153 (per hour of review time)
Change of Use Permit Change of use Permit with no construction	\$239
Conditional Permit Fee Review and approval of Conditional permit Agreements/Undertakings	10% of permit fee (minimum \$1,000, maximum \$3,500)
Fire Watch/Fire Plan Review and approval of Fire Watch/Fire Plans during construction	\$500
Limiting Distance Agreements For Review and approval of Limiting Distance Agreements under the Ontario Building Code	\$541
Occupancy Permit of an Unfinished Building Occupancy inspection prior to completion as per Subsection 1.3.3 of Division C of the Building Code	\$153 (per unit)
Permit or Application Extensions Extension of a building permit or permit application where no revisions are required	\$153
Pre-Consultation Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted	\$153 (per hour of review time)
Premature/Additional Inspections Where an inspection request is premature and the inspector must re-attend the site to complete the necessary inspection, or an additional inspection is requested or required	\$203 (per inspection)
Stock Plans Review of stock plans for new single family dwellings in a Plan of Subdivision prior to a complete permit application being submitted	\$388
Suspended Permit Where an inspection is requested for a Permit that has been suspended	\$203 (per inspection)

Administrative Fees (continued)	Flat Fee
Transfer of Permit Where ownership changes on a property and there are no other changes to the project or the professional services required.	\$153

4. Where no new floor area is created, or where materials, systems or equipment regulated by the Building Code render it impossible to determine the permit fee on the basis of the classifications noted in this Schedule, the permit fee payable shall be 1% of the prescribed value as determined by the Chief Building Official under Subsection 6.1 of this By-law, subject to a minimum fee as per Section 3 of this Schedule.
5. The total fees under this Schedule and Schedule “C” shall be paid prior to the issuance of a permit.

6. INTERPRETATION

In addition to referring to the Act and the Building Code in determining the fees under this By-law, the Chief Building Official may have regard to the following explanatory notes as may be needed in the calculation of permit fees:

- (a) Floor area of the proposed work is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (but excluding residential garages);
- (b) In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work (e.g. tenant space);
- (c) Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations;
- (d) Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, and similar openings);
- (e) Unfinished basements for single family dwellings, semis, duplexes and townhouses are not included in the floor area;
- (f) Attached garages and fireplaces are included in the permit fee for individual dwelling units;
- (g) Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable;

- (h) Corridors, lobbies, washrooms, lounges, and similar areas are to be included and classified according to the major classification for the floor area on which they are located;
- (i) The occupancy categories in the Schedule correspond with the major occupancy classifications in the Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories shall be used and the floor area associated with the major occupancy;
- (j) For Rack Storage use apply the square footage charge for industrial for the building;
- (k) A temporary building is considered to be a building that will be erected for not more than one year; and,
- (l) Where a change of use permit is subject to a fee based on floor area, "floor area" shall mean the total floor space of all storeys subject to the change of use.