

**SCHEDULE "A"
TO BY-LAW NUMBER 63-2008
THE CORPORATION OF THE CITY OF STRATFORD
amending By-law 112-2005**

Effective January 1, 2010

CLASSES OF PERMITS AND BUILDING PERMIT FEES

Class of Permit shall include:

1. Building permit (O.B.C.A.. 8(1)) (includes a farm building)
2. Partial Permit (O.B.C.A.. 8(1))
3. Special Building Permit (O.B.C.A.. 7(a))
4. Demolition Permit (O.B.C.A. 8(1))
5. Conditional Permit (O.B.C.A. 8(3))
6. Occupancy Permit (O.B.C.A.. 11(a)(b)(c))
7. Change Of Use Permit (O.B.C.A.. 10(1))
8. Plumbing Permit (O.B.C.A.. 8(1)) (specific types noted)
9. Mechanical Permit (H.V.A.C.) (O.B.C.A.. 8(1)) (specific types noted)
10. Structural Sign Permit (O.B.C. 2.1.2.2(b))
11. Transfer Permit (O.B.C.A.. 7(h))
12. Sewage System Permit (O.B.C.A. 8(1))
13. Equivalent Permit (O.B.C.A 9(1))

CALCULATION OF PERMIT FEES

Type of Work	Permit Fee (\$ per square foot)	Flat Fee
CONSTRUCTION New Buildings, Additions, Mezzanines, Renovations, Alterations		
Group A: Assembly		
Building Shell Only	1.22	
Building Finished (includes all building systems)	1.49	
Outdoor Patio		194.44
Outdoor Public Pool		658.88
Group B: Institutional		
Building Shell Only	1.85	
Building Finished (includes all building systems)	2.04	
Group C: Residential		
SFD, Semi, Row, Townhouse, Duplex Garage/Carport (per bay) Shed, Deck	1.06	105.89 105.89
Apartment Building	1.17	
Hotels/Motels	1.49	
Group D: Business and Personal Services		
Building Shell Only	1.14	
Building Finished (includes all building systems)	1.45	
Group E: Mercantile		
Building Shell Only	0.70	
Building Finished (includes all building systems)	1.01	
Group F: Industrial		
Building Shell Only (up to and including 50,000 sq. ft.)	0.65	
Building Shell Only (greater than 50,000 sq. ft.)	0.32	
Building Finished (includes all building systems) (up to and including 50,000 sq.ft.)	0.89	
Building Finished (includes all building systems) (greater than 50,000 sq.ft.)	0.45	
Parking Garage	0.52	
Farm Building	0.39	

	Permit Fee	
Type of Work	(\$ per square foot)	Flat Fee
Interior Finishes		
Interior finishes to previously unfinished area (including finishing of residential basements and major renovations)	0.39	
Alterations		
Alterations and renovations to existing finished areas, including roof structures	0.27	
Minor Alterations		
Single partitions, demising wall, washrooms, new entry (excluding single family dwelling units or suites)		147.66
Special Categories		
Air Supported Structures	0.70	
Temporary Tents (each)		105.89
Temporary Buildings		196.19
Portables/ per site		196.19
Miscellaneous		
Elevators, Lifts and Escalators		332.29
In-Rack Storage System (per Sq. Ft.)	0.39	
Fireplace/ Woodstove		105.89
Retaining Wall (per lin. Ft.)	2.82	
Balcony Guard (replace per lin. Ft.)	0.59	
Ceiling (new or replace per lin. Ft.)	0.19	
Reclad Wall (per sq. ft.)	0.09	
All Designated Structures (except retaining walls, public pools)		332.29
Storefront (replace)		196.19
Sign (structural)		94.32
Mechanical Work		
HVAC Permit (non-residential)	0.10	
Sprinkler System (N.F.P.A. 13)	0.10	
Sprinkler System- Min. Fee		140.47
Commercial Kitchen, Spray Booth, Dust Collectors		194.73
Electrical Work		
Fire Alarm System and Electrical Work	0.10	
Fire Alarm System- Min. Fee		140.47
Electromagnetic Locks (each)		72.06
Hold Open Devices (each)		72.06
Plumbing Work		
Plumbing Permit (per fixture)		14.72
Water Softener		20.51
Catchbasins/ Manholes/ Roofdrains (each)		20.51
Building/ Site Services (per lin. Ft.)	0.64	
Sewage System Works		
New Installation		261.07
Major Repair		138.62
Minor Repair		105.89
Foundation		
	0.14	
PERMIT TO OCCUPY UNFINISHED BUILDING		
Except for buildings described in article 2.4.3.2. of the building code, the prescribed fee shall apply where an owner wishes to occupy an unfinished building.		105.89
DEMOLITION		
	0.10	
CHANGE OF USE (no construction proposed or required)		
		105.89
CONDITIONAL PERMIT (in addition to building permit fee)		
	0.14	
MINIMUM PERMIT FEE: The minimum fee charged for all permits unless otherwise noted in Schedule A.		
		87.52

REVISION TO PERMIT FEE:

A fee of \$0.06 per square foot of the revised floor area shall be paid for examination of revised plans. A minimum fee of \$87.52 shall be paid.

ALTERNATIVE SOLUTION FEE:

A fee of \$255.26 shall be charged when application for an alternative solution under Division C Section 2.1 of the building code is made.

SPECIAL BUILDING PERMIT FEE:

A special permit fee with respect to construction, change of use, demolition, heating, ventilation, air conditioning, electrical, plumbing or drainage work shall be paid by the owner where any work was commenced prior to the issuance of a permit.

The special permit fee shall be the regular permit fee plus an additional fee equal to 100% of the amount calculated as the regular permit fee, but in no case shall the additional fee exceed \$6077.54 in order to compensate the City for the additional work performed as a result of commencing work prior to permit issuance.

Payment of the special permit fee does not allow construction, change of use, demolition, heating, ventilation, air conditioning, electrical, plumbing or drainage work to continue without a permit.

TRANSFER OF PERMIT FEE:

An additional fee of 50% to a maximum of \$145.87 of the original permit fee shall apply where ownership changes on a property.

FEES UNDEFINED IN TABLE:

Fee for classes of permits/type of work not described or included in the calculation of permit fee table shall be determined by the Chief Building Official.

INTERPRETATION:

The following guidelines are to be applied in the 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 semi detached, duplex, townhouse and single detached dwellings attached garages).
- In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, etc).
- Unfinished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) are not included in the floor area.
- Finished basements for single detached dwellings (including semis, duplexes and townhouses, etc.) may at the discretion of the Chief Building Official be charged the interior finishing fee in Schedule 'A'.
- Attached garages and fireplaces, HVAC, electrical, woodstoves, plumbing, site services are included in the permit fee for single family dwellings.
- Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable.

- Where demolition of partitions or alterations to existing ceilings and walls is a part of an alteration or renovation 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 located.
- The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario Building Code.
- Temporary building is considered to be a building that will be erected for not more than one year.
- If a foundation permit (1st stage) is issued for a single family dwelling or semi-detached, the square footage fee charged may be subtracted, at the discretion of the Chief Building Official, from the square footage fee required to be paid for the superstructure (2nd stage) permit.
- When partial permits are issued, fees shall be charged according to the type of work proposed for each partial permit and shall have a cumulative effect.
- When a partial permit is issued to construct a building shell a partial permit to construct an interior finish must also be issued.