

Building Permit and Safety Codes Fees

Effective January 1, 2021

Building Permits

Calculated Construction Value per square foot of floor area

New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$120.00
New residential and mixed use residential projects, not more than 6 storeys in height	\$175.00
New residential and mixed use residential projects, not more than 12 storeys in height	\$180.00
New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$190.00
New residential and mixed use residential projects, buildings 40 or more storeys in height	\$200.00
New hotels and motels	\$213.00
New parkade development	\$90.00

For Additions/Alterations to Single Detached Housing

For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single family house demolition, wheelchair ramp, or mobile home move on	\$112.00
Construction value: \$0 - \$5,000	\$112.00
Construction value: \$5,001 - \$10,000	\$276.00
Construction value: \$10,001 - \$25,000	\$276.00
Construction value: \$25,001 - \$50,000	\$513.00
Construction value: \$50,001 - \$100,000	\$994.00
Construction value: \$100,000+	\$1,935.00

For New Commercial, Industrial, Institutional or additions/alterations to Multi-Family Developments, Mixed Use Developments, Hotels and Motels, or Underground Parkades

For each Construction Value under \$1,000,000 - per \$1,000 of Construction Value	\$10.77
For each Construction Value over \$1,000,000 - per \$1,000 of Construction Value	\$9.67
Minimum Fee	\$264.00

Combo Building Mechanical Permit Fee - Single Detached Housing

0 - 1050 sq. ft.	\$623.00
1051 - 1150 sq. ft.	\$764.00
1151 - 1250 sq. ft.	\$833.00
1251 - 1450 sq. ft.	\$991.00
1451 - 1650 sq. ft.	\$1,111.00
1651 - 1850 sq. ft.	\$1,233.00
1851 - 2050 sq. ft.	\$1,408.00
2051 - 2250 sq. ft.	\$1,527.00
2251 - 2500 sq. ft.	\$1,673.00
2501 - 3000 sq. ft.	\$1,984.00
3001 - 3500 sq. ft.	\$2,296.00
3501 - 4000 sq. ft.	\$2,857.00
4001 - 4500 sq. ft.	\$3,528.00
4501 - 5000 sq. ft.	\$4,332.00
5001 - 5500 sq. ft.	\$5,299.00
5501 - 6000 sq. ft.	\$6,459.00
Over 6000 sq. ft.	\$7,845.00

Combo Building Mechanical Permit Fee - Garden Suites

0 - 1050 sq. ft.	\$832.00
1051 - 1150 sq. ft.	\$973.00
1151 - 1250 sq. ft.	\$1,041.00
1251 - 1450 sq. ft.	\$1,201.00
1451 - 1650 sq. ft.	\$1,320.00
1651 - 1850 sq. ft.	\$1,442.00
1851 - 2050 sq. ft.	\$1,617.00
2051 - 2250 sq. ft.	\$1,736.00
2251 - 2500 sq. ft.	\$1,882.00
2501 - 3000 sq. ft.	\$2,193.00
3001 - 3500 sq. ft.	\$2,506.00
3501 - 4000 sq. ft.	\$3,066.00
4001 - 4500 sq. ft.	\$3,737.00
4501 - 5000 sq. ft.	\$4,541.00
5001 - 5500 sq. ft.	\$5,508.00
5501 - 6000 sq. ft.	\$6,668.00
Over 6000 sq. ft.	\$8,054.00

Gas Permits

Commercial, Industrial, Institutional or Multi-Family Developments

Construction value: \$0 - \$15,000	\$172.00
Construction value: \$15,0001 - \$500,000	\$251.00
Construction value: \$500,001 - \$1,000,000	\$336.00
Construction value: \$1,000,001 - \$5,000,000	\$503.00
Construction value: \$5,000,001+	\$834.00
Additional Meter Set	\$45.00
Single Detached Housing or Single Unit in a Residential Multi-Family Developments	\$112.00
Temporary Heat - Commercial Permits	\$172.00
Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-Family Development	\$112.00

Plumbing Permits & Sewer Permits

Plumbing Permit for Residential Multi-Family Development and Single Detached Housing Development (per dwelling unit)	\$112.00
Sewer Connection: Residential Multi-Family Development - per dwelling unit	\$112.00
Sewer Connection: Residential Multi-Family Development - Maximum Fee	\$209.00
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.52
Plumbing Permits for Other Developments - Minimum Fee	\$172.00

HVAC Permits

Alterations/Replacing Existing HVAC in Residential Multi-Development (per unit)	\$112.00
New Residential Multi-Family Development - per \$1,000 of Construction Value	\$0.60
New Single Detached Housing or Single Unit in Residential Multi-Family Development	\$112.00
Other Developments - per \$1,000 of Construction Value	\$0.60
Other Developments - minimum fee	\$172.00

Hoarding Permits

Hoarding projecting from property line towards a roadway

Per lineal meter of boulevard occupied	\$5.25
Under 2.4 meters from the edge of the sidewalk or roadway - per square meter of sidewalk or roadway occupied	\$4.11
Over 2.4 meters from the edge of a sidewalk or roadway - per square meter of sidewalk or roadway occupied	\$16.06

Hoarding projecting from a property line towards an alley

Under 1.5 meters from edge of alley - per square meter of alley occupied	\$4.11
Over 1.5 meters from edge of alley - per square meter of alley occupied. NOTE: The fee for hoarding building permit may also include hoarding permit rental fees which are based on the size and location of space occupied. Hoarding rental fee rates are per month and are subject to GST.	\$16.06

