



CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Services Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: CITY WIDE
COMMITTEE DATE: December 4, 2012	
SUBJECT/REPORT NO: Increase to Fees Under the Building By-law (PED12227) (City Wide)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Jorge M. Caetano (905) 546-2424 Ext. 3931
SIGNATURE:	

RECOMMENDATION

- (a) That the By-law, attached as Appendix “A” to Report PED12227 to amend City of Hamilton By-law No. 08-161, the Building By-law, be enacted.
- (b) That the fees prescribed in the By-law, attached as Appendix “A” to Report PED12227, be included in the User Fees and Charges By-law, replacing the fees listed under the heading “Classes of Permits and Fees New Construction and Additions Building Classifications per the Building Code”.

EXECUTIVE SUMMARY

On May 18, 2010 (Report PED10050(a)) Council directed the Building Services Division to adjust permit fees in January of every year in order to reflect budgetary increases. This Report explains the rationale for increasing the permit fees in order to cover the reasonable and necessary costs associated with budgetary increases in the cost of operations incurred in 2012. Based on projected expenses, the Building Services Division is proposing an increase of 3.4% for all permit fees. There are also several housekeeping amendments being proposed to clarify the intent of the By-law.

Alternatives for Consideration – See Page 4

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: Approval of the revised Building Permit Fees will ensure that all direct and indirect costs associated with delivering services related to administration and enforcement of the Building Code Act, 1992 are fully recovered.

Staffing: Not applicable.

Legal: The recommendations have no legal implications.

HISTORICAL BACKGROUND (Chronology of events)

On May 18, 2010 (Report PED10050(a)) Council directed the Building Services Division to adjust permit fees in January of every year in order to reflect budgetary increases.

POLICY IMPLICATIONS

Ontario Building Code and Building Code Act, 1992.
City of Hamilton Building By-law 08-161.

RELEVANT CONSULTATION

Legal Services Division has been consulted and they have reviewed and provided feedback on the proposed by-law changes.

Finance has been consulted.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

Table 1 below provides a summary of the budgeted expenses under the Building Enterprise Model associated with the administration and enforcement of the Building Code Act, 1992 for 2011 and 2012.

TABLE 1

Building Services Division Statement of Expenses for the Building Enterprise Model (Budget)		
	2011 Budget	2012 Budget
Expenses		
Direct Costs	\$6,614,809	\$6,978,081
Indirect Costs	<u>\$1,260,407</u>	<u>\$1,168,428</u>
Total Expenses	<u>\$7,875,216</u>	<u>\$8,146,509</u>

The Building Services Division's budgeted expenditures for 2012 increased to \$8.15 million from the 2011 budget expenditures of \$7.88 million. This increase is due to inflationary/cost of living increases from labour and administrative costs including OMERS and other employee benefits which our Division will incur in 2012. Based on the figures noted in Table 1, the Division's projected increase in expenses from 2011 to 2012 is 3.4%. In order to meet this increase, the Building Services Division is proposing to increase permit fees by 3.4% (see Appendix "B") effective January 1, 2013. This will ensure that fees cover the expected cost increases associated with budgetary increases in the cost of operations incurred in 2012.

Please note that, in order to simplify fees, the proposed 3.4% permit fee increase shown on the attached Appendices have been rounded off to the nearest full cent for all fees under \$100 and to the nearest full dollar for all fees over \$100.

As additional information, staff undertook a survey of the current 2012 permit fees of seven Ontario Municipalities for several different classifications of permits as shown in Appendix "C". As can be seen from this table the proposed 2013 permit fees for the City of Hamilton in these classifications are all below the average 2012 fees of the sampled Municipalities. It should be noted that while staff also surveyed the current permit fees for the Municipalities of London, Milton, Vaughn, and Windsor, these were not included in the attached Appendix since their fees have not been updated since at least 2008.

