

Bill No. 214
2024

By-law No. B-7-24____

A by-law to amend By-law No. B-7 being “A By-law to provide for construction, demolition, change of use, occupancy permits, transfer of permits and inspections” to repeal and replace Schedule “A”.

WHEREAS section 7 of the *Building Code Act*, 1992, S.C. 1992, c. 23 as amended, empowers Council to pass certain by-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

AND WHEREAS Municipal Council deems it appropriate to amend By-law No. B-7 being “A By-law to provide for construction, demolition, change of use, occupancy permits, transfer of permits and inspections” to repeal and replace Schedule A;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. B-7 being “A by-law to provide for construction, demolition, change of use, occupancy permits, transfer of permits and inspections” is hereby amended by repealing Schedule “A” with the attached Schedule “A”.
2. This by-law comes into force on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on June 25, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

SCHEDULE "A"

BUILDING BY-LAW B-7

EFFECTIVE June 25, 2024 UNTIL & INCL. FEBRUARY 28, 2025

CLASSES OF PERMITS AND FEES

1.0 CALCULATION OF PERMIT FEES

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

$$\text{Permit Fee (rounded to the nearest dollar)} = \text{SI} \times \text{A}$$

Where:

SI = Service Index for Classification of the *work* proposed and,
A = floor area in m² of *work* involved

In all cases, more than one fee category may apply unless noted otherwise.

2.0 MINIMUM PERMIT FEE

Minimum fee, unless otherwise indicated, shall be charged for any work in buildings Classified under the *Building Code* as a Part 9 building. **\$250.80**

For Part 3 buildings, minimum fee, unless otherwise indicated herein or listed as a flat fee **\$537.41**

3.0 CLASSES OF PERMITS AND FEES

3.1 CONSTRUCTION

BUILDING CLASSIFICATION (per <i>Building Code</i>)	SERVICE INDEX (SI)
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\$/m², unless otherwise indicated

Group A [Assembly Occupancies]

All Recreation Facilities, Schools, Libraries,	\$22.51
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Places of Worship, Restaurants (Finished),	
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Theatres, Arenas, Gymnasiums, Indoor Pools	
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Restaurants (Shell)	\$17.05
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Outdoor Public Swimming Pools or Public Spas	\$12.00
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All other Group A Buildings	\$25.21
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Group B [Institutional Occupancies]

Institutional, Hospitals, Nursing Homes, and other Group B buildings	\$28.78
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Group C [Residential Occupancies]

Single Detached Dwellings, Semis, Duplexes	\$13.61
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• with private septic system (additional fee)	flat fee \$1,065.91
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• with geothermal system (additional fee)	flat fee \$497.42
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Townhouses	\$11.37
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• with private septic system (additional fee)	flat fee \$1,065.91
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• with geothermal system (additional fee)	flat fee \$497.42
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Live/Work Units, Previously approved (single detached, semis)	\$11.14
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• with private septic system (additional fee)	flat fee	\$1,065.91
• with geothermal system (additional fee)	flat fee	\$497.42
Apartment Buildings		\$9.32
• with geothermal system (additional fee)	flat fee	\$639.54
Motels (greater than 2 stories) and Hotels		\$21.32
All other residential Occupancies		\$16.58

Group D [Business and Personal Service Occupancies]

Group D Buildings (Shell)		\$16.58
Group D Buildings (Finished)		\$20.13

Group E [Mercantile Occupancies]

Group E Mercantile Occupancies (Shell)		\$10.98
Group E Mercantile Occupancies (Finished)		\$14.78

Group F [Industrial Occupancies]

Industrial Buildings, Warehouses(Shell)		\$8.28
Industrial Buildings, Warehouses(Finished)		\$10.06
Gas Stations, Car Washes		\$10.19
Parking Garages (Underground, Open Air)		\$5.45
All Other Group F Buildings including self storage buildings		\$10.78

3.2 ALTERATIONS, RENOVATIONS, and REPAIRS

Group C - Dwelling units		\$3.54
Group A and B occupancies		\$6.81
All other Occupancies		\$5.94
Balcony Repairs or Guard Replacement	(per \$1,000 construction value)	\$20.13
Parking Garage Repairs	(per \$1,000 construction value)	\$20.13
Fire alarms	flat fee	\$444.14
Fire alarm annunciator panel replacement (stand alone)	flat fee	\$355.30
Electromagnetic Locks	each	\$41.45
	max. fee	\$497.42
Sprinklers (based on sprinkler coverage area)		\$0.60

