

TOWN OF GRIMSBY
2025 Consolidated Fees and Charges - DRAFT
SCHEDULE C - BUILDING

FEES AND CHARGES			2025	HST	TOTAL
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A. NEW BUILDINGS, ADDITIONS AND MEZZANINES

Group A (Assembly Buildings)					
1	Finished	\$/ft ²	1.91	-	1.91
2	Shell	\$/ft ²	1.63	-	1.63
3	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	0.93	-	0.93

Group B (Detention, Care & Treatment and Care Buildings)					
4	Finished	\$/ft ²	2.19	-	2.19
5	Shell	\$/ft ²	1.87	-	1.87
6	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	0.94	-	0.94

Group C (Residential)					
7	Detached, Semi-detached, Row Houses, Additions, Secondary Suites	\$/ft ²	1.48	-	1.48
8	Multi-Unit Buildings, Motels, Hotels	\$/ft ²	1.48	-	1.48
9	Interior Alterations, Renovations	\$/ft ²	0.94	-	0.94
10	Decks, Porches, Accessory Buildings, Carports	\$/ft ²	0.94	-	0.94

Group D (Business and Personal Service Buildings)					
11	Finished	\$/ft ²	1.78	-	1.78
12	Shell	\$/ft ²	1.51	-	1.51
13	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	0.94	-	0.94

Group E (Mercantile Buildings)					
14	Finished	\$/ft ²	1.78	-	1.78
15	Shell	\$/ft ²	1.51	-	1.51
16	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	0.94	-	0.94

Group F (Industrial Buildings)					
17	Finished	\$/ft ²	1.34	-	1.34
18	Shell	\$/ft ²	1.13	-	1.13
19	Interior Alterations, Renovations and Tenancy Work	\$/ft ²	0.93	-	0.93
20	Underground parking garages, Open air parking garages	\$/ft ²	1.34	-	1.34

Other					
21	Farm Building as defined in the National Farm Building Code	\$/ft ²	0.56	-	0.56
22	Greenhouse	\$/ft ²	0.32	-	0.32

B. MISCELLANEOUS WORK — STAND ALONE PERMITS

23	Portable Classroom		281.00	-	281.00
24	Outdoor Patio		281.00	-	281.00
25	Move or Relocate a Building		548.00	-	548.00
26	Fireplace, Wood Burning Stove		230.00	-	230.00
27	Fire Code Retrofit/Repair		587.00	-	587.00
28	Temporary Tents and Stages up to 225m ² (2,242ft ²)		230.00	-	230.00
29	Temporary Tents and Stages greater than 225m ² (2,242ft ²)		353.00	-	353.00
30	Private Outdoor Pool Enclosure Permit		252.00	-	252.00
31	Signs designated in By-Law 1997-45 (other than Portable Signs)		252.00	-	252.00
32	Portable Signs designated in By-Law 1997-45 (each 30 day period)		96.00	-	96.00
33	Sign Variance Application as outlined in By-Law 1997-45		559.00	-	559.00
34	Sign Regulated by the Ontario Building Code		383.00	-	383.00

C. DEMOLITION

35	Residential House / Residential Accessory Building	195.00	-	195.00
36	All Other Buildings OBC Division C 1.2.2.3.(1)	383.00	-	383.00

D. MECHANICAL AND FIRE PROTECTION SYSTEMS

37	Heating, Ventilation, Air Conditioning (non-House)	252.00	-	252.00
38	Fire Alarm System (New or Replacement) (per 1,000m ² per storey) (10,764ft ²)	559.00	-	559.00
39	Electromagnetic Locks (up to 5 locks) (\$50.00 per additional lock over 5)	559.00	-	559.00
40	Fire Sprinkler System (New or Replacement) (per 1,000m ² per storey) (10,764ft ²)	559.00	-	559.00
41	Commercial Cooking Exhaust and Ventilation System	461.00	-	461.00
42	Spray Booth, Dust Collector System	461.00	-	461.00

E. PLUMBING

43	Backflow Preventer / Backwater Valve	195.00	-	195.00
44	Interceptors (Grease or Oil)	195.00	-	195.00
45	Building Drain, Building Sewer, Water Service, Site Servicing (Below Grade) \$1.05 per linear foot, minimum 195.00		195.00 min.	
46	Plumbing – Internal (up to 20 fixtures) plus \$9.25 for each additional fixture	195.00	-	195.00