Staff have also made several housekeeping amendments in order to update references to the Ontario Building Code, and in order to clarify the intent of the Building By-law including:

- Replacement of the Recitals to ensure they cite the City's authority accurately;
- Replacement of subsection 3(3) to clarify the intent of the additional fee; and,

- Amendment to subsection 5(5) to clarify the authority of the Chief Building Official, which is not limited to requiring the plans only after the whole of the building is constructed.

These housekeeping amendments were originally recommended under Report PED11121, however, they were inadvertently left out in the final version of the amending By-law.

Increasing the permit fees in order to cover the reasonable and necessary cost increases associated with budgetary increases in the cost of operations from 2011 to 2012 will ensure that any required increase associated with the administration and enforcement of the Building Code Act, 1992 is covered by the users of the system with no reliance placed on the general levy for its operation.

In addition to our annual review of permit fees, the Building Services Division is also planning to carry out a more comprehensive review of permit fees and staffing levels in 2013 in order to ensure that our service delivery model is meeting the needs of the building/construction industry.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

The alternative would be to maintain the current fees, however, this might result in having to transfer additional funds from the Building Stabilization Fund which would go against the Building Services Division's mandate of administering and enforcing the Building Code Act, 1992 as a fully cost-recovered and self-funded program within the City. Maintaining the current fees would also go against Council's direction given on May 18, 2010, (Report PED10050(a)) to the Building Services Division to adjust permit fees in January of every year in order to reflect budgetary increases in the cost of operations.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Financial Sustainability

- ◆ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative and cost effective manner.
- ◆ The proposed fee increases would be in keeping with Council's direction on cost recovery for services.

Growing Our Economy

- ◆ Public services and programs are delivered in an equitable manner, coordinated, efficient, effective and easily accessible to all citizens.

APPENDICES / SCHEDULES

Appendix "A": Proposed By-law to amend the Building By-law

Appendix "B": Summary of Proposed Fees

Appendix "C": Permit Fee Comparison

JMC:fd

Attachs. (3)

Authority: Item , Planning and
Economic Development
Committee
Report
CM:

Bill No.

CITY OF HAMILTON

BY LAW NO. 12-

To Amend By-law No. 08-161

A By-law respecting Building Permits and Related Matters

WHEREAS Council of the City of Hamilton desires to amend By-law No. 08-161, the Building By-law, to change Building Permit Fees and to make certain housekeeping amendments;

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

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

1. The Recitals of By-law No. 08-161 are deleted and replaced with the following new Recitals:

WHEREAS Council of the City of Hamilton desires to provide for the issuance of permits and related matters under the Building Code Act, 1992 S.O. 1992, c. 23 as amended, to obtain sufficient information from applicants to determine compliance with the Act and applicable laws, for the purpose of providing for the safety and health of the public through compliant construction, demolition and related issues, and to fix fees for cost recovery purposes;

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 S.O. 1992, Chapter 23, authorizes a municipal council to pass by-laws concerning the issuance of permits and related matters, and the Municipal Act, 2001 S.O. 2001, Chapter 25, particularly sections 8, 9, 10 and 391, authorize the City of Hamilton to pass by-laws concerning financial management, services and things the municipality is authorized to provide, for the protection of persons and property, and for structures;

2. Subsection 3(3) of By-law No. 08-161 is deleted and replaced by the following new subsection 3(3):

- (3) Schedule "C" being an additional fee required to be paid where indicated stages of the work have been commenced or changes have been made prior to issuance of the **permit**, intended to cover additional costs associated with the additional administrative and regulatory actions of the City made necessary by the commencement, carrying out or completion of work or change of use without the required **permit** and to encourage the submission of complete and timely applications for **permits**.
3. Subsection 5(5) of By-law No. 08-161 is amended by deleting the words "of a building" after the words "upon completion of the construction".
4. Schedule "A" of By-law No. 08-161 is deleted and replaced with Schedule "A" attached to and forming part of this By-law.
5. This By-law comes into force on January 1, 2013.

