

Authority: Planning and Transportation Committee Report No. 6, Clause No. 12,
as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: June 28, 2001

CITY OF TORONTO

BY-LAW No. 508-2001

To amend Article I, Building Permits, of Municipal Code Chapter 363, Building Construction and Demolition, to increase permit fees.

WHEREAS By-law No. 163-1998; "A By-law under the *Building Code Act, 1992* respecting permits and related matters", is codified as Article I, Building Permits, of Chapter 363, Building Construction and Demolition, of The City of Toronto Municipal Code;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule A to Chapter 363, Building and Construction, Article I, of The City of Toronto Municipal Code is deleted and the following substituted:

**SCHEDULE A TO CH. 363, ART. I
CLASSES OF PERMITS AND PERMIT FEES**

1. Calculation of Permit Fees

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

Permit fee = SI x A

where: SI = Service Index for Classification of the work proposed
A = floor area in m² of work involved.

2. Minimum Fee

A minimum fee of \$84 shall be charged for all work.

3. Classes of Permits and Permit Fees

- A. CONSTRUCTION

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
Group A [Assembly Occupancies]	
All recreation facilities, schools, libraries, places of worship, restaurants (finished), theatres, arenas/gymnasiums/pools	\$21.00
Restaurants (shell)	17.58
Open public swimming pools	5.65
Transit stations, subways, bus terminals	16.25

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
All other Group A buildings	21.00
Group B [Institutional Occupancies]	
Institutional, hospitals, nursing homes and other Group B buildings	22.35
Group C [Residential Occupancies]	
Single-family dwellings, semis, townhouses, duplexes, live/work units	12.60
All other multiple-unit buildings, motels above 2 stories and hotels	19.95
Certified plans — housing:	
(i) For certification of plans	6.30
(ii) Permits for certified plans	10.70
All other residential occupancies	12.60
Group D [Business and Personal Service Occupancies]	
Office buildings (shell), all other Group D buildings (shell)	13.20
Office buildings (finished), banks, medical clinics, fire halls and all other Group D buildings (finished)	16.60
Group E [Mercantile Occupancies]	
Mercantile occupancies, retail stores (shell)	10.70
Retail stores (finished), department stores, supermarkets and all other Group E buildings (finished)	14.10
Group F [Industrial Occupancies]	
Industrial buildings, warehouses (shell less than 7,500 m ²)	8.40
Industrial buildings (finished less than 7,500 m ²)	11.55
Industrial buildings, warehouses (shell greater than 7,500 m ²)	6.80
Industrial buildings (finished greater than 7,500 m ²)	10.20
Gas stations, car washes	10.50
Parking garages (U/G, open air)	5.50
All other Group F buildings	11.55

B. ALTERATIONS AND RENOVATIONS

Interior alterations (partitions, finishings, etc.)

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
Groups A, B and D	\$3.40
Groups C, E and F	3.15

C. DEMOLITION

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
All buildings and occupancies	\$0.11
Implosion (in addition to Service Index)	1,575.00

D. DESIGNATED STRUCTURES (OBC 2.1.2.)

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
Communication tower	\$288.75/structure
Crane runway	288.75/structure
Exterior tank and support	288.75/structure
Pedestrian bridge	288.75/structure
Retaining wall	8.40/linear m
Satellite dish, solar collector	288.75/structure

E. STAND ALONE and MISCELLANEOUS WORK

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
(a) Air-supported structures	\$6.00
(b) Balcony guards (replacements)	1.57/linear m
(c) Balcony repairs	14.70/balcony
(d) Basements – finishing - in dwellings/TH	4.20
(e) Basements – unfinished — non-residential	4.20
(f) Canopy w/o enclosure	4.50
(g) Ceilings (added or replacement)	0.42
(h) Demising walls (no other construction)	4.20
(i) Electromagnetic locks	31.50 each; maximum \$315.00
(j) Emergency lighting	36.75/storey; maximum \$367.50
(k) Farm buildings	7.35

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
(l) Fire alarms	52.50/storey; maximum \$525.00
(m) Fire doors retrofit	21.00 each; maximum \$315.00
(n) Fireplaces, wood stoves	84.00 each
(o) Mechanical service spaces and penthouses	7.35
(p) Parking garage repairs	
(i) Slab reconstruction	4.20
(ii) All other repairs	1.57
(q) Portable classrooms	
(i) Permits for non-certified portable classrooms	105.00/portable
(ii) For certification	105.00/portable
(iii) Permits for certified portable classrooms	52.50/portable
(r) (i) Repairs or re-cladding of walls, re-roofing (non-structural)	0.52
(ii) Re-roofing with structural work, raise roof structure	4.20
(s) Residential decks, porches, carports	84.00 each
(t) Shoring	8.40/linear m
(u) Single-family detached garages, accessory structures	84.00 each
(v) Sprinklers	0.42
(w) Standpipes (retrofit)	36.75 each; maximum \$367.50
(x) Temporary structures	
(i) Tent	
1. To certify tents	84.00 up to two tents; \$26.25 each additional tent
2. Permits for certified tents	84.00 tent
3. All other temporary tents	1.05/m ² up to 225 m ² , plus 0.26/m ² for additional area over 225 m ²
(ii) Trailers, sales pavilions and temporary buildings	10.50
(y) Underpinning	8.40/linear m
(z) Window replacements (except for SFD)	2.10 each