F. DESIGNATED STRUCTURES

47	Public Pool/Spa	587.00	-	587.00
48	Retaining Wall	383.00	-	383.00
49	Solar Collector - Residential	195.00	-	195.00
50	Solar Collector - Non-Residential	383.00	-	383.00

G. OTHER CONSTRUCTION

51	Balcony guard replacements, balcony repairs, canopies, parking garage repairs or other repairs and other construction not set out in items A through F	\$19 for each \$1,000 of construction value		
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H. ADMINISTRATION: MISCELLANEOUS

52	Deferral of Revocation fee	132.00	-	132.00
53	Dormant Building Permit/Extension	132.00	-	132.00
54	Transfer of Permit Application or Building Permit	132.00	-	132.00

I. AGREEMENTS

55	Limiting Distance Agreement	527.00	-	527.00
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J. ALTERNATIVE SOLUTIONS

56	All Buildings/systems under Part 9 of the Building Code	792.00	-	792.00
57	All other Buildings/systems	1,055.00	-	1,055.00

K. COMPLIANCE LETTERS

58	AGCO Agency Letter - Active Building Permit	132.00	-	132.00
59	AGCO Agency Letter - No Active Building Permit	158.00	-	158.00
60	Building Compliance Letter/Property Report (see other Schedules for additional fees)	237.00	-	237.00

L. OCCUPANCY PERMITS

61	Detached, Semi-detached, Row Houses, Secondary Suite	110.00	-	110.00
62	Multi-Unit Residential Buildings (base building)	245.00	-	245.00
63	Multi-Unit Residential Buildings (additional fee per suite)	55.00	-	55.00
64	New Buildings other than Residential (per suite in multi-unit buildings)	245.00	-	245.00

M. CONDITIONAL BUILDING PERMITS

65	New House	317.00	-	317.00
66	All other Buildings 20% of full permit fee.	20%		
67	An Amendment to Conditional Building Permit Agreement	106.00	-	106.00

N. INSPECTION FEES

68	Re-Inspection Fee - Active Building Permit	85.00	-	85.00
69	Special Inspection - No Active Building Permit	159.00	-	159.00

O. REVISION TO A REVIEWED PERMIT DRAWING

70	Major Revision up to 3 hours review time	264.00	-	264.00
71	Major Revision for each hour after 3 hours review	132.00	-	132.00
72	Minor Revision	53.00	-	53.00

P. ZONING VERIFICATION (PERMIT REVIEW)

73	Zoning Verification (Pools, Signs, Decks, Accessory Buildings)	64.00	-	64.00
74	Zoning Verification (Detached, Semi-detached, Row Houses, Additions, Secondary Suites, Tenancy Work)	85.00	-	85.00

1. Rule for Determining Permit Fees

1.1. The minimum fee for a permit shall be \$195.00, unless otherwise stated in this Bylaw.

1.2. Fees for a required permit are set out in this Schedule and are due and payable upon submission of an application for a permit. Fees may be payable at permit issuance at the discretion of the Chief Building Official.

1.3. For new buildings, additions and alterations, the fees for occupancy, plumbing, below grade piping, sprinkler and fire alarm systems, finished basement areas in a house and any balconies, decks, patio and porch structures are in addition to the applicable Service Index permit fee.

1.4. For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis:

(a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code. For multiple occupancy floor areas, the permit fees for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.

(b) The floor area calculation is the sum of the areas of all floors including finished basement areas, balconies, lofts, mezzanines, habitable attic spaces, mechanical penthouses and shall be measured to the outer face of the exterior walls and to the centre line of party walls, firewalls or demising walls.

(c) For interior finishes, alterations or renovations, the area of proposed work is the actual space receiving the work, e.g. tenant suite and measurements are taken to the inner face of walls.

(d) Except for interconnected floor spaces, no deductions shall be made for openings within the floor area, i.e. stairs, elevators, ducts.

(e) Unfinished basements for a house are not included in calculating the floor area. A future basement finish is subject to a building permit and fees in accordance with this Schedule.

(f) A garage serving a house to which it is attached or built-in shall not be included in the floor area calculations.

(g) Decks and wood burning fireplaces shall be charged the permit fee in accordance with this Schedule in addition to the applicable floor area calculations.

(h) Horizontal projection of sloping and stepped floors shall be used in lieu of actual surface area.

(i) Where interior alterations and renovations require relocation of not more than 9 sprinkler heads, standpipe components or fire alarm components, no additional charge is applicable.

