

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 2438 (2002)


Being a by-law to amend By-law #2277 (2001), being a by-law under the Building Code Act, 1992 - Respecting Permits and Related Matters.

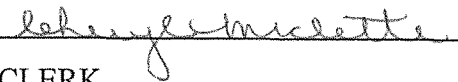
WHEREAS Council of the Corporation of the Town of Pelham deems it necessary and desirable to revise its schedule of permit fees;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) THAT Schedule "A" to By-law #2277 (2001) be and is hereby deleted and that Schedule "A" attached hereto and forming part of this by-law be substituted in its place.
- (2) THAT this by-law shall come into force and take effect January 1st, 2003.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
2nd. DAY OF DECEMBER, 2002 A.D.


MAYOR


CLERK

SCHEDULE "A"
TO BUILDING BY-LAW NO. 2277 (2001) (Adjusted for 2003)

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 metres, multiplied by the corresponding figure shown below for each occupancy classification or class of permit unless shown otherwise.

Unless stated otherwise, a minimum permit fee of \$53.87 shall apply.

<u>CLASS OF PERMIT</u>	<u>PERMIT FEES</u>
A. NEW CONSTRUCTION & ADDITIONS:	
1. <u>Assembly Occupancies - Group A</u> School, church, restaurant, theatre, educational or recreational facility and similar occupancies	\$9.16 per m ² (\$0.85 per ft ²)
2. <u>Institutional Occupancies - Group B</u> Hospital, nursing home, reformatory, prison and similar occupancies	\$9.97 per m ² (\$0.93 per ft ²)
3. <u>Residential Occupancies - Group C</u>	
a. Single Family Dwelling	\$6.72 per m ² (\$0.62 per ft ²)
b. Semi-detached dwelling & duplex dwelling	\$6.38 per m ² (\$0.59 per ft ²)
c. Multiple unit dwelling, apartment dwelling, townhouse dwelling	\$5.79 per m ² (\$0.54 per ft ²)
d. Hotels, motels	\$5.79 per m ² (\$0.54 per ft ²)
e. Other residential buildings or parts thereof	\$5.79 per m ² (\$0.54 per ft ²)
4. <u>Business/Personal Services Occupancies - Group D</u> Office, bank, medical office/clinic and similar occupancies	\$9.26 per m ² (\$0.86 per ft ²)
5. <u>Mercantile Occupancies - Group E</u> Store, shopping mall/plaza, shop, market, retail outlet and similar occupancies	\$6.61 per m ² (\$0.61 per ft ²)
6. <u>Industrial Occupancies - Group F</u>	
a. Industrial mall/plaza/garage, plant, factory, warehouse and similar occupancies	\$4.39 per m ² (\$0.41 per ft ²)
b. Industrial buildings with no partitions, no plumbing and no mechanical systems	\$2.78 per m ² (\$0.26 per ft ²)
7. <u>Special Occupancies/Categories</u>	
a. Farm buildings	
i. Greenhouses	\$0.58 per m ² (\$0.05 per ft ²)
ii. Farm buildings other than greenhouses	\$1.40 per m ² (\$0.13 per ft ²)
b. Tents	
i. Tents other than tents for charitable and not-for-profit organizations	\$1.16 per m ² (\$0.11 per ft ²)
ii. Tents for charitable and not-for-profit organizations	\$53.87 flat fee for tents up to and including 140 m ² (1,500 ft ²) in area \$161.82 flat fee for tents over 140 m ² (1,500 ft ²) in area

