



## THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 83-94

A by-law respecting Plumbing  
and Building permits and  
related matters and to repeal  
By-law 208-91

WHEREAS Section 7 of the Building Code Act, S.O., 1992, c.B.23 authorizes a municipal council to pass by-laws concerning 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 Building 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 regulations and by-laws acted thereunder.
  - (e) "Permit" means permission or authorization given in writing by the Chief Building Official to perform work regulated by the Building Code Act.
  - (f) "Prescribed value" means, as determined by the Chief Building Official, the value of construction of a proposed building including the total value of all work, services and materials in respect of its construction and all professional and related services.
- (2) Terms not defined in this by-law shall have the meaning ascribed to them in the Building Code Act and the Building Code.

2. ADMINISTRATION

This by-law shall be administered by the Chief Building Official or his designate.

3. CLASSES OF PERMITS

Classes of permits required for construction or demolition or plumbing and change of use 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 Building 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 "A", subject to final valuation by the Chief Building Official as set out in section 7(1) herein;
  - (e) state the names, addresses and telephone numbers of the owner, applicant, architect, engineer or other designer, 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, R.S.O. 1990, c. O.31; and
  - (i) be signed by the applicant who shall certify as to the truth of the content of the application.

- (3) In addition to the requirements of subsection (2) above, every conditional permit application for the construction of a building shall:
  - (a) state the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted; and
  - (b) state necessary approvals which must be obtained or conditions to be met in respect of the proposed building and the time in which such approvals or conditions will be satisfied.
- (4) In addition to the applicable requirements of subsection (2) above, every change of use permit application shall:
  - (a) describe the building or part thereof in which the occupancy is to be changed; and
  - (b) include plans and specifications which show the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code including, floor plans, details of wall, floor and roof assemblies identifying required fire resistance rating and load bearing capacities.
- (5) Where an application for a permit remains inactive six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned.

5. PLANS AND SPECIFICATIONS

- (1) Every applicant shall furnish sufficient plans, specifications, documents and other information to enable the Chief Building 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 Building 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 Building 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 Building Official may require a set of plans of the building as constructed, including a survey showing its location.

PLUMBING AND DRAINAGE

6. PLUMBING AND DRAINAGE

- (1) (a) Section 5 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 Building Code Act.

(2) SEWER & DRAINS

(a) Sewers and Drains on Private Property

Unless otherwise approved by 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 provided prior to issuance of a permit.

Old building sewers may be used in connection with new buildings only when they are found, on examination and tested by the 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.

(3) 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 shall remain until the building is roofed. Any storm water accumulation in the basement, prior to the roofing of the building, shall be pumped out and not drained into the sanitary system.

(4) 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.

(5) 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 5(a) 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 5(a) of this by-law.
- c) Notwithstanding Section 5(a) 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 inspected 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 displayed 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 6(5)(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.

7. FEEES

- (1) The Chief Building 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 within three (3) months of issuance of the final inspection of the completed work, if the actual cost of the work upon which such valuation was based is found to be less than the valuation placed by the Chief Building Official, an audited statement may be submitted detailing the costs of all component parts of the work. Where the Chief Building 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, may be paid.
- (3) In the case of refusal of a permit or the non-commencement of any work, and upon written request, the Chief Building 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.

8. PERMIT REVOCATION, DEFERRAL OF REVOCATION AND TRANSFER

(1) Revocation of Permit

Prior to revoking a permit under paragraph 8(10) (a) (b) (c) (d) (e) or (f) of the Building Code Act, wherever practicable, the Chief Building 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 refund of fees and 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 Building 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 Building 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.

(d) Where construction has not commenced in accordance with section 8 (10)(b) of the Building Code Act, the permit shall be deemed to be revoked.

(e) Terms of extension may be granted for a maximum period of six (6) months up to a maximum of two (2) extensions upon receipt of a written request to the Chief Building Official.

(3) Transfer of Permit

Permits are transferrable only upon the Chief Building 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.

9. NOTIFICATIONS

(1) Notices required by Subsection 2.4.5 of the Building Code shall be given to the Chief Building 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 Building Official.

10. 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.

11. ADMINISTRATION

Any person who contravenes any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.

12. REPEAL

By-law 208-91, as amended is hereby repealed.

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL this 25th day of April , 1994.

THE CORPORATION OF THE CITY OF BRAMPTON

PETER ROBERTSON MAYOR

LEONARD J. MIKULICH, CLERK

APPROVED AS TO FORM LAW DEPT BRAMPTON

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DATE 3 7 94

SCHEDULE "A" TO BY-LAW NO. 83-94

PLANS EXAMINATION FEE

Payable with application for new building or addition.

