



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 208-91

A by-law respecting Plumbing
and Building permits
related matters

WHEREAS Section 5(2) of the Building Code Act authorizes a municipal council to pass by-laws concerning the issuance of permits and related matters;

AND WHEREAS by virtue s. 46 of the Ontario Water Resources Act R.S.O. 1980. c. 332, as amended, municipalities may pass by-laws respecting the issuance of permits and related matters;

AND WHEREAS it is deemed necessary to regulate building, plumbing and drainage inspections in the municipality and to require permits and fees for inspections;

THEREFORE THE COUNCIL OF The Corporation of the City of Brampton ENACTS AS FOLLOWS:

1. DEFINITIONS

- (1) (a) "Applicant" means the owner of a building or property who applies for a permit or any person authorized by the owner to apply for a permit on the owner's behalf.
- (b) "Chief Official" means the Chief Building Official appointed under Section 3 of the Building Code Act.
- (c) "Corporation" means the Corporation of the City of Brampton.
- (d) "Inspector" shall mean the person or persons having jurisdiction for enforcement of the Building Code Act and the Ontario Water Resources Act and the regulations and by-laws acted thereunder.
- (e) "Permit" means permission or authorization given in writing by the Chief Official to perform work regulated by the Building Code Act and the Ontario Water Resources Act and regulations thereunder.
- (f) "Prescribed value" means, as determined by the Chief Official, the value of construction of a proposed building including the total value of all work, services and materials in respect of its construction of all professional and related services.

- (2) Terms not defined in Part A to this by-law shall have the meaning ascribed to them in the Building Code Act and the Building Code, and terms not defined in Part B to this by-law shall have the meaning ascribed to them in the Ontario Water Resources Act and the Plumbing Code, as applicable to Part A - Building and Part B - Plumbing.

2. ADMINISTRATION

This by-law shall be administered by the Commissioner of Public Works and Buildings or his designate.

3. CLASSES OF PERMITS

Classes of permits required for construction or demolition or plumbing are set forth in Schedule "A" appended to and forming part of this by-law.

4. PERMIT APPLICATIONS

- (1) To obtain a permit, an applicant shall file an application in writing on forms provided by the Chief Official.
- (2) Every application shall:
- (a) identify and describe in detail the work, use and occupancy to be covered by the permit for which the application is made;
 - (b) describe the land on which the work is to be done, by a description that will readily identify and locate the site on which the building or demolition is to occur;
 - (c) be accompanied by such plans and specifications as described in this by-law;
 - (d) state the applicant's estimated valuation of the proposed work and be accompanied by the estimated required fees as set out in Schedule "B", subject to final valuation by the Chief Official as set out in s. 6(1) herein;
 - (e) state the names, addresses and telephone numbers of the owner, applicant, architect, engineer or other designed, and the constructor or person hired to carry out the demolition as the case may be;
 - (f) when section 2.3 of the Building Code applies, be accompanied by a signed acknowledgement of the owner on a prescribed form that an architect or professional engineer, or both, have been retained to carry out the general review of the construction or demolition of the building;
 - (g) when section 2.3 of the Building Code applies, be accompanied by a signed statement of the architect or professional engineer, or both, on a prescribed form, undertaking to provide general review of the construction or demolition of the building;

- (h) include, where applicable, the applicant's registration number where an applicant is a builder as defined in the Ontario New Home Warranties Plan Act; and
 - (i) be signed by the applicant who shall certify as the truth of the content of the application.
- (3) Where an application for a permit remains inactive six months after it is made, the application may be deemed by the chief Official to have been abandoned.

