THE CORPORATION OF THE CITY OF BRAMPTON

OFFICE CONSOLIDATION

BY-LAW 387-2006

(amended by By-laws 199-2011, 217-2018, 184-2022)

A by-law to amend the Building By-law 387-2006 under the Building Code Act, 1992 respecting construction, demolition and change of use permits and inspections and to repeal By-law 80-99

WHEREAS section 7 of the Building Code Act, 1992, S.O. 1992 c.23, as amended, authorizes a municipal council to pass by-laws concerning construction, demolition and change of use permits and inspections;

AND WHEREAS an amendment to the By-law is required to address housekeeping matters, revise certain fees and prescribed forms and to reflect amendments to the Building Code Act and Regulations;

THEREFORE, the Council of The Corporation of the City of Brampton ENACTS as follows:

1. SHORT TITLE

This By-law may be cited as the "Building By-law."

2. DEFINITIONS

(1) In this By-law,

(a) **"Act"** means the Building Code Act, 1992, including amendments thereto;

(b) **"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, or any person or corporation empowered by statute to cause the demolition of a building or buildings and anyone acting under the authority of such person or corporation;

(c) "**application**" means a submission of plans, documents, prescribed forms and fees as described in this by-law for the purpose of permit issuance and building code compliance review for a certified model and as required by the Chief Building Official; **(By-law 217-2018)**

(d) "**architect**" means an architect as defined in Division A, Article 1.4.1.2. of the Building Code; **(By-law 199-2011)**

(e) "**as constructed plans**" means as constructed plans as defined in Division A, Article 1.4.1.2. of the Building Code; **(By-law 199-2011)**

(f) "**base model**" means plans for the basic design of a detached, semi-detached, townhouse, row-house, duplex or live/work residential building that includes one elevation and no optional features and floor layouts or other variations; **(By-law 217-2018)**

(g) "**building**" means a building as defined in section 1.- (1) of the Act;

(h) **"Building Code"** means the regulations made under section 34 of the Act;

(i) "**certified model**" means plans for a detached, semi-detached, townhouse, row-house, duplex or live/work residential building that will be repeated in a subdivision and includes the base model and all optional features and floor layouts; **(By-laws 199-2011, 217-2018)**

(j) **"Chief Building Official"** means the chief building official appointed by Council under section 3 of the Act for the purposes of the enforcement of the Act;

(k) **"construct"** and "construction" means construct as defined in section 1.- (1) of the Act;

(l) **"Corporation"** means The Corporation of the City Brampton;

(m)**"demolish"** and "demolition" means demolish as defined in section 1.- (1) of the Act;

(n) **"form"** includes the applicable provincial or municipal prescribed forms as set out in Schedule "B" to this By-law;

(o) **"OAA"** means the Ontario Association of Architects; **(By-law 199-2011)**

(p) **"optional features"** means variations to the basic design of the base model to include other elevations, alternate floor layouts, upgrades and additional design elements in accordance with Schedules "A1" and "A2" of this by-law; **(By-law 217-2018)**

(q) **"owner"** means the registered owner of the land and includes a lessee, and mortgagee in possession, as defined in the Building Code; **(By-law 217-2018)**

(r) **"PEO"** means Professional Engineers of Ontario; **(By-law 199-2011)**

(s) **"permit"** means permission or authorization given in writing by the chief building official to perform work, to change the use of a building or part thereof, or to occupy a building or part thereof, as regulated by the Act and Building Code;

(t) **"permit holder"** means the owner to whom a permit has been issued or, where a permit has been transferred, the new owner to whom the permit has been transferred;

(u) **"professional engineer"** means a professional engineer as defined in Division A, Article 1.4.1.2. of the Building Code; **(By-law 199-2011)**

(v) **"work"** means construction or demolition or both of a building or part thereof, as the case may be.

(2) Terms not defined in this By-law shall have the meaning ascribed to them in the Act or the Building Code.

3. CLASSES OF PERMITS

Classes of permits for the construction, demolition and change of use of buildings and permit fees shall be as set out in Schedules “A1” and “A2” of this By-law. **(By-law 217-2018)**

4. PERMITS

(1) An applicant for a permit shall file an application with the Chief Building Official and shall supply any other information related to the application as required by the chief building official. **(By-law 217-2018)**

(2) Every permit 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) identify and describe in detail the existing use(s) and the proposed use(s) for which the permit is intended;

(c) 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 construction, demolition or change of use is to occur;

(d) be accompanied by plans, specifications, documents or other information as required by this By-law;

(e) be accompanied by a notice of substantial completion prepared and signed by the Corporation, specifically Planning, where the Corporation has identified that basic or full site plan approval applies to the development;

(f) be accompanied by the required fees as set out in Schedule “A1” and “A2”, as applicable, of this By-law; **(By-law 199-2011)**

(g) be accompanied by acceptable proof of corporate identity and property ownership, unless such proof is determined by the Chief Building Official to be unnecessary; **(By-law 199-2011)**

(h) state the names, addresses, email address, if available, and telephone numbers of the owner, applicant, and where applicable, the qualified designer, architect, professional engineer, and, where the tender has been awarded or the information is known, the constructor or person who will carry out the work applied for; **(By-law 199-2011)**

(i) when Division C, Section 1.2 of the Building Code applies, be accompanied by a signed acknowledgement of the architect or professional engineer, or both, on a form prescribed by the Chief Building Official stating they have been retained by the owner and / or authorized agent of the owner to undertake to provide general review of the construction or demolition of the building; **(By-law 199-2011)**

(j) include, where applicable, the registration number of the builder or vendor as provided in the Ontario New Home Warranties Plan Act, R.S.O. 1990, c.O.31, as may be amended or replaced from time to time;

(k) state estimated valuation of the proposed work including material, labour and related direct costs associated with the work exclusive of the cost of the land;

(l) state the removal date for all temporary buildings;

(m) be signed by the applicant who shall certify as to the truth of the contents of the application;

(n) where required by the Chief Building Official, be accompanied with a report from a professional engineer with respect to vibration from the proposed construction or demolition methods and the measures to be employed to mitigate the impacts to the satisfaction of the Chief Building Official; and

(o) where required by the Chief Building Official, be accompanied by a report to address abatement for decommissioning and mitigating measures for the removal of hazardous substances to the satisfaction of the Chief Building Official.