CLASS OF PERMIT	PERMIT FEES
iii. Park model trailer, mobile home, air supported structure and similar buildings	\$1.16 per m ² (\$0.11 per ft ²)
c. Accessory Buildings/Structures:	
i. Garage/carport - attached	\$2.09 per m ² (\$0.19 per ft ²)
ii. Garage/carport - detached	\$1.85 per m ² (\$0.17 per ft ²)
iii. Covered deck/porch	\$1.97 per m ² (\$0.18 per ft ²)
iv. Uncovered deck/porch	\$1.85 per m ² (\$0.17 per ft ²)
v. Sunroom/solarium	\$4.63 per m ² (\$0.43 per ft ²)
vi. Shed/accessory building	\$1.85 per m ² (\$0.17 per ft ²)
vii. Swimming Pools:	
▶ public	\$1.74 per m ² (\$0.16 per ft ²)
▶ private - above-ground	\$53.87 flat fee
▶ private - in-ground	\$107.74 flat fee
d. Designated Buildings/Structures: Communication tower, retaining wall, pedestrian bridge, crane runway and similar buildings/structures	\$53.87 flat fee
B. ALTERATIONS & REPAIRS:	
1. <u>Interior Alterations/Repairs/Tenant Improvements</u>	
a. Assembly occupancies	\$2.90 per m ² (\$0.27 per ft ²)
b. Institutional, Business/Personal Service and Mercantile occupancies	\$2.66 per m ² (\$0.25 per ft ²)
c. Residential occupancies	\$2.32 per m ² (\$0.22 per ft ²)
d. Industrial occupancies	\$1.74 per m ² (\$0.16 per ft ²)
2. Alter/replace roof structure	\$0.93 per m ² (\$0.09 per ft ²)
3. Fireplace, woodstove, insert, chimney and similar construction	\$53.87 flat fee
4. Construction of barrier free accessibility facilities for existing dwellings	NIL
C. DEMOLITION:	
1. Buildings/structures up to and including 100 m ² in building area	\$53.87 flat fee
2. Buildings/structures greater than 100 m ² in building area	\$43.09 per 100 m ² in building area or part thereof
D. MISCELLANEOUS:	
1. Permit for partial occupancy of a building prior to being fully completed (does not apply to single family dwellings)	\$53.87 fee per suite/unit
2. Permit for the change of use of a building or part thereof (no construction required)	\$53.87 flat fee
3. a. Transfer of a permit to a new owner	\$53.87 flat fee
b. Request for deferral of permit revocation	\$53.87 flat fee

<u>CLASS OF PERMIT</u>		<u>PERMIT FEES</u>
4.	Permit to move a building/structure	\$53.87 per building/structure
5.	Conditional Permit	\$538.68
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
F.	PLUMBING:	
1.	Single Family Dwelling	The fee shall be \$64.64 for all plumbing installations, including up to six fixtures, plus \$5.39 for each additional fixture
2.	Semi-detached, duplex, triplex and other multiple family dwellings, apartments, motel and hotel units	The fee shall be \$64.64 for all plumbing installations, including up to six fixtures in each dwelling unit, motel or hotel suite plus \$5.39 for each additional fixture and plus \$5.39 for each dwelling unit, motel or hotel suite
3.	Any other building or structure not specifically provided for above	The fee shall be \$64.64 for all plumbing installations, including up to six fixtures in each unit or suite of occupancy within a building, plus, \$5.39 for each additional fixture
4.	New water lines	The fee shall be \$21.55 each installation plus \$5.39 for each suite or unit
5.	Rain water leaders only	The fee shall be \$5.39 each
6.	Building drain, building sewer, building storm drain and building storm sewer	The fee shall be \$43.09 for the initial 50 metres of pipe, or portion thereof plus \$10.77 for each additional 15 metres, or portion thereof.
7.	Manhole and catchbasin	The fee shall be \$5.39 for each
G.	REFUND OF PERMIT FEES:	
1.	Where permit has been issued and no field inspections have been performed	50%

CLASS OF PERMIT

PERMIT FEES

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| 2. | Deduction for each field inspection performed | 5% |
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- H. CONSTRUCTION PRIOR TO PERMIT ISSUANCE
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| 1. | 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 \$107.74 |
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- I. EXPLANATORY NOTES TO SCHEDULE "A":
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, lofts and habitable attics. (Imperial equivalents have been provided for information purposes.)
 2. Major occupancy classifications are based on the Ontario Building Code.
 3. Plumbing fees are additional to other permit fees for the applicable class of permit.
 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 \$9.16 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 \$10.77.
 7. For the purpose of this schedule, a fixture shall be deemed to include a vent stack, floor drain, hot water tank, grease or oil interceptor and sewage ejector and as otherwise defined in the Ontario Building Code.
 8. Permit fees are indexed to the Composite Construction Index, Ontario Series, and are adjusted annually on the first of January and are to be reviewed every three (3) years at the beginning of Council's term of office.