PASSED this day of, , 2012

R. Bratina
MAYOR

R. Caterini
CITY CLERK

SCHEDULE “A” TO BUILDING BY-LAW NO. 08-161

RESPECTING CLASSES OF PERMITS AND PERMIT 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 \$50,000.00 an **applicant** may elect to pay 50% 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 Permit Fee	
Minimum permit fee for processing and issuance of permits, except where specifically noted otherwise in this By-law	\$211
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	\$19.73
Portable Classrooms/Classroom Unit	\$315 (flat fee)
Shell Only	\$17.11
Finishing only	\$4.47
Non-Residential – Outdoor Patio	\$158 (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	\$23.53
Group C (Residential Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
Single Family Dwelling, semi, duplex, row house, townhouse	\$13.28
Apartment buildings	\$13.28
Hotels, Motels	\$17.54
Group D (Business and Personal Services)	Service Index (SI) \$/m ² unless otherwise indicated
Office Buildings (up to 10 storeys) (Shell only)	\$13.25
Office Buildings (up to 10 storeys) (Finishing only)	\$4.24
Office Buildings (up to 10 storeys) (Finished)	\$17.48
Office Buildings (more than 10 storeys) (Shell only)	\$16.02
Office Buildings (more than 10 storeys) (Finishing only)	\$4.50
Office Buildings (more than 10 storeys) (Finished)	\$20.51
Group E (Mercantile)	Service Index (SI) \$/m ² unless otherwise indicated
Retail (Shell only)	\$10.87
Retail (Finishing only)	\$3.68
Retail (Finished)	\$14.55
Group F (Industrial)	Service Index (SI) \$/m ² unless otherwise indicated
Industrial (up to 4,650 m ²)	\$10.20
Industrial (greater than 4,650 m ²)	\$7.17
Parking Garages	\$6.02
Gas Stations	\$10.97

Foundation and Conditional Permits (in addition to the regular permit fee)	Flat Fee
Residential under Part 9 of Division B of the Building Code	\$327
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1200 m ²)	\$816
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1200 m ²)	\$2,447
Designated Structures	Flat Fee
Communication Tower	\$378
Crane Runway	\$378
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$378
Pedestrian Bridge/Walkway	\$378
Retaining Wall	\$378
Satellite Dish (face area equal to or greater than 5 m ²)	\$378
Silos	\$378
Outdoor Public Spa	\$776
Outdoor Public Swimming Pool	\$1,537
Fire Protection Systems (stand alone – excludes relocation of components for existing system)	Service Index (SI) \$/m ² unless otherwise indicated
Electromagnetic Locks	\$179 each (maximum \$537)
Fire Alarm System	\$315 (flat fee)
Sprinkler System	\$0.53
Standpipe System	\$315 (flat fee)
Combined Sprinkler and Standpipe System	\$0.53 (minimum \$315)

Mechanical Systems (stand alone)	Flat Fee
Commercial Cooking Exhaust System	\$315
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	\$0.39
Accessory structures to a residential use	\$0.39 (\$136 minimum)
Non-residential and multi residential	\$0.39 (\$337 minimum)
Plumbing Devices (stand alone)	Flat Fee
Backflow Preventer For first premise or zone device	\$211
For each additional premise or zone device	\$136
Backwater Valve	\$211
Grease/Oil Interceptor	\$211
Renewable (Green) Energy Systems	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$378
Geothermal System for all other Buildings	\$507
Solar Collector for a Single/Two Family Dwelling	\$211
Solar Collector for all other Buildings	\$378
Wind Turbine	\$378
Sewage Systems	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$732
To construct a Class 5 sewage systems or to repair a sewage system pursuant to the provisions of the Act	\$448

Signs	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$189
Ground Sign with a sign area of greater than 2.5 m ² and up to 4.0 m ²	\$332
Ground Sign with a sign area greater than 4.0 m ²	\$663
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$332
Billboard	\$663
Water and Sewer Permits	Flat Fee
New water service	\$136
New sewer service	\$136
Other Classifications (not previously listed)	Service Index (SI) \$/m ² unless otherwise indicated
Accessory structures, garage, storage shed, new basement, cold cellar, unenclosed canopies, air supported structures	\$4.77
Farm Buildings	\$2.43
Greenhouses	\$1.45
Tents	\$1.58 (Maximum \$337)
Residential greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport	\$3.87
Temporary buildings, 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	\$2.95
Exterior barrier free access in existing single and two family dwellings	\$0.00
Administrative Fees	Flat Fee
Additional Plan Review (Resubmission) Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$136 (per hour of review time)