(By-law 217-2018 – Section 4(2)(a)-(o))

(3) In addition to the requirements of 4(2) of this By-law every construction permit application for part of a building or project shall:

(a) excluding 'phased site services' only permit applications, be accompanied by the required permit fee for the entire project with the initial permit application for the project, as calculated in accordance with Schedules "A1" and "A2", as applicable, to this By-law; **(By-laws 199-2011, 217-2018)**

(b) be accompanied by an administrative fee in accordance with Schedules "A1" and "A2", as applicable, to this By-law for site services only phased permit applications and all phased permit applications subsequent to the initial application on the project described in 4(3)(a) of this By-law;

(c) ensure that the required fee, including applicable administration fees in accordance with Schedules "A1" and "A2", as applicable, for the entire project is paid in full prior to the issuance of a permit for any phase of construction of the project excluding 'phased site services', 'phased excavation' or 'phased shoring' only permit applications; and **(By-laws 199-2011, 217-2018)**

(d) not be construed to authorize construction beyond the plans for which approval is given nor that approval will necessarily be granted for the entire building or project where a permit is issued for part of a building or project.

(4) In addition to the requirements of 4(2) of this By-law every permit application that includes demolition, shall:

(a) when Division C, Section 1.2 of the Building Code applies, be accompanied by structural design characteristics of the building and the method and time schedule of demolition; and **(By-law 199-2011)**

(b) where the application includes the use of explosives during the course of demolition, be accompanied by, at the sole discretion of the Chief Building Official, an undertaking, proof of liability insurance, and a security, in a form satisfactory to the Chief Building Official, subject to the following requirements:

(i) The undertaking shall be in favour of the Corporation and the applicant, contractor and owner of the property containing the building to be demolished and indemnify and save harmless the Corporation, and each of its elected officials, employees, officers, servants and agents, from and against all actions, suits, claims, executions, proceedings and demands, which may be brought against or made upon it or the Corporation, in respect of any costs, expenses, (including, but not limited to, reasonable legal fees) loss, damages and injury, including death, arising out of any cause whatsoever (including, but not limited to, any negligence, acts or omissions of the applicant, contractor and/or owner of the property containing the building to be demolished or those for whom it is legally responsible), either direct or indirect, in connection with the subject demolition or demolition permit application;

(ii) The insurance coverage, at the sole cost and expense of the applicant, contractor or owner, shall be in the form of a Commercial General Liability Insurance policy, which shall include bodily injury liability and property damage liability, completed operations liability and contractual liability. Such policy shall be written in an amount approved by the Chief Building Official, but provide limits of not less than FIVE MILLION DOLLARS ($5,000,000) exclusive of interest or costs, per occurrence, and shall include as additional insureds the Corporation, its elected officials, officers, servants, agents and Chief Building Official. The policy shall: **(By-law 199-2011)**

I. have provisions for cross liability and severability of interests as between the Corporation and the applicant

II. not be terminated, cancelled or materially altered unless written notice of such termination, cancellation, or material alteration is given by the insurers to the Corporation, by registered mail, at least thirty (30) days before the effective date thereof,

III. be with an insurer(s) that has a rating which meets the Corporation's policy on insurance, and

IV. be submitted on a certificate of insurance form provided by the Corporation when the permit application is submitted or prior to the commencement of any work covered by this permit.

In addition, the applicant shall be responsible for any and all costs payable below the deductible noted under the subject liability policy and the corporation reserves the right to request such higher limits of insurance or other types of insurance policies appropriate to this permit application as the Corporation may reasonably require.

(iii) In addition, the applicant for a demolition permit must provide security, which may be in the form of a performance bond, cash, letter of credit or certified cheque as follows:

I. $2,000.00 for single and/or semi-detached dwellings;

II. $10.00 for every square metre (or part thereof) of ground floor area, with a minimum of $2,000.00 and a

maximum of $10,000.00 for townhouses, apartments, commercial, institutional and industrial type buildings.

III. All financial instruments, other than cash, are accepted on behalf of and must be in a form that is satisfactory to the City Treasurer.

The purpose of the security is to ensure that the demolition contractor or designated site personnel properly seals all private drain connections, properly backfills the foundation excavation and grades the site to the satisfaction of the Chief Building Official.

(c) **deleted (By-law 199-2011)**

(5) In addition to the requirements of subsection 4(2) of this By-law, 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;

(b) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;

(c) be subject to the applicant and such other persons as the Chief Building Official determines, entering into an agreement as provided for in subsection 8.- (3) of the Act; **(By-law 199-2011)**

(d) once accepted and reviewed, permit the Chief Building Official to, where conditions in subsections 8.- (3) to 8.- (5) of the Act and subsection 4(5) of this By-law have been fulfilled, issue a conditional permit at his or her discretion for a building subject to compliance with the Act, the Building Code and any other applicable law; and **(By-laws 199-2011, 217-2018)**

(e) not be construed to authorize construction beyond the plans for which approval is given nor that approval will necessarily be granted for the entire building or project where a conditional permit is issued.

