

**TOWN OF GRIMSBY
CONSOLIDATED FEES & CHARGES
SCHEDULE C - BUILDING**

	SI / CHARGE	HST	TOTAL
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1. Calculation of permit fees for construction:

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

Permit fees = SI x A (rounded to the nearest dollar)

where SI = Service Index for Classification of the work proposed

A = floor area in m² (ft²) of work involved

2. Minimum permit fees:

Notwithstanding the fees indicated below, a minimum fees of #135.03 shall be charged for all work unless otherwise indicated

A. CONSTRUCTION

Group A (Assembly Occupancies)				
Recreation Facilities - arenas ² / gymnasiums / pools / theatres	\$/ft ²	1.62	-	1.62
Schools / Libraries	\$/ft ²	1.62	-	1.62
Places of Worship	\$/ft ²	1.62	-	1.62
Restaurants	\$/ft ²	1.62	-	1.62
Interior finishes to previously unfinished areas	\$/ft ²	0.78	-	0.78
Alteration / renovations to existing finished areas	\$/ft ²	0.38	-	0.38
Group B (Detention Occupancies)				
Institutional	\$/ft ²	1.86	-	1.86
Hospital/Nursing Home	\$/ft ²	1.86	-	1.86
Interior finishes to previously unfinished areas	\$/ft ²	0.81	-	0.81
Alterations/renovations to existing finished areas	\$/ft ²	0.43	-	0.43
Group C (Residential Occupancies)				
Detached / semi / townhouse / addition	\$/ft ²	1.24	-	1.24
Apartment buildings or hotels more than 4 storeys	\$/ft ²	0.97	-	0.97
Apartment buildings or hotels less than or equal to 4 storeys	\$/ft ²	0.97	-	0.97
Attached garage or carport	\$/ft ²	0.38	-	0.38
Excavating basement or crawl space	\$/ft ²	0.38	-	0.38
Attached or detached deck (23 5/8" above grade)	\$/ft ²	0.38	-	0.38
Interior finishes to previously unfinished areas	\$/ft ²	0.32	-	0.32
Alterations / renovations to existing finished areas	\$/ft ²	0.38	-	0.38
Group D (Business and Personal Service Occupancies)				
Office buildings/banks/medical/police stations/other:				
up to 2 storeys - shell only	\$/ft ²	1.06	-	1.06
up to 2 storeys - finished	\$/ft ²	1.51	-	1.51
over 2 storeys - shell only	\$/ft ²	1.13	-	1.13
over 2 storeys - finished	\$/ft ²	1.45	-	1.45
Group E (Mercantile Occupancies)				
Retail stores:				
shell	\$/ft ²	0.94	-	0.94
finished	\$/ft ²	1.19	-	1.19
Group F (Industrial Occupancies)				
Warehouse / factory				
shell	\$/ft ²	0.72	-	0.72
finished	\$/ft ²	0.81	-	0.81
Parking garage				
new	\$/ft ²	0.41	-	0.41
repairs	\$/ft ²	0.22	-	0.22
Interior finished to previously unfinished areas	\$/ft ²	0.48	-	0.48
Alterations / renovations to existing finished areas	\$/ft ²	0.24	-	0.24
Miscellaneous (other)				
Farm building / accessory building / greenhouse	\$/ft ²	0.25	-	0.25
Mezzanines open storage	\$/ft ²	0.45	-	0.45
Shelf and rack storage systems (\$300.00 minimum)	\$/ft ²	0.27	-	0.27

B. STAND ALONE & MISCELLANEOUS WORK

Moving / relocation of building		464.50	-	464.50
Temporary buildings / temporary tents ³				
> 60 SM		194.44	-	194.44
> 225 SM		297.06	-	297.06

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Demolition					
	up to 600 SM		194.44	-	194.44
	600 SM		324.07	-	324.07
	Designated Structure (retaining walls, satellite dish, antenna,		324.07	-	324.07
	Sign, fascia		135.03	-	135.03
	Portable Sign (30 day period)		75.62	-	75.62
	Swimming Pools		135.03	-	135.03