Administrative Fees (continued)	Flat Fee
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)	\$136
For each additional hour, or part thereof, of review time	\$136
Alternative Solution Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	\$479
For each additional hour, or part thereof, of review time	\$136
Applicable Law Review Review and consultation for Applicable Law requirements	\$206
Building Code Compliance Letters Written requests for information concerning a building's compliance with the current Building Code	\$136 (per hour of review time)
Change of Use Change of use Permit with no construction	\$274
Limiting Distance Agreements For Review and approval of Limiting Distance Agreements under Sentence 3.2.3.1.(8), 9.10.14.2.(4) or 9.10.15.2.(4), of Division B, of the Building Code	\$479
Occupancy of an Unfinished Building Occupancy inspection prior to completion as per Subsection 1.3.3 of Division C of the Building Code	\$136 (per unit)
Permit or Application Extensions Extension of a building permit or permit application where no revisions are required	\$136
Pre-Consultation Building Code preliminary design consultation for proposed designs and developments	\$136 (per hour of review time)
Special/Extra Inspections Where an inspection request is premature and the inspector must re-attend the site to complete the necessary inspection, upon notice to the owner an additional fee of:	\$179 (per inspection)

Administrative Fees (continued)	Flat Fee
Stock Plans Review of stock plans for a new single family dwelling prior to a complete permit application being submitted	\$342
Suspended Permit Where an inspection is requested for a Permit that has been suspended	\$179 (per inspection)
Transfer of Permit Where ownership changes on a property and there are no other changes to the project or the professional services required.	\$136

4. Where no new floor area is created, or where materials, systems or equipment regulated by the 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 section 6 of this by-law, subject to a minimum fee as per Section 3 of this Schedule.
5. Where construction, demolition, or a change in the use of the building has commenced prior to the issuance of the required **permit**, the prescribed fees in Schedule “A” of this By-law shall be subject to a surcharge as prescribed by Schedule “C”. The total fees under this Schedule and Schedule “C” shall be paid prior to the issuance of the **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.

Proposed Permit Fees for 2013
(\$ per square metre unless otherwise noted)

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Minimum Permit Fee	\$204	\$211
Group A (Assembly Occupancies)		
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	\$19.08	\$19.73
Portable Classrooms/Classroom Unit	\$305 (flat fee)	\$315 (flat fee)
Shell Only	\$16.55	\$17.11
Finishing Only	\$4.32	\$4.47
Non-Residential - Outdoor Patio	\$153 (flat fee)	\$158 (flat fee)
Group B (Institutional Occupancies)		
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$22.76	\$23.53
Group C (Residential Occupancies)		
Single Family Dwelling, Semi, duplex, row house, townhouse	\$12.84	\$13.28
Apartment Buildings	\$12.84	\$13.28
Hotels, Motels	\$16.96	\$17.54
Group D (Business and Personal Services)		
Office buildings (up to 10 storeys) (Shell only)	\$12.81	\$13.25
Office Buildings (up to 10 storeys) (finishing only)	\$4.10	\$4.24
Office Buildings (up to 10 storeys) (finished)	\$16.91	\$17.48
Office Buildings (more than 10 storeys) (shell only)	\$15.49	\$16.02
Office Buildings (more than 10 storeys) (finishing only)	\$4.35	\$4.50
Office Buildings (more than 10 storeys) (finished)	\$19.84	\$20.51