(6) Notwithstanding that no construction is proposed, no person shall change the use of a building or permit the change of use of a building or part thereof, which would result in an increase in hazard as determined by the Building Code, unless a permit has been issued by the Chief Building Official. In addition to the requirements of subsection 4(2) of this By-law, 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 occupancies of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code including but not limited to, floor plans, details of wall, floor, ceiling and roof assemblies identifying existing, required and proposed fire resistance ratings and load bearing capacities, early warning and evacuation systems and details of the sewage system, if any. **(By-law 217-2018)**

(7) Notification of any material change to a plan, specification, document or other information on the basis of which the permit was issued may be, or may be required to be, in the form of an application for revision to a permit and the authorization may take, or may be required to take, the form of a revision permit being issued.

(8) Where an application for a permit remains inactive for six months after the date of application or is inactive for any period of six months, the application may be deemed to be abandoned by the Chief Building Official or by his or her designate without any prior notice given to the applicant. **(By-law 217-2018)**

(9) Where an application for a certified model remains incomplete for twelve months after the date of application or is inactive for any period of twelve months, the application may be deemed to be abandoned by the Chief Building Official or by his or her designate without any prior notice given to the applicant. **(By-law 217-2018)**

(10) Where an application has been deemed to be abandoned, all documents and drawings may be disposed of by the Building Division and will not be used to form the basis of any future application for the proposed work. **(By-law 217-2018)**

5. PLANS AND SPECIFICATIONS

(1) Every applicant shall furnish,

(a) sufficient plans, specifications, documents and other information, as outlined in Schedule “B” to this By-law, to enable the Chief Building Official to determine whether the proposed construction, demolition, or change of use conforms to the Act, the Building Code and any other applicable law; and **(By-law 217-2018)**

(b) a site plan referenced to an accurate plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the Corporation unless this requirement is waived because the Chief Building Official is able, without having a plan of survey, to determine whether the proposed work conforms to the Act, the Building Code and any other applicable law. **(By-law 217-2018)**

(2) Plans for new single detached, duplex, semi detached and freehold townhouse dwellings shall be accompanied by:

<u>Unassumed Subdivision</u>

(a) in the case of land in respect of which an accepted area or subdivision grading plan has been filed with the Corporation, Development Engineering Services, a lot grading plan shall bear the Development Engineering Services approval stamp and shall also bear the signature and seal of the subdivider’s professional engineer, who is responsible for the overall subdivision grading, certifying thereon that the lot grading plan conforms with the accepted area or subdivision grading plan filed with the Corporation, Development Engineering Services. The drawings submitted with the application shall also bear the stamp of approval from the subdivider’s control architect responsible for the overall subdivision architectural control certifying thereon that the design of the building on the lot conforms with the community design guidelines approved by the Corporation, and specifically, Urban Design, for architectural control; and **(By-laws 199-2011, 217-2018)**

Assumed Subdivision or In-Fill Lot

(b) in the case of land in respect of which no accepted area or subdivision grading plan has been filed with the Corporation, Development Engineering Services, a lot grading plan bearing the signature and seal of a professional engineer, or a Landscape Architect (a member of the Ontario Association of Landscape Architects) or an Ontario Land Surveyor who certifies thereon that the drainage scheme depicted by the plan will be compatible with the existing drainage pattern which shall also be approved by the Corporation, Development Engineering Services. The drawings submitted with the application shall also be approved by the Corporation, and specifically, Urban Design, for architectural control. **(By-laws 199-2011, 217-2018)**

(3) The site plan referred to in subsection 5(1) of this By-law shall contain sufficient information as may be prescribed by the Chief Building Official.

(4) Plans submitted under subsection 5(1) of this By-law shall be legible and be drawn to a recognized scale upon paper or other suitable and durable material or submitted electronically in the format required by the Corporation. **(By-law 217-2018)**

(5) 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 (including this By-law) respecting the examination or circulation of the application.

(6) The Chief Building Official may require additional information to be provided at any time prior to the completion of the work.

(7) The Chief Building Official may refuse to accept an application if any of the above is deemed to be incomplete or insufficient at time of application.

(8) Where the Chief Building Official determines that an application is incomplete, the Chief Building Official may commence to process the application if, subject to the acceptance of the Chief Building Official, the applicant acknowledges that the application is incomplete and completes an “Acknowledgement by Applicant of an Incomplete Application” form.

(9) Where an application for a permit or for authorization to make a material change to the plan, specification, document or other information on the basis of which a permit was issued, proposes an equivalent material, system or building design referred to in the building code as an Alternative Solution is requested, the following information shall be provided on the form as prescribed by the Chief Building Official: **(By-law 199-2011)**

(a) a description of the proposed material, system or building design for which an Alternative Solution is requested; **(By-law 199-2011)**

(b) any applicable provisions of the Building Code, including the prescriptive requirement, functional and objective statements; **(By-laws 199-2011, 217-2018)**

(c) sufficient evidence to the satisfaction of the Chief Building Official that the proposed material, system or building design will provide the level of performance required by the Building Code; **(By-laws 199-2011, 217-2018)**

(d) the prescribed form shall be signed and sealed by a professional engineer or architect or shall be prepared by an especially qualified person as required by the Building Code. **(By-law 217-2018)**

(10) On completion of construction of a building, the Chief Building Official may require a set of as constructed plans. **(By-law 217-2018)**

(11) Plans and specifications furnished according to this By-law or otherwise required by the Act become the property of the Corporation and will be disposed of or retained in accordance with relevant legislation.

(12) On completion of the foundation and any time thereafter the Chief Building Official may require a plan of survey prepared by an Ontario Land Surveyor showing the location of the building and the elevation of the top of foundation wall. **(By-law 217-2018)**

6. FEES

(1) The Chief Building Official shall determine the required fees for the work proposed or for administrative fees calculated in accordance with Schedules “A1” and “A2”, as applicable, to this By-law and the applicant shall pay such fees. **(By-laws 199-2011, 217-2018)**

(2) No permit shall be issued until full fees therefor have been paid.