3.3 DEMOLITION

Single Detached Dwellings, Semis, Duplexes	flat fee	\$414.51
All other buildings:		
• with gross floor area equal to or less than 600 m2		\$0.53
• with gross floor area greater than 600 m2		\$1.18

3.4 DESIGNATED STRUCTURES (OBC Div. A-1.3.1.1)

Communication Tower supported by a building,	per Tower	\$450.06
Crane Runway	flat fee	\$450.06
Exterior Tank and Support (not on slab on grade)	per Tank	\$450.06
Pedestrian Bridge (when applied as a separate <i>permit</i>)	per Structure	\$446.92
Retaining Wall	per linear m.	\$13.27
Stand alone structure supporting a wind turbine generator having a rated output of more than 3kW	flat fee	\$450.06

3.5 STAND ALONE AND MISCELLANEOUS WORK

Air Supported Structures		\$5.62
Canopy (with no signage/lettering)	per canopy	\$250.80
Farm Buildings, Agricultural Greenhouses		\$4.14
Manure storage facility	flat fee	\$532.96
Portable Classrooms	each	\$250.80
Residential Decks, Porches,		
• uncovered	each	\$250.80
• covered (supporting roof loads)	each	\$355.30
Shoring of excavations (stand alone <i>permit</i> application)	per lineal m.	\$13.03
Single Detached Dwelling Garages, Carports, Accessory structures:		
• equal to or less than 55 sq.m.	each	\$250.80
• over 55 sq.m.	each	\$394.10
• additional fee if plumbing is involved		\$250.80
Temporary Structures		
Tents (individual or each group)		
• from 60 sq.m to 225 sq.m.	each	\$250.80
• exceeding 225 sq.m.	each	\$358.27
<i>Temporary buildings</i>	each	\$250.80
Underpinning (stand alone permit)	per lineal m.	\$17.77
Solar Panels installed on:		
• Single detached/semi-detached buildings	per building	\$213.18
• All other buildings (per \$1,000 construction value of works excluding solar panel		\$20.13
costs)		
Underground structures (excluding fuel tanks)	per structure	\$473.74
Rack storage systems		\$2.95
	min. fee	\$592.17

3.6 STAND ALONE MECHANICAL WORK (HVAC & PLUMBING)

More than one fee category may apply per building/work proposed.

3.6.1 Heating, Ventilating and Air Conditioning (HVAC)

Group A, B, D, E, F		\$2.37
Group C – single/detached/semi-detached dwelling units	flat fee	\$250.80
– other Group C Buildings		\$2.37
Additional fee if work proposed includes Make-up Air Units, or Rooftop Units	flat fee	\$250.80
Commercial Kitchen Exhausts, Spray Booths, Dust Collectors, etc. (applies to installations on existing buildings when no other mechanical/plumbing work is proposed)		\$414.51

3.6.2 Plumbing and Drainage Systems-Fixtures-Equipment-Systems

Piping Single Detached or Semi Detached Dwellings:	flat fee	\$250.80
• Water services, Sanitary and Storm buried piping, repairs, replacements and additions of buried plumbing and drainage piping, pool drains		
Piping (All Other Buildings)	per lineal m.	\$3.54
• Inside Sanitary and Storm Piping, Outside Water Services, Sanitary and Storm Piping		

Manholes, Catchbasins, Interceptors, and Sumps complete with pumps, roof drains	each	\$14.34
Backflow prevention devices (requiring testing)	each	\$250.80
Backwater valves (sanitary)	each	\$250.80
Private <i>Sewage system</i> (new or replace):		
· Holding Tank	flat fee	\$734.30
· Septic System (complete)	flat fee	\$1006.68
· Septic Bed	flat fee	\$734.30
· Septic System Tank only	flat fee	\$426.36
Geothermal system for single/semi-detached/duplex	flat fee	\$497.42
Geothermal system for all other buildings	flat fee	\$734.30

4.0 ADMINISTRATIVE FEES

a) Additional Plan review fees (in addition to *permit* fees charged due to any increase in floor area) as a result of changes made to the original *permit* application submission.