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
100,000 sq. ft. or greater	500.00

BUILDING PERMIT/GENERAL PERMIT FEES

<u>Class or Type of Permit</u>	<u>Permit Fees</u>
1. Construction of new building, demising walls, alteration or renovation of existing space	\$8.00 for each \$1,000 of the cost of construction or part thereof (minimum \$50.00)
2. Construction of unit finish or interior finish of new or unfinished space	\$8.00 for each \$1,000 of the cost of construction or part thereof (minimum \$50.00)
3. Garage Single Car (up to 350 sq. ft.) Double Car (351 sq. ft. to 600 sq. ft.) Over 600 sq. ft.	\$ 50.00 75.00 100.00
4. Basement Finish (residential)	\$ 50.00
5. Bathroom (exclusive of plumbing)	\$ 50.00
6. Demolition (or removal of a building or part thereof)	\$ 50.00
7. Fencing of demolition or construction site	\$ 50.00
8. Temporary Structure (erection or construction of)	\$ 50.00
9. Storage Tank (1000 gal capacity or more)	\$ 50.00 per tank
10. Installation of gasoline pumps	\$ 50.00 per pump
11. Replacement plans (transfer of notes) Residential Industrial, Commercial, Institutional	\$ 25.00 per set \$ 50.00 per set
12. Change of ownership (transfer of permit) Residential Industrial, Commercial, Institutional	\$ 25.00 per set \$ 50.00 per set
13. Special Inspection (regular hours)	\$ 25.00
14. Special Inspections (after hours including weekends)	\$ 50.00 per hour



HEATING VENTILATION, AIR CONDITIONING PERMIT FEES

<u>Class or Type of Permit</u>	<u>Permit Fees</u>
1. Installation of any type of heating system	\$25.00 plus \$8.00 for each 10,000 B.T.U./hr of building heat loss, or part thereof, up to a total of 1 million B.T.U./hr of heat loss and \$5.00 for each 10,000 B.T.U./hr of building heat loss thereafter
2. Alterations, additions to or replacement of existing heating system where the building is altered or expanded	\$25.00 plus \$8.00 for each 10,000 B.T.U./hr of building heat loss, or part thereof, calculated on the building addition, or on the part the heating system serves
3. Minimum fee	\$50.00
4. Furnace replacement or removal	\$50.00
5. Conversion Burner, Add on Heat Pump	\$50.00
6. Add on Air Conditioning Unit	\$50.00
7. Solid fuel burning appliance (woodstove, fireplace)	\$50.00
8. Revisions to Plans Residential Other (Commercial, Industrial Institutional)	\$25.00 \$50.00
9. Replacement Plans (transfer of notes) Residential Commercial, Industrial, Institutional)	\$25.00 per set \$50.00 per set
10. Change of Ownership (Transfer of Permit)	\$25.00
11. Special Inspections after hours (including weekends)	\$50.00

PLUMBING FEES

<u>Class or Type of Permit</u>	<u>Permit Fees</u>
Plumbing Fixtures	
1. Minimum fee	\$25.00 each
2. Any fixture, appliance or vented trap not otherwise covered in the schedule	\$10.00 each
3. Rain water roof hoppers	\$10.00 each
4. Oil and grease interceptors	\$10.00

5.	Sewage pumps or ejector serving one or more fixtures	\$10.00
6.	Change from septic tank to sewer connection	\$50.00
7.	Floor drains vented or not vented	\$10.00 each
8.	Hot water heater or storage tanks	\$10.00 each
9.	Swimming pool directly connected to the sewage system or water supply	\$25.00
10.	Water distribution piping, two metres or more, with or without fixtures	\$10.00 per suite/unit

Drains

1.	The installation (new) of building drain, sewer, storm sewer, including any piped yard drainage:	
	(1) for any single family dwelling unit, semi-detached or unit of row housing; and	\$50.00
	(2) any building other than that in 1(1) above, for each inch of inside diameter of underground piping 3" in diameter or greater.	\$10.00 per inch
2.	The construction, repair, renewal or alteration of building drain, sewer storm sewer	\$50.00

3.	Catchbasin or catchbasin manhole	\$10.00
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OTHER

4.	Replacement plans (transfer of notes) Residential Industrial, Commercial, Institutional	\$25.00 per set \$50.00 per set
5.	Change of ownership (transfer of permit) Residential Industrial, Commercial, Institutional	\$25.00 per set \$50.00 per set
6.	Special inspection (regular hours)	\$25.00
7.	Special inspections (after hours including weekends)	\$50.00
9.	Minimum permit fee	\$50.00

FINAL INSPECTION FEE

1.	For each new residential dwelling unit or suite	\$25.00
2.	For each new industrial, commercial, or institutional building	\$50.00
3.	Addition or alteration to an industrial, commercial or institutional building	\$50.00

4. Interior finish or unit finish to previously unfinished space for a commercial or industrial building \$50.00
5. Change of occupancy for an industrial, commercial, institutional building or unit/suite therein (no increase in hazard) \$50.00

SCHEDULE "B" TO BY-LAW NO. 83-94

REFUND OF FEES

1. Plans examination fees are not refundable.
2. (1) If within six (6) months of the issuance of the permit 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 may be paid to the permit owner.
2. (2) No refund of fees is applicable after six (6) months has elapsed from the date of issuance of the permit.
3. No refund of fees is applicable if the permit is revoked under Section 6(4) of the Building Code Act, R.S.O. 1990, C.B.13, as amended.