(3) Upon written request from the applicant or owner, the Chief Building Official shall determine the amount of fees, if any, that may be refunded in accordance with Schedules “A1” and “A2”, as applicable, of this By-law in the case of: **(By-law 217-2018)**

(a) withdrawal of an application;

(b) abandonment of an application pursuant to subsection 4(8) and 4(9) of this By-law; **(By-law 217-2018)**

(c) refusal to issue a permit;

(d) revocation of a permit pursuant to clause 8.-(10) (d) of the Act, where the error made was that of The Corporation of the City of Brampton; or; **(By-law 217-2018)**

(e) request for revocation of a permit pursuant to clause 8.-(10) (e) of the Act. **(By-law 217-2018)**

(4) (a) For all applications made between January 1, 2012 and January 31, 2019 the required fees shall be the fee calculated under Schedule “A1”, as it reads on the date of the acceptance of the application by the Chief Building Official; **(By-laws 199-2011)**

(b) For all applications made on or after February 1, 2019 the required fees shall be the fee calculated under Schedule “A2”, as it reads on the date of the acceptance of the application by the Chief Building Official;

(c) The fees listed in Schedules “A1” and “A2” shall be adjusted annually, on February 1, based on a rate equal to the annual wage adjustment increase, effective January 1, of each successive year; provided that if the wage adjustment is not known on the first day of January then the rate of increase shall be the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) for the Province of Ontario, published by Statistics Canada

during the twelve-month period ending on October 1 in the year immediately preceding the rate increase; and

(d) Schedule “A2” of this By-law comes into effect on February 1, 2019.

(By-law 217-2018 – Section 6(4)(a)-(d))

(5) Where construction has commenced prior to the issuance of a building permit and an order to comply is issued, except where required for a fire damage repair, an additional fifty percent (50%) of the permit fee, in accordance with Schedules “A1” and “A2”, as applicable, to a maximum of ten thousand dollars ($10,000.00) shall apply and shall be payable upon issuance of the building permit. **(By-laws 199-2011, 217-2018)**

(6) An administration fee shall apply, in accordance with Schedules “A1” and “A2”, as applicable, for costs associated with registering on title and discharging an order to comply. The fees shall be payable upon the issuance of the permit authorizing construction or change of use. **(By-law 217-2018)**

(7) Where required by the Chief Building Official, where an inspection is called for and the construction is not ready for an inspection, additional fees, at the discretion of the Chief Building Official, may be charged in accordance with Schedules “A1” and “A2”, as applicable. **(By-law 217-2018)**

7. REVOCATION OF PERMIT

(1) Prior to revoking a permit under clause 8.- (10) of the Act, the Chief Building Official may serve the permit holder with or cause the permit holder to be served with written notice of the intention to revoke the permit.

(2) Notice provided under subsection 7(1) of this By-law may be served either by personal service or by mailing the notice by standard mail addressed to the permit holder, at the last address the permit holder has communicated to the Chief Building Official in writing; and where notice is served by mailing, the permit holder shall be conclusively deemed for all purposes to have been served with the notice on the fifth day after the day of mailing. **(By-law 217-2018)**

(3) If on the expiration of twenty-five (25) days from the date of service of the provided notice of the intent to revoke a permit, the ground for revocation continues to exist, the Chief Building Official may revoke the permit without further notice to the permit holder. **(By-law 217-2018)**

(4) Upon revocation of a permit the Chief Building Official has the sole discretion to dispose of any plans or any other information submitted with the permit application, or to return same to the permit holder.

(5) Where a conditional permit agreement expires the Chief Building Official may deem the conditional permit revoked without notice as provided under 7(1) of this By-law. **(By-law 217-2018)**

8. DEFERRAL OF REVOCATION

(1) A permit holder may, within thirty (30) days from the date of notice of intention to revoke a permit, if provided, request the Chief Building Official in writing to defer the revocation of the permit.

(2) A request for deferral shall set out the reasons why the permit should not be revoked and the date by which the work will be commenced or resumed.

(3) Having considered the circumstances of the request and having determined that there have been no changes to the Act and the Building Code and any other applicable law which would have prevented the issuance of the original permit, the Chief Building Official may allow a deferral to a date to be determined by the Chief Building Official and shall notify the permit holder of the decision.

(4) A request for deferral of revocation shall be accompanied by the required fee as set out in Schedules "A1" and "A2" of this By-law. **(By-law 217-2018)**

9. TRANSFER OF PERMIT

(1) Permits are transferable only upon the current permit holder and the new owner completing a permit application to the requirements of section 4 of this By-law.

(2) The fee therefor set out in Schedules "A1" and "A2" of this By-law shall be payable on a transfer of permit to the new owner, who shall thenceforth be the permit holder for the purpose of the Act, the Building Code and this By-law. **(By-law 217-2018)**

10. NOTIFICATIONS

(1) The permit holder or an authorized agent shall notify the Chief Building Official of the prescribed notices under Division C, Article 1.3.5.1 of the Building Code and every additional notice under Division C, Article 1.3.5.2. of the Building Code, with the exception of Division C, Clause 1.3.5.2.(g), at least two business days prior to each stage of construction. **(By-laws 199-2011, 217-2018)**

(2) A notice pursuant to this section is not effective until written, oral or electronic notice in a format required by the corporation is received by the Chief Building Official or his or her designate.

(3) **deleted (By-law 217-2018)**

11. FENCING – CONSTRUCTION SITES

(1) Where a construction or demolition site presents a hazard to the public, the owner of the construction or demolition site shall ensure that the construction or demolition site is suitably fenced to prevent public access onto the construction or demolition site.

(2) If fencing has not been provided in accordance with subsection 11(1) of this By-law and, if in the opinion of the Chief Building Official, the construction or demolition site presents a particular hazard to the public, the Chief Building Official may require the owner to erect a fence as he or she deems appropriate to the circumstances such as described in the 2015 National Building Code of Canada, Division B, Part 8, Section 8.2. **(By-law 217-2018)**

(3) In considering the hazard presented by a construction or demolition site and the necessary fencing, the Chief Building Official shall have regard for:

(a) the proximity of the construction or demolition site to occupied dwellings;

(b) the proximity of the construction or demolition site to lands accessible to the public, including but not limited to streets, parks and commercial and institutional activities;

(c) the hazards presented by the construction or demolition activities and materials;

(d) the feasibility and effectiveness of site fencing; and

(e) the duration of the hazard.