PART A - BUILDING

5. PLANS AND SPECIFICATIONS

- (1) Every applicant shall furnish sufficient plans, specifications, documents and other information to enable the Chief Official to determine whether or not the proposed work conforms to the Building Code Act, the Building Code, and all other applicable laws.
- (2) Plans submitted shall be drawn to scale upon paper, cloth or other suitable and durable material.
- (3) Site plans submitted shall be referenced to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with and retained by the municipality unless this requirement is waived where the Chief Official is able, without having a current plan of survey, to determine whether the proposed work conforms to the Building Code Act, the Building Code and all other applicable laws.
- (4) The Chief Official shall determine the number of plans, specifications, documents and other information required to be furnished with an application for permit having regard for the requirements of any act, regulation or by-law respecting the examination or circulation of the application.
- (5) On completion of construction of a building, the Chief Official may require a set of plans of the building constructed, including a survey showing its location.

6. FEES

- (1) The Chief Official shall place a prescribed value on the work proposed, and the applicant shall pay the fees based on such prescribed value and in accordance with Schedule "A", and no permit shall be issued until the fees therefor have been paid in full.
- (2) If the applicant disagrees with such valuation, the prescribed fees shall be paid and upon completion of the work, if the actual cost of the work is found to be less than the valuation placed by the Chief Official, an audited statement may be submitted detailing the costs of all component parts of the work. Where the Chief Official is satisfied that the statement contains the cost of all component parts of the work upon which the valuation is required to be based, the fees may be adjusted in accordance with this statement and a refund, if required, shall be paid.

- (3) In the case of refusal of a permit or the non-commencement of any work, and upon written request, the Chief Official shall determine the amount of refund of fees, if any, that may be returned to the applicant or permit holder, in accordance with Schedule "B" appended to and forming part of this by-law.

7. PERMIT REVOCATION, DEFERRAL OF REVOCATION AND TRANSFER

(1) Revocation of Permit

Prior to revoking a permit under paragraph 6(4)(b) or (c) of the Building Code Act, wherever practicable, the Chief Official shall give written notice of intention to revoke to the permit holder and, if on the expiration of thirty (30) days from the date of such notice the ground for revocation exists, subject to subsection (2), the permit shall be revoked without further notice and all submitted plans and other information may be discarded or, at the request of the permit holder, returned as directed.

(2) Deferral of Revocation

- (a) On receipt of a notice of intention to revoke a permit, a permit holder may request within 30 days from the receipt of such notice, in writing, the Chief Official to consider deferring the revocation of such permit.
- (b) A request for deferral shall set out the reasons explaining why the permit should not be revoked and the date by which the work will be commenced or resumed.
- (c) The Chief Official may allow a deferral and extend the permit to a prescribed date, subject to payment of any applicable fees as prescribed in Schedule "A". Having considered the circumstances of the request and having determined that there have been no significant changes to the Building Code and any other applicable law since the issuance of the original permit, which would prevent the issuance of a permit.

(3) Transfer of Permit

Permits are transferrable only upon the Chief Official receiving written notice of the name and address of the new owner who shall complete a new permit application and meet the requirements of section 4.

8. NOTIFICATIONS

- (1) Notices required by Subsection 2.4.5 of the Building Code shall be given to the Chief Official at least two business days in advance of the stages of construction specified therein.
- (2) A notice pursuant to this section is not effective until written or verbal notice is actually received by the Chief Official.

PART B - PLUMBING AND DRAINAGE

9. PERMITS

- (a) Sections 5, 6, 7 and 8 of Part A shall apply to all permit applications made or required to be made in respect of plumbing and drainage work.
- (b) Except as provided in subsection (c) no person shall connect with any sewer, or construct, re-construct, replace, alter, extend or disconnect any plumbing or drain system, or any part thereof until a permit authorizing such work has been obtained.
- (c) No permit shall be required for the repair of the working parts of a faucet or valve, the clearance of stoppages, repairing of leaks or replacement of defective faucets or valves, provided no changes are made in the piping to the said fixture.
- (d) No person shall construct, repair, renew or alter any plumbing or drainage or cause any plumbing or drainage to be repaired, renewed or altered, nor shall any plumbing be put into use until it has been inspected and found to conform to the Ontario Water Resources Act and its regulations as amended.