(i) After all reviews have been completed prior to <i>permit</i> issuance or after the <i>permit</i> has been issued (excludes new model submission for single detached dwellings, duplexes, semi-detached dwellings, or row townhouses)	per hour	\$153.97
	min. fee	\$250.80

ii) New Model submission (single detached dwellings,
semi-detached dwellings, duplexes, or row townhouses) made more than five
business days after original *permit* application was submitted or
post permit issuance. 50% of
original permit fee

b) Partial Occupancy *permit* flat fee **\$663.23**

c) *Conditional Permit (as per Section 8.(3) of Building Code Act)*
in addition to fee in section 3 above,

(i) single detached dwellings, duplexes, semi- detached dwellings or row townhouses	per permit	\$325.70
(ii) all other uses	per permit	\$710.61

d) Inspection to Clear Deficient *permit* flat fee **\$592.17**

e) Inspection conducted after Order issued under the Building
Code Act where Order has not been complied with per visit **\$250.80**

f) Permission to defer permit revocation per permit **\$355.30**

g) *Permit* for Change of Use (no construction) flat fee **\$250.80**

h) Special Inspection, excluding fire protection inspection
(outside office hours-max 3 hours-upon request-based on
staff availability) flat fee **\$473.74**

i) Special inspection for fire protection items
(outside office hours-max 3 hours-upon request-based on
staff availability) flat fee **\$592.17**

j) Special inspection on holidays Special inspection
fee plus 50% of the
special inspection
fee

k) Transfer of <i>Permit</i> (Ownership)	flat fee	\$250.80
l) Special Research Requests	per hour or part thereof	\$250.80
m) Certification of an additional set of drawings on the basis of which a <i>permit</i> was issued by the Chief Building Official	per set	\$250.80
n) Spatial separation (Limiting distance) agreements	per agreement	\$473.74
o) Alternative solutions review	Per alternative form submission	\$473.74
p) <i>Three day permit</i>		
• Residential use (excluding apartment buildings)	Additional fee equal to 50% of the original permit fee min. fee	\$325.70
• All other uses	Additional fee equal to 50% of the original permit fee min. fee	\$651.38
q) Occupancy <i>permit</i> (in accordance with the Ontario Building Code Div. C-1.3.3.4 & 1.3.3.5)	no fee	
• Additional copy of occupancy <i>permit</i>	flat fee	\$177.65
r) Liquor Licence Clearance Letter		
• Not Associated with a Building <i>Permit</i> or <i>Business License</i>	flat fee	\$568.40
• Associated with a Building <i>Permit</i> or Business License	flat fee	\$325.70
s) Review of proprietary systems/equipment/components for Ontario <i>Building Code</i> conformance (including Compliance letter issuance)	per item reviewed	\$355.30
t) Review of proprietary systems/equipment/components for Ontario <i>Building Code</i> conformance associated with permit or application	per item reviewed	\$236.87
u) 'Not Ready' re-inspection	flat fee	\$250.80
v) Construction Fence inspection	flat fee per inspection	\$250.80
w) Order issued pursuant to the Act, except for Stop Work Order (Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.)	flat fee	\$236.87
x) Stop Work Order issued pursuant to section 14 of the Act (Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.)	flat fee	\$325.70
y) Work without permit	100% of the original permit fee max.:	\$9,649.05

5.0 MISCELLANEOUS - CHARGES

For classes of *permits* not described or included in this schedule, a reasonable *permit* fee shall be determined by the *Chief Building Official*.

6.0 REFUNDS

Pursuant to Part 7 of this By-law, the fees that may be refunded shall be a percentage of the fees payable under this By-law, calculated by the *Chief Building Official* as follows:

- (a) 90 percent if administrative functions only have commenced;
- (b) 80 percent if administrative and zoning functions only have commenced;
- (c) 60 percent if administrative, zoning and plan examination functions have commenced;
- (d) 50 percent if the *permit* has been issued and no field inspections have been conducted subsequent to *permit* issuance;
- (e) Fee to be deducted from all refunds, for each field inspection that has been conducted after the *permit* has been issued. **\$250.80**
- (f) If the calculated refund is equal to or less than the minimum fee applicable to the *work*, no refund shall be made of the fees paid.
- (g) The additional 50% fee paid in the case of a *permit* application for a *three day permit* shall not be refunded in any case.
- (h) The additional fee equal to 100% of the amount calculated as the regular *permit* fee in the case of *work* without a *permit* pursuant to Section 6.4 of this By-law, shall not be refundable in any case.
- (i) No refund shall be payable in the case where a *permit* has been revoked.
- (j) Any fee paid for alternative solution review shall not be refundable.

Payment of these fees does not relieve any person or corporation from complying with the Act, the Building Code or any applicable law.