12. SEVERABILITY

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

13. ADMINISTRATION

Every 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 section 36 of the Building Code Act, 1992, S.O. 1992, c.23, as amended.

14. TRANSITION

(1) This By-Law comes into force on the day after the day it is passed.

(2) This By-Law governs all permit applications made before this By-Law came into force.

(3) The 2019 Fee Schedule forming part of Schedule "A2" of this By-law is effective February 1, 2019. **(By-law 217-2018)**

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL this 13th day of December, 2006.

THE CORPORATION OF THE CITY OF BRAMPTON
Original signed by:
S. Fennell, Mayor
K. Zammit, Clerk

SCHEDULE "A1"

(Amended by By-laws 199-2011, 217-2018)

CLASSES OF PERMITS, PERMIT FEES AND REFUNDS

1. Calculation of Permit Fees

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

Permit Fee	=	SI x A
Where SI	=	Service Index for the classification of the work proposed and,
A	=	floor area in m^2 of the work involved

(b) Floor area is measured to the outer face of exterior walls and to the centre of party walls or demising walls, except when calculating interior partition work, and shall include all levels of the building.

(c) In calculating floor area for interior finishes, partitioning, corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy classification for the floor area with which they are associated. Where any of these areas are constructed in a shell only building, fees shall be calculated at the finished rate in 4(3)(a) of the by-law.

(d) No deductions shall be allowed for floor openings required for such facilities as stairs, elevators, escalators, shafts and ducts. Interconnected floor spaces and atriums above their lowest level may be deducted from the calculated floor area.

(e) Where they serve single dwelling units, no additional fee applies for decks, fireplaces, unfinished basements and attached garages proposed and constructed at the same time as the single dwelling they serve.

(f) No additional fee applies for sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve.

(g) No additional fee applies to a roof-like structure projecting from the exterior face of the building proposed and constructed at the same time as the building.

(h) For interior partitioning, floor areas used for the calculation of fees shall be the lesser of:

a. The area contained within a rectangle encompassing the partitions being erected; or

b. The actual area of the tenant space;

But in no case shall be less than $50m^2$.

(i) The occupancy classifications used in this bylaw are based on the Building Code major occupancy classifications. For mixed occupancy floor areas, the fee multiplier for the major occupancy of the floor area applies.

(j) Where a change of occupancy from one classification to another classification is proposed, the fee multiplier for the proposed occupancy applies.

(k) For classes of permits not described in this Schedule, the Chief Building Official shall determine a reasonable permit fee.

2026 FEE SCHEDULE

(updated February 2026)

MINIMUM FEE

•	Detached, semi-detached, townhouse, rowhouse, duplex or live/work residential projects	$326.21
•	Non-residential projects or residential greater than three storeys, unless otherwise stated	$444.85

PERMIT FEES

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION		Fee Multiplier ($ per m² or as otherwise specified)
A.	**CONSTRUCTION: NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; ALTERATION OR UNIT FINISH**	
GROUP "A" ASSEMBLY		Actual Fee
•	Transit Station, Subway, Bus Terminal	$16.70
•	All Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	$20.02
•	Portable Classrooms - New	Each $474.50
	- Relocated	Each $326.21
•	Alteration, Renovation, Interior Finish, Unit Finish	$5.34
GROUP "B" INSTITUTIONAL		
•	New	$25.39
•	Alteration, Renovation, Interior Finish, Unit Finish	$5.34
GROUP "C" RESIDENTIAL		
•	Custom Detached Dwellings, Semi-Detached Dwellings, Townhouses, Row-houses, Duplexes, Live/Work Units	(Min. $2,004.10) $17.80
•	Certified Model	
	Base Model with One Elevation	$13.04
	Optional Items Requiring Separate Building and HVAC Review:	
	Each additional elevation	$118.61
	Corner Upgrade/Rear Upgrade	$118.61
	Alternate Floor Layout	$118.61
	Walk-out Condition	$118.61
	Look-out Condition	$118.61
	Below Grade Entrance	$118.61
	Basement Finish, Partial or Complete	$118.61
	Increase Floor to Ceiling Height	$118.61
	Increase Basement Window Size	$118.61
•	Detached Dwellings, Semi-Detached Dwellings, Townhouses,	
•	Row-houses, Duplexes, Live/Work Units Sited from a Certified Model	(Min. $2,004.10) $14.04
•	Residential Addition - heated	$12.03
•	Residential Addition - unheated	$9.34
•	Motels, Hotels, Apartment Buildings, Stacked Townhouses and all other Residential Occupancies	$20.02
•	Alteration, Renovation, Interior Finish, Unit Finish	$5.34
Stand Alone Miscellaneous for Detached, Semi-Detached, Townhouse, Row-House, Duplex or Live/Work Residential:		
•	Accessory Structure, Shed	Flat fee $326.21
•	Balcony Repair/Balcony Guard Replacment	Flat fee $326.21
•	Basement Finish	Flat fee $326.21
•	Below Grade Entrance	Flat fee $326.21
•	Carport	Flat fee $326.21
•	Clandestine Laboratory Remediation	Flat fee $4,744.99
•	Deck	Flat fee $326.21
•	Door, New Opening	Each $133.61
•	Fire Code Retrofit (OFC S. 9.8)	Flat fee $326.21
•	Fire Damage Repair	Flat fee $326.21
•	Fireplace, wood-burning	Flat fee $326.21
•	Foundation for relocated building	Flat fee $400.82
•	Garage	Flat fee $326.21
•	Porch	Flat fee $326.21
•	Porch Enclosure	Flat fee $326.21
•	Re-roof (Except Shingle Replacement Only)	$1.62
•	Solar Panels (Domestic Hot Water or Photovoltaic, any area)	Flat fee $326.21
•	Window, New Opening	Each $133.61