10. PLANS AND SPECIFICATIONS:

- (a) No person shall make a material change or cause a material change to be made to a plan, specification, document or other information on the basis of which a permit was issued without notifying the chief official and filing details of such change with him for the purpose of obtaining his authorization.
- (b) No person shall construct, reconstruct, replace or alter plumbing or drainage or cause plumbing or drainage to be constructed, reconstructed, replaced or altered except in accordance with the plans, specifications, documents and any other information on the basis of which a permit was issued or any changes thereto authorized by the chief official.

11. SEWER & DRAINS

(a) Sewers and Drains on Private Property

Unless otherwise approved the Chief Building Official, or his designate, no sewer shall pass under any residential building other than the building it serves, and the entire drainage system of every building or premises, shall be separate from and independent of that of every other building or premises and shall have an independent connection with a public sewer or place of disposal.

(b) Separate Systems

The sanitary and storm drainage systems of a building or other structure shall be entirely separate.

Where any sewer must cross another property, a copy of a registered easement must be attached to the drainage permit before any work is started or pipe installed.

Old building sewers may be used in connection with new buildings only when they are found, on examination and tested by the Plumbing Inspector, to conform in all respects with this by-law.

No sanitary drain shall be laid between the wall of the building and street line until:

- i) The connection from the Regional sewer to the street line has been laid and approved for use by the Regional Engineering Department.
- ii) The basement (if any) shall be free from all ice and/or water.

12. DRAINS CAPPED AND SEALED

All interior drains in the basement including floor drains, shall be properly capped and sealed to prevent any storm water entering the sanitary system, this seal would remain until the building is roofed. Further, any storm water accumulation in said basement must be pumped out and not drained into the sanitary system.

13. STORM DRAIN CONNECTION

- (a) All foundation tile, subsurface drainage, tile, catch basins and rain water leaders shall discharge into a storm drain and shall not be connected to the sanitary drain
- (b) A rainwater downspout shall not be connected to a weeping tile.

14. POWER OF THE CHIEF BUILDING OFFICIAL

The Chief Building Official shall issue a permit except where;

- (a) the proposed building or the proposed construction will not comply with the Ontario Water Resources Act, Plumbing Code or will contravene any other applicable law; or
- (b) the application therefor is incomplete or any fees due are unpaid.

15. CROSS CONNECTIONS AND BACKFLOW PREVENTION

- a) No person shall connect, cause to be connected, or allow to remain connected to the water works distribution system any piping, fixture, fitting, container or appliance, in a manner which under any circumstances, may allow, water, waste water, or any other liquid, chemical or substance to enter the water works distribution system.

- b) If a condition is found to exist which is contrary to Section 10.1 of this By-law, an inspector shall carry out an inspection and shall issue such order or orders as the case may be, as may be required to obtain compliance with Section 10.1 of this by-law.
- c) Notwithstanding Section 10.1, 10.2 and 10.3 of this By-law, where a risk of possible contamination of the water works distribution system exists in the opinion of an inspector a person shall install on his water service a cross connection control device satisfactory to the inspector.
- d) All cross connection control devices shall be inspect and tested at the expense of the owner, upon installation, and thereafter annually, or more often if required by the City by personnel approved by the City to carry out such tests to demonstrate that the device is in good working condition. The Owner shall submit a report on a form approved by the City on any or all tests performed on a cross connection control device within 14 days of a test and a record card shall be display on or adjacent to the cross connection control device on which the tester shall record the address of the premises, the location, type, manufacturer, serial number and size of the device, and the test date, the tester's initials, the tester's name (if self employed) or the name of his employer and the tester's license number.
- e) When the results of a test referred to in Section 14(d) of this by-law show that a cross connection control device is not in good working condition, the owner shall make repairs or replace the device within ninety-six (96) hours.