C. MECHANICAL

	New / renovated sprinkler system/fire alarm or standpipe	\$/ft ²	0.75	-	0.75
	Furnace replacement		194.44	-	194.44
	Fireplace / wood stove		194.44	-	194.44
	New ductwork		194.44	-	194.44
	Dust collectors		388.88	-	388.88
	Commercial kitchen exhaust hood		388.88	-	388.88
	Spray booth		388.88	-	388.88

D. MINOR CONSTRUCTION

Group A (Assembly Occupancies)					
	Outdoor patio		232.25	-	232.25
	Portable classroom		232.25	-	232.25
Group C (Residential Occupancies)					
	Detached garage / shed / carport (60 SM) (accessory building) (\$135.03 minimum)	\$/ft ²	0.38	-	0.38
	Exterior stairs		135.03	-	135.03
	Deck / porch (\$135.03 minimum)	\$/ft ²	0.38	-	0.38
	Basement walkout		172.84	-	172.84

E. PLUMBING

	Site servicing (> 130 M) (\$135.03 minimum)	\$/m ²	1.05	-	1.05
	All buried piping: Includes building drain, sewer, building storm drain	\$/m ²	1.05	-	1.05
	Plumbing-new/replacement fixtures (\$135.03 minimum)	ea	8.10	-	8.10

F. OTHER FEES

	Construction without benefit of permit at any stage of		108%	-	108%
	Change of use permit		291.66	-	291.66
	Transfer of permit		135.03	-	135.03
	Deferral of revocation of permit		135.03	-	135.03
Model Changes					
	Before permit is issued ⁵		135.03	-	135.03
	After permit is issued		291.66	-	291.66
Revisions to Permits:					
	Before permit is issued ⁶		291.66	-	291.66
	After permit is issued		518.51	-	518.51
	Limiting Distance Agreement		324.07	-	324.07
	Re-Inspection Fee (per inspection)		216.05	-	216.05
	Residential Occupancy Permit for Dwelling (per dwelling unit)		91.82	-	91.82
	Occupancy permit for Multi-Residential		243.06	-	243.06
	Occupancy permit for New Buildings (other than residential building)		216.05	-	216.05
	Conditional Permit (22% of full permit fee)		22%	-	22%

¹ Fees shown in *italics* are considered flat fees

² Include air-supported structures with removable roofs

³ As defined in Zoning By-Law and does not include facilities described in (2) above or Group "A": structures as defined in OBC and / or requiring the professional services of an Architect and / or Professional Engineer

⁴ As outlined in 6.3 of the Building Permit By-Law

⁵ In addition to the Flat Rate fee, permit fee will be adjusted should there be an increase I floor area

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4. Miscellaneous charges

If the work regulated by the permit cannot be described otherwise, the permit application fee shall be \$15.40 for each \$1,000.00 value of the work proposed

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5. Interpretations

The following explanatory notes are to be observed in calculation of permit fees:

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 (excluding residential garages).

In the case of interior alteration or renovations, area of proposed work is the actual space receiving the work (i.e. tenant space).

Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.

Unfinished basements for single detached dwelling (included semi, duplexes, and townhouses, etc.) are not included in the floor area.

Attached garages and fireplaces are included in the permit fee for single detached dwellings and attached dwellings.

Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable

Ceilings are included in both new shell and finished (partitioned) buildings. The Service Index for ceiling applies only when alterations occur in existing buildings. Minor alterations to existing ceiling to accommodate lighting or HVAC improvements are not chargeable.

Where demolition of partitions or alteration to existing ceilings is a part of an alteration or renovations permit, no additional charge is applicable

Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major classification for the floor area on which they are allocated.

The occupancy categories in the Schedule correspond with the major occupancy classification in the Ontario Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.

For Rack Storage use, apply the square footage charge for industrial for the building.

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 addition fee of \$135.03 is charged.