F. STAND ALONE MECHANICAL WORK (HVAC AND PLUMBING)

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
(i) Permit for Heating, Ventilating and Air Conditioning (HVAC)	
Group A and B	
Assembly, institutional, restaurants	\$1.30

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
Group C	
Single-family detached or attached dwellings, townhouses	
Heating and ventilating only, complete with new ductwork, etc.	131.25 flat fee
Heating, ventilating and air conditioning	183.75 flat fee
Boiler/furnace replacement	105.00 flat fee
A/C unit addition	105.00 flat fee
Other Group C buildings	0.95
 Groups D and E	
All Group D and E buildings	1.05
 Group F	
Small buildings (up to 230 m ²)	157.50 flat fee
Laboratories	1.30
Parking garages	0.26
Other Group F buildings (more than 230 m ²)	0.73
 (ii) HVAC Alterations	
Add on system (unit heater, make-up air unit, exhaust fan) and/or ductwork alterations	131.25 flat fee
Boiler/furnace replacement or A/C unit	262.50 flat fee
 (iii) Special Ventilation Systems	
Commercial kitchen exhaust, spray booth, dust collector, etc.	315.00 flat fee
 (iv) Plumbing and Drainage Systems	
FIXTURES/EQUIPMENT/ROOF DRAINS	
Single-family dwelling	15.75 each
All other buildings	21.00 each
 PIPING	
Single-family detached or attached dwellings	
Water services, sanitary and storm buried piping	84.00 flat fee
Repairs, replacement and additions of buried plumbing and drainage piping, pool drains	84.00 flat fee
 All other buildings	
Inside sanitary and storm piping	1.78/linear m
Outside water services, sanitary and storm piping	1.78/linear m

BUILDING CLASSIFICATION	SERVICE INDEX (SI) (\$/m² unless otherwise indicated)
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(v) Other Plumbing Work

Manholes, catchbasins, interceptors and sumps complete with pumps	26.25 each
Backflow prevention devices (devices requiring testing)	63.00 each
Private sewage systems	
Holding tank	262.50 flat fee
Septic system	525.00 flat fee

4. Other Charges

ITEM	CHARGE
(a) Additional review fee	In order to compensate the City for additional work and expense in plan examination, if new, additional or revised information is submitted for a permit application which applies to some or all of the permit which has already been reviewed, the greater of \$84.00 or the additional review time spent, measured to the nearest whole hour, multiplied by the hourly rate of \$63.00 per hour
(b) Authority to Occupy Before Completion	\$315.00 minimum charge plus for any examination and inspection time over 5 hours, \$63.00 per hour
(c) Conditional Permit under section 8(3) of <i>Building Code Act, 1992</i>	Additional fee equal to 10 percent of the full fees for the entire project with a minimum of \$210.00 and a maximum of \$2,100.00
(d) Part Permit	\$210.00 additional fee for each part permit
(e) Permission to Defer Revocation	\$84.00 per permit plus \$63.00 per hour for any review time over 1 hour
(f) Permit for Change of Use	\$63.00 per hour of examination and inspection time, with a \$210.00 minimum
(g) Permit to Revise an Issued Permit	\$63.00 per hour of examination and inspection time
(h) Special Inspection Fee	\$63.00 per hour of inspection time

ITEM	CHARGE
(i) Transfer of Permit	\$84.00 per permit
(j) Routine Compliance Search Fee	\$105.00 flat fee

5. OTHER APPLICABLE FEES

Fees for classes of permits or services not described or included in this Schedule shall be based on an hourly charge of \$63 per hour to account for processing of the permit and inspections.

6. REFUNDS

Pursuant to § 363-6C, the amount of fees refundable shall be calculated based on the total required fee, using the following factors:

- (a) 75 percent if application is cancelled prior to the review of the application and 50 percent if cancelled prior to permit issuance.
- (b) 40 percent if permit has been issued and project has been cancelled minus \$84 for each field inspection performed up to the cancellation date.
- (c) In cases where the deposit paid is less than the total required fee calculated using this Schedule, the amount of the refund shall be reduced by the amount owing.
- (d) No refund is due for any other charges paid under Section 4 of this Schedule A or for certification of plans.
- (e) If the amount of fees refundable as calculated pursuant to this section is less than the minimum permit fee applicable to the work, there shall be no refund.
- (f) The refund shall be made to the then current permit holder at the time the refund request is made.

2. Transition.

- A. This by-law comes into force on August 1, 2001.
- B. Despite Subsection A, if an application for a permit for a work was accepted by the Chief Building Official under the *Building Code Act, 1992* before the coming into force of this by-law, the permit fees for the application shall be calculated in accordance with Schedule A as it read before the coming into force of this by-law.

ENACTED AND PASSED this 28th day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