15. VALIDITY

Should any action, subsection, clause or provision of this by-law be declared by a court of competent jurisdiction to be invalid, the same shall not effect the validity of this by-law as a whole or any part thereof, other than the part so declared to be invalid.

16. ADMINISTRATION

- (1) Every person who contravenes any of the provisions of this by-law is guilty of an offence, and, upon conviction shall be liable in respect of each offence to a fine of not more than Five Thousand Dollars (\$5,000.00), exclusive of costs.


17. REPEAL

By-laws 139-80 and 16-74, as amended are hereby repealed.


ENACTED AND PASSED THIS 23rd DAY OF September, 1991 ,

THE CORPORATION OF THE CITY
OF BRAMPTON


Paul Beise, Mayor


Leonard J. Mikulich, Clerk

ENDED BY BY-LAW 153-92

APPROVED
S TO FORM
LAW DEPT.
BRAMPTON

DATE 10/10/91

Schedule "A" By-law 208-91

PERMIT FEES

CLASS OR TYPE OF PERMIT	PERMIT FEES
Construction, reconstruction of a building (including additions, foundations, garages, carports, accessory buildings).	\$8.00 for each \$1,000.00 of the cost of the work. (minimum \$25.00) <u>Plus</u> a plans examination charge, calculated in accordance with the table below. <u>Plus</u> a final inspection charge as in table below.

PLANS EXAMINATION FEE TABLE

Gross Floor Area of Building or Addition.	Charge per Application
500 - 1,000 sq. ft.	\$ 25.00
1,001 - 2,000 sq. ft.	50.00
2,001 - 10,000 sq. ft.	75.00
10,001 - 50,000 sq. ft.	100.00
50,001 - 100,000 sq. ft.	250.00
100,001 sq. ft. or greater	500.00

FINAL INSPECTION FEE TABLE

1. For each new residential dwelling	\$10.00
2. For each new industrial, commercial, or institutional building	50.00
3. For an addition to an industrial, commercial, institutional building	50.00
4. Alterations or repairs to a building. Pool fences.	\$8.00 for each \$1,000.00 of the cost of the work. (Minimum \$25.00)
5. Demolition or removal of a building, or part thereof.	\$50.00
6. Installation of a storage tank having a capacity of 1,000 gallons or more.	\$25.00 for each tank.
7. Installation of gasoline pumps.	\$25.00 for each pump.
8. Erection or construction of a temporary building.	\$50.00
9. Installation of any type of heating system.	\$25.00 plus \$8.00 for each 10,000 btu/hr of building heat loss, or part thereof, up to a total of 1 million btu/hr heat loss and \$5.00 for each 10,000 btu/hr of building heat loss thereafter.

Schedule "A" By-law 208-91

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| 10. Alteration or additions to, or replacement of, existing heating system, where the building is altered or expanded. | \$25.00 plus \$8.00 for each 10,000 btu/hr of building heat loss, or part thereof, calculated on the building addition, or on the part the heating system serves. |
| 11. Installation of independent space heater, or pool heater. | \$25.00 each. |
| 12. Replacement or renewal of furnace. | \$25.00 each. |
| 13. Installation of conversion burner or add-on heat pump. | \$25.00 each. |
| 14. Continuous or special inspection (where required). | \$50.00/hr or part thereof. |
| 15. Installation of add-on air-conditioning unit. | \$25.00 each. |
| 16. Fee for inspection outside normal working hours. | \$50.00/hr or any part thereof. |
| 17. Revisions to plans (industrial) where no changes other than relocations from one area to another within the building. | \$50.00 minimum fee. |
| 18. Revisions to plans (residential) building/heating where involved. | \$25.00 minimum fee, plus any heat loss. |
| 19. Revisions to plans for walls or floor space. | \$25.00 minimum fee, plus construction charges in (1). |
| 20. Lost plans, transfer of notes, where there are no changes made:
Residential
Industrial | \$25.00
\$50.00 |
| 21. Lost plans, transfer of notes, where changes occur: Residential
Industrial | \$25.00 plus construction charges in (1).
\$50.00 plus construction charges in (1). |
| 22. Change of ownership, transfer of permit, with no changes to plans:
Residential
Industrial | \$25.00
\$50.00 |
| 23. Change of ownership, transfer of permit, where changes occur to the plans:
Residential
Industrial | \$25.00 plus construction charges in (1).
\$50.00 plus construction charges in (1). |