Electrical Permits

For New Single Detached Housing Developments

Underground Service Cable Permit Fee	\$84.00
House Wiring Permit: 0 - 1050 sq. ft.	\$236.00
House Wiring Permit: 1051 - 1150 sq. ft.	\$246.00
House Wiring Permit: 1151 - 1250 sq. ft.	\$255.00
House Wiring Permit: 1251 - 1450 sq. ft.	\$264.00
House Wiring Permit: 1451 - 1650 sq. ft.	\$275.00
House Wiring Permit: 1651 - 1850 sq. ft.	\$286.00
House Wiring Permit: 1851 - 2050 sq. ft.	\$299.00
House Wiring Permit: 2051 - 2250 sq. ft.	\$310.00
House Wiring Permit: 2251 - 2500 sq. ft.	\$322.00
House Wiring Permit: 2501 - 3000 sq. ft.	\$335.00
House Wiring Permit: 3001 - 3500 sq. ft.	\$348.00
House Wiring Permit: 3501 - 4000 sq. ft.	\$362.00
House Wiring Permit: 4001 - 4500 sq. ft.	\$376.00
House Wiring Permit: 4501 - 5000 sq. ft.	\$392.00
House Wiring Permit: 5001 - 5500 sq. ft.	\$407.00
House Wiring Permit: 5501 - 6000 sq. ft.	\$423.00
House Wiring Permit: Over 6000 sq. ft.	\$440.00

Above fees are based on floor area of the house.

Other New Developments

New Semi-Detached, Duplex or Row Housing - Underground Service Cable Permit Fee	\$84.00
New Semi-Detached, Duplex or Row Housing - House Wiring Permit Fee	\$221.00
New Apartment Housing - Underground Service Cable Permit Fee	\$180.00
New Apartment Housing - House Wiring Permit Fee	\$118.00

For Owners Residing in a Single Family Residential Dwelling

Service Changes	\$204.00
Minor Alterations	\$149.00

Annual Electrical Permits

Electrical Installation Cost - Minimum Fee	\$317.00
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.06
Inspection Fee - First hour	\$149.00
Inspection Fee - Each additional hour	\$149.00

For Stand Alone Electrical Permits

Electrical Installation Cost: \$0 - \$3,000	\$149.00
Electrical Installation Cost: \$3,001 - \$10,000 Base Fee	\$69.00
Electrical Installation Cost: \$3,001 - \$10,000 Multiplier	0.0271
Electrical Installation Cost: \$10,001 - \$50,000 Base Fee	\$276.00
Electrical Installation Cost: \$10,001 - \$50,000 Multiplier	0.0061
Electrical Installation Cost: \$50,001 - \$250,000 Base Fee	\$364.00
Electrical Installation Cost: \$50,001 - \$250,000 Multiplier	0.0046
Electrical Installation Cost: \$250,000+ Base Fee	\$989.00
Electrical Installation Cost: \$250,000+ Multiplier	0.00207

For Electrical Permits Obtained in Connection with Other Permits

Construction Value: \$0 - \$24,000 Base Fee	\$149.00
Construction Value: \$24,000 - \$80,000 Base Fee	\$69.00
Construction Value: \$24,000 - \$80,000 Multiplier	0.00340
Construction Value: \$80,001 - \$400,000 Base Fee	\$276.00
Construction Value: \$80,001 - \$400,000 Multiplier	0.00076
Construction Value: \$400,001 - \$2,000,000 Base Fee	\$364.00
Construction Value: \$400,001 - \$2,000,000 Multiplier	0.00056
Construction Value: \$2,000,000+ Base Fee	\$989.00
Construction Value: \$2,000,000+ Multiplier	0.00025
Additional Meter Set	\$45.00

For Temporary Events

Inspection Fee - First Hour	\$149.00
Inspection Fee - Each Additional Hour	\$118.00
Inspection Fee - Outside of 8AM to 5PM on weekdays, weekends and stat holidays - Minimum Fee	\$528.00
Inspection Fee - Outside of 8AM to 5PM on weekdays, weekends and stat holidays - First Hour	\$299.00
Inspection Fee - Outside of 8AM to 5PM on weekdays, weekends and stat holidays - Each Additional Hour	\$236.00
Emergency or After Hours Inspection Fees - First 3 hours	\$528.00
Emergency or After Hours Inspection Fees - Each additional hour	\$259.00

Additional Fees

Additional Inspections	\$264.00
Mailing Out Minor Building Permit Flat Plans	\$25.00
Search of Records/Outstanding Orders Search (per titled lot)	\$112.00
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00
Fire Inspection Fee for Secondary Suites (For Secondary Suites existing before December 31, 2006 with a Development Permit) **	\$133.00
Fire Inspection Services Fee for Construction Site Plan Review **	\$386.00
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$398.00
Occupant Load Certificate	\$112.00
Re-examination of Revised Plans	\$264.00
Sign Building Permit - per \$1,000 of Construction Value	\$10.77
Sign Building Permit - Minimum Fee	\$161.00
Unmetered Construction Water Fee - per \$1,000 of Construction Value	\$0.44
Unmetered Construction Water Fee - Maximum Per Project Fee	\$625.00
Non-refundable Administrative Fee (or 20%, whichever is greater)*	\$112.00

*Only refundable if circulation has not commenced.

**per the Fire Rescue Services Bylaw 15309, fee amount may subject to change in early 2021.

Notes

Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of **each individual permit fee**, with a minimum of \$4.50 and a maximum of \$560 per permit.

Construction Value means the value of the construction of an undertaking as determined by the City Manager.

Combined Building Mechanical Permit Fee means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.

Electrical Installation Cost means the cost of the materials and labour to install a particular electrical undertaking.

Floor Area is used as a denominator in determining the “cost per square foot” value. We have adopted the Canadian Institute of Quantity Surveyors’ definition of Floor Area which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways

If a permit is extended or reactivated, the fee payable for the permit is one-half of the amount required for a new permit for such project, provided no changes have been made or proposed to what was originally approved.