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Group E (Mercantile)		
Retail (Shell only)	\$10.51	\$10.87
Retail (finishing only)	\$3.56	\$3.68
Retail (finished)	\$14.07	\$14.55
Group F (Industrial)		
Industrial (up to 4,650 m ²)	\$9.86	\$10.20
Industrial (greater than 4,650 m ²)	\$6.93	\$7.17
Parking Garages	\$5.82	\$6.02
Gas Stations	\$10.61	\$10.97
Foundation and Conditional Permits (in addition to the regular permit fee)	Flat Fee	Flat Fee
Residential under Part 9 of Division B of the Building Code	\$316	\$327
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1 200 m ²)	\$789	\$816
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1 200 m ²)	\$2,367	\$2,447
Designated Structures	Flat Fee	Flat Fee
Communication Tower	\$366	\$378
Crane Runway	\$366	\$378
Exterior Storage Tanks – Above and below ground (except for fire fighting water reservoirs)	\$366	\$378
Pedestrian Bridge/Walkway	\$366	\$378
Retaining Wall	\$366	\$378
Satellite Dish (face area equal to or greater that 5 m ²)	\$366	\$378

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Designated Structures (Continued)	Flat Fee	Flat Fee
Silos	\$366	\$378
Outdoor Public Spa	\$750	\$776
Outdoor Public Swimming Pool	\$1,486	\$1,537
Fire Protection Systems (Stand Alone - excludes relocation of components for an existing system)		
Electromagnetic Locks	\$173 each (maximum \$519)	\$179 each (maximum \$537)
Fire Alarm System	\$305 (Flat Fee)	\$315 (Flat Fee)
Sprinkler System	\$0.51	\$0.53
Standpipe System	\$305 (Flat Fee)	\$315 (Flat Fee)
Combined Sprinkler and Standpipe System	\$0.51 (minimum \$305)	\$0.53 (minimum \$315)
Demolition (complete or partial building - not issued under Demolition Control By-law)		
Residential - Single/Two Family Dwelling and Townhouses	\$0.38	\$0.39
Accessory Structure to a Residential Use	\$0.38 (\$132 minimum)	\$0.39 (\$136 minimum)
Non-Residential and Multi-Residential	\$0.38 (\$326 minimum)	\$0.39 (\$337 minimum)
Mechanical Systems (Stand Alone)	Flat Fee	Flat Fee
Commercial Cooking Exhaust System	\$305	\$315

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Plumbing Devices (Stand Alone)	Flat Fee	Flat Fee
Backflow Preventer For First premise or zone device For each additional premise or zone device Backwater Valve Grease/Oil Interceptor	\$204 \$132 \$204 \$204	\$211 \$136 \$211 \$211
Renewable (Green) Energy Systems	Flat Fee	Flat Fee
Geothermal System for a Single/Two Family Dwelling Geothermal System for all other buildings Solar Collector for a Single/Two Family Dwelling Solar Collector for all other buildings Wind Turbine	\$366 \$490 \$204 \$366 \$366	\$378 \$507 \$211 \$378 \$378
Sewage Systems	Flat Fee	Flat Fee
To construct a sewage system pursuant to the provisions of the Act To construct a Class 5 sewage system or to repair a sewage system pursuant to the provisions of the Act	\$708 \$433	\$732 \$448
Signs	Flat Fee	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ² Ground Sign with a sign area greater than 2.5 m ² and up to 4.0 m ² Ground Sign with a sign area greater than 4.0 m ²	\$183 \$321 \$641	\$189 \$332 \$663

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Signs (Continued)	Flat Fee	Flat Fee
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$321	\$332
Billboard	\$641	\$663
Water and Sewer Permits	Flat Fee	Flat Fee
New water service	\$132	\$136
New Sewer Service	\$132	\$136
Other Classifications (not previously listed)		
Accessory structures, garage, storage shed, new basement, cold cellar, silo, unenclosed canopies, air supported structures	\$4.61	\$4.77
Farm Buildings	\$2.35	\$2.43
Greenhouses	\$1.40	\$1.45
Tents	\$1.53 (maximum \$326)	\$1.58 (maximum \$337)
Residential Greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport	\$3.74	\$3.87
Temporary buildings, 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	\$2.85	\$2.95
Exterior barrier free access in existing single and two family dwellings	\$0.00	\$0.00