Schedule "A" 208-91

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| 24. Unit finishes for industrial, commercial and institutional buildings. | \$50.00 minimum fee, plus any construction cost. |
| 25. Miscellaneous fees:
fireplaces, stoves and wood burning appliances. | \$25.00 fee. |
| Single car garages up to 350 sq.ft. | \$ 40.00 fee. |
| Double car garages up to 600 sq.ft. | \$ 80.00 fee. |
| Garage over 600 sq.ft. | \$100.00 fee. |
| Bathrooms. | \$ 25.00 minimum fee. |
| 26. Miscellaneous fees: cont'd. | |
| Finished basements, rec. rooms, living space (within dwelling unit). | |
| Average quality | Per T.R.E.B. figures |
| Above average quality | Per T.R.E.B. figures |

Schedule "A" By-law 208-91

PLUMBING FEES

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|----|-----|---|--|
| 1. | (a) | Any fixture, appliance, or vented trap not otherwise covered in this schedule. | \$10.00 each. |
| | (b) | Rain water roof hoppers. | \$10.00 |
| | (c) | Oil and grease interceptors. | \$10.00 |
| | (d) | Sewage pumps, or ejector serving one or more fixtures. | \$10.00 |
| | (e) | Change from septic tank to sewer connection, including drain inspection. | \$25.00 |
| | (f) | Floor drains (vented or not vented). | \$10.00 |
| | (g) | Water distributing piping, two meters or more, with or without fixtures. | \$10.00 |
| | (h) | Hot water heater, or storage tanks. | \$10.00 |
| | (i) | Swimming pool directly connected to the sewage system or water supply. | \$25.00 |
| 2. | (a) | For continuous or special inspection. | \$50.00/hour or part thereof. |
| | (b) | Revisions to plans. | \$25.00/hour or part thereof. |
| | (c) | Transfer of notes. Industrial, commercial, and institutional. | \$50.00 |
| 3. | | The construction, repair, renewal or alteration of more than three (3) meters of building drain, sewer, storm sewer, including any piped yard drainage: | |
| | (a) | For any single family dwelling including semi-detached, and each unit in row housing. | \$50.00 |
| | (b) | Any building other than that in (1) above, for each 25mm of inside diameter of every size of pipe shown on the submitted plan. | \$10.00 plus \$1.00 for each running foot of pipe. |
| | (c) | Serving more than one building other than specified in (1) above, for each 25mm of inside diameter of every size of pipe shown on the submitted plan. | \$10.00 plus \$1.00 for each running foot of pipe to the 2nd building. |
| | (d) | For each catchbasin, or catchbasin manhole. | \$10.00 |
| | (e) | The construction, renewal, repair, or alteration of less than three (3) meters of building drain, building storm, building sewer and storm sewer. | \$25.00 |

Schedule "B" By-law 208-91

REFUND OF FEES

1. Plans examination fees are not refundable.
2. If within six (6) months of the issuance of the permit, and no work has been commenced on the project for which the permit was issued, the owner may request, in writing, that the permit be cancelled.

Upon the return of the original permit card, a refund of 50% of the original permit fee will be mailed to the address given by the permit owner.

3. No refund of fees is applicable after six months has elapsed from the date of issuance of the permit.
4. No refund of fees is applicable if the permit is revoked under Section 6(4) of the Building Code Act, 1990, as amended.