CLASS OF PERMIT, OCCUPANCY CLASSIFICATION		Fee Multiplier ($ per m[2)]
GROUP "D" BUSINESS AND PERSONAL SERVICES		
• Shell		$14.70
• Finished		$19.36
• Temporary Structure (pre-fabricated/constructed on site)		$6.70/$13.36
Alteration, Renovation, Interior Finish, Unit Finish		$4.68
GROUP "E" MERCANTILE		
• Shell		$14.70
• Finished		$19.36
• Alteration, Renovation, Interior Finish, Unit Finish		$4.68
GROUP "F" INDUSTRIAL		
• Shell		
◦ Major Occupancy Warehouse or Distribution		$8.69
◦ Major Occupancy Manufacturing/Processing/Repair or High Hazard		$8.69
• Finished		
◦ Major Occupancy Warehouse or Distribution		$12.70
◦ Major Occupancy Manufacturing/Processing/Repair or High Hazard		$13.36
• Gas Station, Car Wash		$12.03
• Canopies		$6.02
• Parking Garage		$6.02
• Mezzanine, open area, no new mechanical services		$6.02
Alteration, Renovation, Interior Finish, Unit Finish		
◦ Major Occupancy Warehouse or Distribution		$4.01
◦ Major Occupancy Manufacturing/Processing/Repair or High Hazard		$4.67
B. CHANGE OF USE		
• Change of Use (to an occupancy of higher hazard, including any proposed construction and/or upgrading required thereto)		All classifications $120.26 per hour, minimum 4 hours = $481.05.
• Change of Use to create a second dwelling unit	Flat fee	$1,186.24
C. DEMOLITION		
Residential:		
• Detached, Semi-Detached, Townhouse, Row-House, Duplex Dwellings, Subject to Demolition Control By-Law	Each	$444.85
• Accessory Building, Including Farm Building	Flat fee	$444.85
• Non-residential or multi-unit residential other than described above	Flat fee	$668.04
• Implosion	Each	$2,004.10
D. STAND ALONE MISCELLANEOUS		
• Air Supported Structure	Flat fee	$444.85
• Balcony Repair	Each	$444.85
• Ceiling - new, replacement		$0.48
• Clandestine Laboratory Remediation	Flat fee	$4,744.99
• Door - new, man door or overhead loading	Each	$133.61
• Electromagnetic Locks	Flat fee	$444.85
• Emergency Lighting	Flat fee	$444.85
• Emergency Power	Flat fee	$444.85
• Farm Building	Min $444.85	$4.01
• Fire Alarm	Flat fee	$444.85
• Fire Code Retrofit (other than residential)	Flat fee	$444.85
• Fire Damage Repair	Flat fee	$444.85
• Fire Suppression (Other than Sprinkler System)	Flat fee	$444.85
• Foundation for Relocated Building, each	Flat fee	$444.85
• Mechanical Penthouse		$7.99
• Parking Garage Repair		$1.62
• Racking System (including Shelf and Rack Storage System)	Flat fee	$668.04
• Re-Roofing (except shingle replacement only)		$1.31
• Solar Collector Panels Supported by Building (other than Designated Structure)	Flat fee	$668.04
• Shoring	Flat fee	$444.85

• Sprinklers	Flat fee		$444.85
• Standpipe and Hose System	Flat fee		$444.85
• Tent, permanent (including sprung structures)			$4.68
• Tent, temporary	Flat fee		$444.85
• Underpinning			$12.03/lin.m
• Wall - demising, each	Flat fee		$444.85
• Wall - repair or re-clad			$0.67
• Window - new	Each, to maximum $2,372.50		$133.61
• **Designated Structures**			
• Communication Tower (>16.6m), Wind Turbine (output >3kW)	Flat fee		$444.85
• Outdoor Pool, Outdoor Spa	Flat fee		$444.85
• Pedestrian Bridge	Flat fee		$444.85
• Retaining Wall			$10.92/lin.m.
• Tank, (Exterior) and Supports (not regulated by TSSA)	Flat fee		$444.85
• Solar Collector, Dish Antenna (equal to or greater than 5m^2)	Flat fee		$444.85
• Crane Runway	Flat fee		$444.85
• Other Designated Structures not listed above	Flat fee		$444.85
E. STAND ALONE MECHANICAL			
STAND ALONE MECHANICAL - HVAC			
• Group A			$1.02
• Group B			$1.02
• Group C			$1.02
• Group D			$1.02
• Group E			$1.02
• Group F			$1.02
• Alterations/Add-ons, per unit - Unit Heater; Make-up Unit; Exhaust Fan; Duct Alterations; Boiler/Furnace replacement etc. -	Each		$200.44
• Special Ventilation Systems, per unit Commercial Cooking Exhaust; Spray Booth: Dust Collector, etc)	Each		$444.85
STAND ALONE MECHANICAL - PLUMBING			
Fixtures, Equipment, Drains:			
• Any fixtures, equipment, appliances, vented traps not otherwise covered in the schedule	Each		$17.63
• Roof drains	Each		$17.63
• Floor drains	Each		$17.63
• Oil and Grease Interceptors	Each		$73.47
• Sewage pumps or ejector serving one or more fixtures	Each		$73.47
• Backflow prevention device (requiring testing)	Each		$73.47
• Catch Basin/Manhole	Each	(Max. $1,186.24)	$29.41
Piping:			
Detached, Semi-detached, Townhouse, Row-House, Duplex, Live/Work Residential:			
• New Service-Water, sanitary or storm, buried piping	Flat fee		$326.21
• Repairs, replacement of an addition of buried plumbing and and drainage piping	Flat fee		$326.21
• Site Services for Mechanical Services that serve more than one building (per building or townhouse block)			$326.21
• Conversion-septic to municipal sanitary sewer; well to municipal water service	Per service		$326.21
Non-residential and Residential Greater than Three Storeys:			
• Inside sanitary and storm piping			$2.94/lin.m.
• Outside water service, sanitary and storm piping			$2.94/lin.m.
• Site Services for Mechanical Services that serve more than one building (per building)			$444.85
Private Sewage System:			
• Sewage system - Class 2, 3, 4, new or replacement			$668.04
• Sewage system - Class 2, 3, 4, assessment of independent evaluation, repair or alteration			$668.04
• Sewage system - Class 5 Holding Tank, new or replacement			$668.04