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Administrative Fees	Flat Fee	Flat Fee
<p>Additional Plan Review (Resubmission) Where a non-compliant resubmission is submitted above and beyond the first resubmission</p> <p>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)</p> <p>For each additional hour or part thereof of review time</p> <p>Alternative Solution Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)</p> <p>For each additional hour or part thereof of review time</p> <p>Applicable Law Review Review and consultation for applicable law requirements</p> <p>Change of Use Change of use Permit with no construction</p> <p>Limiting Distance Agreements For review and approval of Limiting Distance Agreements under Sentence 3.2.3.1.(8), 9.10.14.2.(4) or 9.10.15.2.(4), of Division B, of the Building Code</p> <p>Occupancy of a Unfinished Building Occupancy Inspection prior to completion as per Subsection 1.3.3, Division C of the Building Code</p>	<p>\$132 (per hour of review time)</p> <p>\$132</p> <p>\$132</p> <p>\$463</p> <p>\$132</p> <p>\$199</p> <p>\$265</p> <p>\$463</p> <p>\$132 (per unit)</p>	<p>\$136 (per hour of review time)</p> <p>\$136</p> <p>\$136</p> <p>\$479</p> <p>\$136</p> <p>\$206</p> <p>\$274</p> <p>\$479</p> <p>\$136 (per unit)</p>

Building Classification	Existing Fee	Proposed Fee (3.4% Increase)
Administrative Fees (continued)	Flat Fee	Flat Fee
<p>Ontario Building Code Compliance Letters Written requests for information concerning a building's compliance with the current Building Code</p> <p>Permit or Application Extensions Extension of building permit or permit application where no revisions are required</p> <p>Pre-Consultation Building Code preliminary design consultation for proposed designs and developments</p> <p>Special/Extra Inspections Where an inspection request is premature and the inspector must re-attend the site to complete the necessary inspection, upon notice to the owner an additional fee of:</p> <p>Stock Plans Review of stock plans for new single family dwellings prior to a complete permit application being submitted</p> <p>Suspended Permit Where an inspection is requested for a permit that has been suspended</p> <p>Transfer of Permit Where ownership changes on a property and there are no other changes to the project or the professional services required</p>	<p>\$132 (per hour of review time)</p> <p>\$132</p> <p>\$132 (per hour of review time)</p> <p>\$173 (per inspection)</p> <p>\$331</p> <p>\$173 (per inspection)</p> <p>\$132</p>	<p>\$136 (per hour of review time)</p> <p>\$136</p> <p>\$136 (per hour of review time)</p> <p>\$179 (per inspection)</p> <p>\$342</p> <p>\$179 (per inspection)</p> <p>\$136</p>

Permit Fee Comparison

Municipality	Group A Restaurant	Group B Institutional	Group C Residential House	Group D Offices (2 Storeys)	Group E Retail (finished)	Group F Industrial Building (3000 m ²)
Brampton	\$15.30	\$19.38	\$12.75	\$14.79	\$14.79	\$9.69
Burlington	\$19.40	\$22.04	\$11.65	\$17.17	\$14.41	\$7.90
Cambridge	\$25.19	\$26.80	\$13.46	\$21.31	\$15.07	\$9.37
Kitchener	\$25.19	\$26.91	\$12.70	\$21.42	\$15.07	\$8.61
Mississauga	\$15.00	\$19.00	\$13.40	\$14.50	\$14.00	\$9.50
Oakville	\$26.45	\$27.27	\$14.16	\$19.67	\$19.70	\$13.50
Toronto	\$25.66	\$27.31	\$15.39	\$20.28	\$17.23	\$14.11
Average	\$21.74	\$24.10	\$13.36	\$18.45	\$15.75	\$10.38
Hamilton (Existing 2012 Fees)	\$19.08	\$22.76	\$12.84	\$16.91	\$14.07	\$9.86
Hamilton (Proposed 2013 Fees)	\$19.73	\$23.53	\$13.28	\$17.48	\$14.55	\$10.20