

## BUILDING BY-LAW FEES

Owen Sound City Council passed Building By-law 2007-102 on June 4, 2007; amended by By-law 2010-041 on February 16, 2010; amended by By-law 2011-086 on May 31, 2011, and amended by By-laws 2011-214 and 2011-215 on November 21, 2011.

This information sheet is meant to help you understand Building Permit Application fees.

CLASSES OF PERMITS	PERMIT FEES
<b>1. Building Permit:</b>	
a) New residential dwellings, includes complete new plumbing	\$8.30 per square metre gross floor area, minimum \$150, plus \$75 for an attached 1-car garage or \$100 for an attached 2- (or more) car garage
b) Residential other than described in Part 1a) above, and structures accessory thereto, including pools, decks and porches	\$9.35 per \$1,000 prescribed value, minimum \$110
c) Commercial, Industrial, Institutional and other non-residential uses and buildings and structures accessory thereto	\$9.35 per \$1,000 prescribed value, minimum \$220
d) Designated Structures as defined in Section 1.3.1.1.[A] of the Ontario Building Code	\$9.35 per \$1,000 prescribed value, minimum \$220
e) Partial permits (i.e., foundations, main structure, etc.)	\$82.50 in addition to the permit fee set out in Part 1a), b) or c) above for each separate permit
f) Modular or mobile buildings or structures	Same charge as for construction set out in Part 1a), b) or c) above
<b>2. Plumbing Permit:</b>	
a) Residential (per dwelling unit), and buildings and structures accessory thereto	\$38.50, minimum charge combined with 2c) is \$85
b) Commercial, Industrial, Institutional and other non-residential uses and buildings and structures accessory thereto	\$77, minimum charge combined with 2c) is \$85
c) Fixture Count, in addition to the fees required under Part 2a) or b) <ul style="list-style-type: none"> <li>i) Stacks</li> <li>ii) Rain Water Leaders (RWL)</li> <li>iii) Fixtures</li> </ul>	\$20 for each stack \$20 for each RWL \$8.50 for each fixture
d) Site Services only, per Section 4.3.2.ii) of By-law 2007-102	\$9.35 per \$1,000 prescribed value, minimum \$85
e) Water conditioner installation (without further plumbing required)	\$30
<b>3. Conditional Permit:</b>	
Conditional Permit	\$100, plus any required fee applicable to any other class of permit required
<b>4. Demolition Permit:</b>	
a) Buildings or structures 175 cubic metres in volume or less above grade (e.g., garage)	\$165 per structure
b) Buildings or structures over 175 cubic metres to 600 cubic metres in volume above grade (e.g., house)	\$550 per structure
c) Buildings or structures more than 600 cubic metres in volume above grade, and 600 square metres or less in building area (e.g., school)	\$1,100 per structure
d) Buildings or structures more than 600 square metres in building area (e.g., factory)	\$1,100 per structure
e) A security deposit is required for any buildings or structures covered under Part 4.b) or c)	\$100 for each 25 cubic metres, to a maximum of \$15,000, per structure
f) For any buildings or structures covered under Part 4.d)	a security deposit by way of a Performance Bond, Letter of Credit or Cash security shall be provided in a form satisfactory to the City based on an estimate of costs of demolition and restoration of the property from a Professional Engineer to a maximum of 50% of the estimated costs to the satisfaction of the City's Chief Building Official
<b>5. Change in Use Permit:</b>	
Change in Use Permit	\$100, or fee applicable to any other class of permit required, whichever is greater

CLASSES OF PERMITS	PERMIT FEES
<b>6. Refundable Final Inspection Deposit:</b>	
Refundable Final Inspection Deposit	equal to the value of the permit fee, to a maximum of \$1,000
<b>7. Transfer of Permit:</b>	
Transfer of any permit to new property owner	\$75
<b>8. Occupancy Permit:</b>	
Occupancy Permit	\$75
<b>9. Tent Permit:</b>	
a) A tent or group of tents to be erected which cover less than 60 m <sup>2</sup> (646 ft <sup>2</sup> ) in area	\$0
b) A tent or group of tents to be erected which cover 60 m <sup>2</sup> (646 ft <sup>2</sup> ) in area to 225 m <sup>2</sup> (2,420 ft <sup>2</sup> ) in area	\$50 for all tents in one location, for one event
c) A tent or group of tents to be erected which cover over 225 m <sup>2</sup> (2,420 ft <sup>2</sup> ) in area	\$200 for all tents in one location, for one event

## **PART 2 – INCREASE IN REQUIRED BUILDING PERMIT FEES**

Pursuant to Section 3.4 of By-law 2007-102, where any construction, demolition or change in use has commenced prior to permit issuance, the required permit fee shall be determined as follows:

*Required fee + (Required fee x 100% to a maximum of \$5,000)*

This additional fee shall not relieve any person from fully complying with the Act, Building Code, or other applicable law or from any decision of a court of competent jurisdiction, from not commencing construction, demolition, or change in use prior to obtaining a permit as required by By-law 2007-102.

## **PART 3 – REFUND OF BUILDING PERMIT FEES**

1. Pursuant to Section 3.7 of By-law 2007-102, the fees that may be refunded shall be a percentage of the fees payable under that By-law, calculated as follows in regard to functions undertaken by the City:
  - i) 80% if administrative functions only have been performed
  - ii) 70% if administrative and zoning review functions only have been performed
  - iii) 50% if all plan examination has been completed
  - iv) 25% if the permit has been issued but no field inspections have been performed
  - v) 0% if permit is valued at \$100 or less, or if any field inspections have been undertaken
2. Where a permit is revoked on the grounds that it was issued in error, 100% of the permit fee shall be refunded.
3. No refund shall reduce the fee paid below the minimum fee payable for the work proposed.
4. The refund shall be made to the person who paid the fee and who is named on the receipt, unless such person advises the Chief Building Official in writing to issue a refund to another person so named.

## **PART 4 – REFUNDABLE FINAL INSPECTION DEPOSIT**

1. In order to encourage applicants to call for final inspections, a refundable Final Inspection Deposit shall be collected with every Application equal to the Permit Application Fee to a maximum of \$1,000.
2. Final Inspection Deposits are not transferable. If a permit is transferred to the new owner of a property, the Final Inspection Deposit will be refunded to the original owner of the permit and a new Final Inspection Deposit will be collected from the new permit owner.
3. Once a final inspection has been completed and passed to the satisfaction of the Chief Building Official or Building Inspector, the applicant may apply in writing to the Development Co-ordinator for a refund of the Final Inspection Deposit (per amendment By-law 2008-153).