ADMINSTRATION FEES

1)	Change of Municipal Address - upon written request and the requested change conforms with municipal addressing policies		$444.85
2)	Compliance Letter		$267.23
3)	Conditional Permit - 10% of the full permit fee	Minimum fee Maximum fee	$593.12 $4,008.22
	Amendment to Conditional Permit Agreement		$593.12
4)	Site Plan Approval and One Temporary Structure Agreement		$1,336.09
	Each Additional Temporary Structure Agreement or Amendment to a Temporary Structure Agreement		$668.04
5)	Document Reproduction, including document from file and/or set of permit drawings	$5.93/ page + HST for documents from file $35.59 + HST for permit drawings / set when available on pdf $5.93 / frame + HST when available on microfilm only	
6)	Custom Report (Report content subject to Freedom of Information and Information Guidelines)	$117.90 / hour, minimum 3 hours plus administration fee of $32.75 + HST	
7)	Overtime Services/Expedited Review, Special Inspections	Per hour, min 3 hours	$120.26
8)	Phased Permits	Per permit	$444.85
9)	Revisions to an application or an issued permit, elective changes requiring the repetition of processes already completed. Adjusted up to the nearest hour.	Regular Service Overtime/Expedited Service	$100.59 $120.26
10)	Re-siting of an issued permit for a detached, semi-detached or a townhouse block (additional fee under 3(A) of this schedule will also apply if there is an increase in floor area	Where construction has **not** started Where construction has started	$400.82 $801.65
11)	Request to defer revocation	Per building	$267.23
12)	Suspended or Incomplete Construction - request to determine compliance of the authorized construction where a building permit is suspended or deemed incomplete • Detached, Semi-detached, Townhouse, Row-house, Duplex, Live-work unit residential • Non-residential and Residential greater than three storeys	 Flat fee Flat fee	 $326.21 $444.85
13)	Transfer of Permit to a new Owner		$267.23
14)	Liquor Licence Inspection		$400.82
15)	Building Permit Replacement		$133.61
16)	Alternative Solution Proposal Review	Deposit at time of application Plus regular Service per hour Overtime Service (rounded up to next hour) for review exceeding 4 hours	$444.85 $100.59 $120.26
17)	Limiting Distance Agreement or Agreements not otherwise noted in the schedule		$593.12
18)	Construction Start Prior to Permit Issue	50% of total permit fee to a maximum of	$13,360.76
19)	Inspection Recall		$118.61
20)	Concierge Permit Service		$133.61
21)	Approval for Transfer of Previously Approved Certified Model: • Abutting Registered Plan, Shared Construction Office, within same lock plan of subdivision, Electronic Submission only	Per model	$415.18
22)	Production and Review of Electronic Submissions Greater than 10 Pages in Length	Per submission	$14.51
23)	Order to Comply, Registration on Title and Discharge from Title		$711.74
24)	Title Search	Per property address	$53.40

2. Payment of Permit Fees

1. Applicants for building permits with a permit fee value of over five thousand dollars ($5,000) may elect to either:

   (a) pay the full permit fee at the time of the application; or

   (b) pay fifty percent (50%) of the full permit fee at the time of application to a maximum amount of ten thousand ($10,000.00) and the balance at the time of permit issuance.

2. Applicants for building permits for a new house shall pay one thousand five hundred dollars ($1,500.00) per unit at the time of application and the balance upon issuance of the permit. The deposit shall be non-refundable.

3. Complete fees shall be paid at the time of application for all other classes of permits.

4. Permit fees will be calculated at the time of application based upon the information provided on the application form. Adjustments will be made, as required, during the review process. The balance of fees owing, where the applicant was eligible for the payment of a deposit and adjustments as a result of corrected information, shall be paid prior to permit issuance.

5. The method of payment for permit fees may be cash, cheque, credit card or debit card. Cheques returned for non-sufficient funds shall be replaced by a certified cheque in the amount of the permit fee plus the administrative charges as determined by the Chief Building Official. Replacement fees not provided within a specified time will result in revocation of the permit.

3. Refund of Fees

Pursuant to subsection 6(3) of the By-Law, the amount of fees refundable shall be calculated as follows:

(a) Cancellation of a Permit Application or a Certified Model Application:

Fees will be refunded in accordance with the following schedule only upon receipt of a written request for cancellation.

Where administrative functions only have been commenced	90%
Where administrative and zoning review functions have been commenced	70%
Where administrative, zoning and Building Code review functions have commenced	40%
Where the review has been completed	30%

(b) Cancellation (revocation) of a permit at the request of the permit holder:

If within six (6) months of the issuance of a permit, no work has been commenced on the project for which the permit was issued, a refund of thirty percent (30%) of the total permit fee payable may be paid to the permit holder.

(c) No refund is applicable after six (6) months has elapsed from the date of the issuance of the permit.

(d) No refund of fees is applicable if the permit is revoked under section 8(10) of the Building Code Act, except that where a permit is issued at the error of the City and the permit is revoked, a refund for the total amount of the permit fee paid shall be issued.

