

**Township of Wainfleet
2016 Fees Charges**

BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION FEES

Note: Permit fees for construction of buildings and structures, listed by classification of major occupancy, are calculated on the basis of the Gross Floor Area of the building in square meters (square feet is provided for information only), multiplied by the corresponding figure shown below for each occupancy classification or class of permit unless shown otherwise.

<u>Description</u>	<u>Notes</u>	<u>Unit of Measure</u>	<u>2014/2015</u>		<u>2016</u>	
			<u>Effective March 1st</u>	<u>Effective March 1st</u>	<u>Effective March 1st</u>	<u>Effective March 1st</u>
			<u>Base Fee per unit</u>	<u>Base Fee per unit</u>	<u>Base Fee per unit</u>	<u>Base Fee per unit</u>
A minimum permit fee of \$137.98 shall apply for all work unless otherwise indicated		Per Permit	\$137.98		\$137.98	
A. NEW CONSTRUCTION & ADDITIONS:						
1. <u>Assembly Occupancies - Group A</u>						
School, Church, Restaurant, Theatre, Educational or Recreational Facility, and all other Group A Buildings and similar occupancies		m ² / ft ²	\$15.73	\$1.47	\$15.73	\$1.47
2. <u>Institutional Occupancies - Group B</u>						
Hospital, Nursing Home, Reformatory, Prison and all other Group B Buildings and similar occupancies		m ² / ft ²	\$17.78	\$1.66	\$17.78	\$1.66
3. <u>Residential Occupancies - Group C</u>						
a.						
Single Family Dwelling, Semi-detached dwelling & duplex dwelling, Multiple unit dwelling, apartment dwelling, townhouse dwelling, hotels, motels, other residential buildings or parts thereof	For Dwelling units up to 115 m ² (1,235 ft. ²) gross floor area	Per Dwelling Unit	\$1,533.16		\$1,533.16	
	For dwelling units with gross floor area over 115 m ² (1,235 ft. ²)	m ² / ft ²	\$13.07	\$1.22	\$13.07	\$1.22
b. Residential additions other than as noted in Section 7 (d) below.						
		m ² / ft ²	\$13.07	\$1.22	\$13.26	\$1.24
4. <u>Business/Personal Services Occupancies - Group D</u>						
Office, Bank, Medical Office/Clinic, Fire Hall and similar occupancies		m ² / ft ²	\$14.79	\$1.38	\$14.79	\$1.38
5. <u>Mercantile Occupancies - Group E</u>						
Store, Shopping Mall/Plaza, Shop, Market, Retail Outlet and similar occupancies		m ² / ft ²	\$12.89	\$1.20	\$12.89	\$1.20

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Description	Notes	Unit of Measure	2014/2015		2016 Effective March 1 st	
			Base Fee per unit		Base Fee per unit	
6. Industrial Occupancies - Group F						
Industrial Mall/Plaza/Garage, Plant, Factory, Warehouse, Manufacturing Building and similar occupancies.		m ² / ft ²	\$9.60	\$0.90	\$9.60	\$0.90
7. Special Occupancies/Categories						
a. Farm Buildings						
i. New farm buildings (except as noted in ii.)						
	Per farm buildings up to 465 m ² (5,005 ft ²) gross floor area	Per Building	\$1,014.04		\$1,014.04	
	For buildings over 465 m ² (5,005 ft ²) gross floor area	m ² / ft ²	\$2.19	\$0.21	\$2.19	\$0.21
ii. Additions or alterations for farm buildings						
	Farm buildings up to 116 m ² (1,248 ft ²) gross floor area	Per Building	\$255.53		\$255.53	
	For buildings over 116 m ² (1,248 ft ²) gross floor area	m ² / ft ²	\$2.19	\$0.21	\$2.19	\$0.21
iii. New Silos and Grain Bins						
		Per Building	\$255.53		\$255.53	
b. Tents						
		Per Tent	\$137.98		\$137.98	
c. Park model trailer, mobile home, air supported structure and similar buildings						
		Per Unit	\$137.98		\$137.98	
d. Accessory Buildings/Structures: Garage/carport, deck/porch/patio, sunroom/solarium, shed or other accessory building						
	For buildings or additions up to 28 m ² (300ft ²) gross floor area	Per Building	\$137.98		\$137.98	
	For buildings or additions over 28m ² (300ft ²) gross floor area.	m ² / ft ²	\$4.98	\$0.47	\$4.98	\$0.47
e. Communication tower, retaining wall, pedestrian bridge, wind turbine, crane runway and similar buildings/structures						
			\$15.32 for each \$1,000 of estimated value of construction with a minimum of \$500		\$15.32 for each \$1,000 of estimated value of construction with a minimum of \$500	

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BUILDING DEPARTMENT CONTINUED