(j) Where demolition of partitions or alterations to existing ceilings are part of an alteration or renovation permit, no additional charge is applicable.

1.5. A temporary building is considered to be a building that will be erected for not more than three years.

1.6. Permit fees for temporary tents and stages shall be charged for each property and for each event on a single property.

1.7. Permit fees for multiple decks, tents or stages constructed simultaneously on a single property shall be 50% of the applicable permit fee listed in this Schedule.

1.8. For classes of permits not described in this Schedule, a reasonable permit fee shall be determined by the Chief Building Official.

2. Calculating Permit Fees

2.1. Permit fees shall be calculated using the following formula unless otherwise specified in this Schedule:

$$\text{Permit Fee} = \text{SI} \times \text{A}$$

Where: SI = the fee multiplier based on the service index for the type/classification of the work proposed; and A = total floor area of the work involved.

3. Rules for Determining the Refund of Fees

3.1. Fees that may be refunded shall be a percentage of the permit fees payable under this By-law, calculated as follows:

- (a) 75 percent if administrative functions only have been performed.
- (b) 70 percent if administrative and zoning functions only have been performed.
- (c) 50 percent if administrative, zoning and plans examination functions have been performed.

(d) 45 percent if the permit has been issued and no field inspections have been performed subsequent to permit issuance.

(e) 5 percent shall additionally be deducted for each field inspection that has been performed after the permit has been issued.

3.2. Where the Chief Building Official deems it appropriate, a refund of other than specified in section 3.1. may be granted.

3.3. No refunds shall be payable where the calculated refund is less than the minimum fee.

3.4. The following fees shall not be refundable:

- (a) application for transfer of application or permit,
- (b) request for conditional permit,
- (c) revision to permit,
- (d) authorization of alternative solution, and (e) request for deferral.

3.5. The refund shall be returned to the person named on the fee receipt, unless such person advises the Chief Building Official, in writing and prior to the release of the refund, of a change in name, in which case the refund shall be returned to the person then authorized to receive it.

3.6. Refund provisions are not applicable where the permit has been signed off and the occupancy inspection completed.

3.7. No refund of building permit fees on any application or permit after 2 years from the date the application was submitted, deemed to be abandoned, refused to be issued or request to be withdrawn.

4. Administration Fees

4.1. Change of Ownership and Transfer of Permit

To transfer a permit from a permit holder to another, a minimum fee of \$79.00 shall be payable in addition to other applicable fees.

4.2. Change of Use (No Construction)

For the change of use of a major occupancy where no construction is proposed or required, a minimum fee of \$195.00 shall be payable.

4.3. Compliance and Agency Letters

(a) For written requests on information for status of active building permits and Building Code Act orders, the fee as set out in this Schedule shall be paid.

(b) For written requests in support of provincial license applications such as an AGCO liquor licence, the fee as set out in this Schedule shall be paid.

4.4. Conditional Building Permits

(a) For conditional building permits, the fee shall be the normal building permit fee for the

(b) The minimum fee for a conditional permit application shall be \$195.00.

(c) The maximum fee for each permit application shall be \$5,000.00. (The proponent is responsible for the registration of the conditional permit agreement on title to the lands.)

4.5. Constructing without a Permit

Where work or construction has commenced prior to the issuance of a building permit, an administrative surcharge for the unlawful work of 100% of the required permit fee shall be paid. The minimum surcharge fee shall be \$195.00. The maximum surcharge fee shall be \$5,000.00.

4.6. Dormant Permit Files and Deferred Inspections

Where a permit has been dormant for a period of more than 12 months, the fee as set out in this Schedule shall be payable in addition to other applicable fees.

4.7. Re-Inspection Fees

Where an Inspector determines that work for the stage of construction that has been requested to be inspected is not substantially complete, is not ready for an inspection or where previous infractions have not been corrected, the fee as set out in this Schedule shall be payable prior to subsequent inspections related to that stage of construction being scheduled.

4.8. Revision to a Permit -- Reviewed Drawings

(a) Where a supplementary submission or a revised submission related to a building permit application is required or unauthorized modifications from the reviewed permit drawings occur on site, the fee as set out in this Schedule shall be payable.

(b) Where an increase in floor area has been constructed, additional building permit fees at the applicable service index and administrative fees noted above may be payable.

4.9. Photocopies

Copies of drawings, surveys, etc. only following a Routine Disclosure approval. \$10.00 per page up to 11"x17" (min \$30.00), \$30.00 per page over 11"x17".