Description	Notes	Unit of Measure	2014/2015		2016	
			Base Fee per unit		Effective March 1 st	Base Fee per unit
B. ALTERATIONS & REPAIRS:						
1. <u>Interior Alterations/Repairs/Tenant Improvements</u>						
a. Assembly Occupancies		m ² / ft ²	\$4.69	\$0.44	\$4.69	\$0.44
b. Institutional, Business/Personal Service and Mercantile Occupancies		m ² / ft ²	\$5.32	\$0.50	\$5.32	\$0.50
c. Residential Occupancies		m ² / ft ²	\$3.26	\$0.30	\$3.26	\$0.30
d. Business/Personal Service Occupancies		m ² / ft ²	\$4.43	\$0.42	\$4.43	\$0.42
e. Mercantile Occupancies		m ² / ft ²	\$3.86	\$0.36	\$3.86	\$0.36
f. Industrial Occupancies		m ² / ft ²	\$2.87	\$0.27	\$2.87	\$0.27
2. Alter/replace Roof Structure		m ² / ft ²	\$2.40	\$0.23	\$2.40	\$0.23
3. Fireplace, Woodstove, Insert, Chimney, or similar		Per	\$137.98		\$137.98	
4. Construction of barrier free accessibility facilities for existing dwellings	for buildings or additions up to 28 m ² (300ft ²) gross floor area	Per Building or Addition	\$137.98		\$137.98	
	for buildings or additions over 28m ² (300ft ²) gross floor area.	m ² / ft ²	\$4.98	\$0.47	\$4.98	\$0.47
C. DEMOLITION:						
1. Buildings/structures up to and including 100 m ² (1,075 ft ²) in building area		Per Building or Structure	\$137.98		\$137.98	
2. Buildings/structures greater than 100 m ² (1,075 ft ²) in building area		Per 100 m ² (1,075 ft ²) in building area or part thereof	\$137.98		\$137.98	

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Description	Notes	Unit of Measure	2014/2015	2014
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D. MISCELLANEOUS:				
1. Permit for partial occupancy of a building prior to being fully completed (does not apply to single family dwellings)		Per suite/unit	\$137.98	\$137.98
2. Permit for the change of use of a building or part thereof (no construction required)			\$137.98	\$137.98
3. Transfer of a permit to a new owner			\$137.98	\$137.98
4. Request for deferral of permit revocation			\$137.98	\$137.98
5. Permit to move a building/structure			\$137.98	\$137.98
6. Conditional Permit			\$766.58	\$766.58
7. Non-Routine inspections or special inspections		Per Inspection	\$137.98	\$137.98
8. Additional plans examination fee (once permit is issued)		Per Hour or part thereof	\$137.98	\$137.98
9. One year extension of permit			\$137.98	\$137.98

E. PARTIAL PERMIT/STAGED CONSTRUCTION:

1. Building Foundation - complete to grade level (plus plumbing)	15% of applicable class above
2. Building shell	75% of applicable class above
3. Building completion	10% of applicable class above

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		2014/2015	2016
Description	Notes	Unit of Measure	Base Fee per unit
			Effective March 1 st Base Fee per unit

F. Plumbing

For plumbing work not included in any of the above classes of permit.

\$137.98 for any plumbing installations, including up to the first six fixtures, plus \$10.00 for each additional fixture.

G. REFUND OF PERMIT FEES

Refund Amount

- | | |
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| 1. Where only administrative functions have been completed (application received and cost analysis complete) | 90% |
| 2. Where only administrative and zoning functions have been completed | 80% |
| 3. Where administrative, zoning and plans examination functions have been performed | 60% |
| 4. Where the permit has been issued and no field inspections have been performed subsequent to permit issuance | 50% |
| 5. Refund of 50% less a 5% deduction for each field inspection performed subsequent to permit issuance | |
| 6. No fees shall be refunded after twelve (12) months from the date of permit issuance | |

H. CONSTRUCTION PRIOR TO PERMIT ISSUANCE:

Where construction has commenced prior to the issuance of a permit for any class of permit described herein.

All applicable permit fees shall be doubled and the minimum permit fee shall be \$271.88

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			2014/2015	
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I. EXPLANATORY NOTES

1. m² is the gross area of all floors at or above grade measured from the outer face of exterior walls, outer limits of other supporting structure, and as noted otherwise and includes mezzanines,
2. Major occupancy classifications are based on the Ontario Building Code.
3. Plumbing fees are normally included with the permit fees for the applicable class of permit. Fees for plumbing work only are listed in "F" above.
4. If, in the opinion of the Chief Building Official, the construction cannot be categorized or classed as described in the above schedule, the permit fee shall be \$15.32 for each \$1,000 of estimated value of construction.
5. Moving permit authorizes moving only. A separate permit is required for the foundation and other applicable construction.
6. Notwithstanding the refund provision, no refund shall be made of any amount less than \$137.98.
7. Permit Fee Increases are indexed based on the Consumer Price Index, Ontario Series, and are adjusted annually on the first of March.

J. DEPOSITS

In addition to fees payable to the above, the following amounts shall be paid at the time of permit issue and shall be held as security by the Township of Wainfleet until completion of the work for which the permit was issued.

- a. Residential Accessory Buildings to be removed as a condition of the issuance of the building permit - \$2,000.00
- b. All other Buildings, including dwellings and mobile homes, to be removed as a condition of the issuance of the building permit - \$10,000
- b. For all other building and demolition permits:
 - (i) \$300 - permit fee up to \$200
 - (ii) \$500 - permit fee from \$201 to \$500
 - (iii) \$750 - permit fee from \$501 to \$1000
 - (iv) \$1000 - permit fee over \$1000

The property owner shall be responsible for any damage to municipal property during construction and shall be further responsible to ensure construction is carried out and completed as required by the Ontario Building Code.