(e) No refund of fees is applicable for any administration fees paid under Schedule “A1”.

(f) The refund shall be paid to the owner named on the application for a building permit or the person or company named on the fee receipt, whichever, to be specified on the written request for cancellation.

(g) Where an application for certified model is cancelled at the request of an applicant or deemed abandoned pursuant to section 4(9) of the By-law, no refund is applicable.

SCHEDULE "A2"

(By-law 217-2018)

(Effective February 1, 2019)

CLASSES OF PERMITS, PERMIT FEES AND REFUNDS

1. Calculation of Permit Fees

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

Permit Fee	= SI x A
Where SI	= Service Index for the classification of the work proposed and,
A	= floor area in m^2 of the work involved

(b) Floor area is measured to the outer face of exterior walls and to the centre of party walls or demising walls, except when calculating interior partition work, and shall include all levels of the building.

(c) In calculating floor area for interior finishes, partitioning, corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy classification for the floor area with which they are associated. Where any of these areas are constructed in a shell only building, fees shall be calculated at the finished rate in 4(3)(a) of the by-law.

(d) No deductions shall be allowed for floor openings required for such facilities as stairs, elevators, escalators, shafts and ducts. Interconnected floor spaces and atriums above their lowest level may be deducted from the calculated floor area.

(e) Where they serve single dwelling units, no additional fee applies for decks, fireplaces, unfinished basements and attached garages proposed and constructed at the same time as the single dwelling they serve.

(f) No additional fee applies for sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve.

(g) No additional fee applies to a roof-like structure projecting from the exterior face of the building proposed and constructed at the same time as the building.

(h) For interior partitioning, floor areas used for the calculation of fees shall be the area contained within a rectangle encompassing the partitions being erected.

(i) The occupancy classifications used in this bylaw are based on the Building Code major occupancy classifications. For mixed occupancy floor areas, the fee multiplier for the major occupancy of the floor area applies.

(j) Where a change of occupancy from one classification to another classification is proposed, the fee multiplier for the proposed occupancy applies.

(k) For classes of permits not described in this Schedule, the Chief Building Official shall determine a reasonable permit fee.

(l) At no time shall the fees be less than the minimum fees as described in the schedule.

2. <u>Payment of Permit Fees</u>

1. Applicants for building permits with a permit fee value of between five thousand dollars ($5,000) and twenty thousand dollars ($20,000.00) may elect to either:

   (c) pay the full permit fee at the time of the application; or

   (d) pay fifty percent (50%) of the full permit fee at the time of application and the balance at the time of permit issuance.

2. Applicants for building permits with a permit fee value over twenty thousand dollars ($20,000.00) may elect to either:

   (a) pay the full permit fee at the time of application; or

   (b) pay a minimum deposit of ten thousand dollars ($10,000.00) at the time of application and the balance at the time of permit issuance.

3. Applicants for building permits for a new house shall pay a deposit of one thousand five hundred dollars ($1,500.00) per unit at the time of application and the balance upon issuance of the permit. The deposit shall be non-refundable.

4. Complete fees shall be paid at the time of application for all other classes of permits.

5. Permit fees will be calculated at the time of application based upon the information provided on the application form. Adjustments will be made, as required, during the review process. The balance of fees owing, where the applicant was eligible for the payment of a deposit and adjustments as a result of corrected information, shall be paid prior to permit issuance at the rate applicable on the date the application was made.

6. The method of payment for permit fees may be cash, cheque, credit card, debit card or electronic bank transfer. Cheques returned for non-sufficient funds shall be replaced by a certified cheque, cash or debit card, credit card or electronic bank transfer in the amount of the permit fee plus the administrative charges in accordance with the corporate rate. Replacement fees not provided within a specified time will result in revocation of the permit.

3. Refund of Fees

Pursuant to subsection 6(3) of the By-Law, the amount of fees refundable shall be calculated as follows:

(a) Cancellation of a Permit Application or a Certified Model Application:

Fees will be refunded in accordance with the following schedule only upon receipt of a written request for cancellation.

Where administrative functions only have been commenced	90%
Where administrative and zoning review functions have been commenced	70%
Where administrative, zoning and Building Code review functions have commenced	40%
Where the review has been completed	30%

(b) Abandonment of an Application:

Where an application for permit or certified model is deemed abandoned in accordance with Section 4 (8) and 4 (9) of this By-law, refunds will only considered where a written request is received within thirty (30) days of notice to abandon the application., after which time no refund will be granted. Refunded fees are in accordance with the above table.

(c) Cancellation (revocation) of a permit at the request of the permit holder under Clause 8.(10) (e) of the Building Code Act:

If within six (6) months of the issuance of a permit, no work has been commenced on the project for which the permit was issued, a refund of thirty percent (30%) of the total permit fee payable may be paid to the permit holder.

(d) No refund is applicable after six (6) months has elapsed from the date of the issuance of the permit.

(e) No refund of fees is applicable if the permit is revoked under section 8(10) (a), (b), (c), (d) or (f) of the Building Code Act, except that where a permit is issued at the error of the City and the permit is revoked, a refund for the total amount of the permit fee paid shall be issued.

(f) No refund of fees is applicable for any administration fees paid under this Schedule.

(g) No refund of fees is applicable for an amount less than twenty-five dollars ($25.00) unless authorized by the Chief Building official.

(h) The refund shall be paid to the owner named on the application for a building permit or the person or company named on the fee receipt, whichever, to be specified on the written request for cancellation.

SCHEDULE "B"

(Amended by By-laws 199-2011, 217-2018, 184-2022)

PLANS, SPECIFICATIONS, DOCUMENTS AND FORMS

The following are lists of plans, working drawings, specifications, information and forms that may be required to accompany applications for permits according to the scope of work and type of application;

1. Plans and Working Drawings

a) Site plan (referenced to an accurate survey)
b) Key plan
c) Lot grading plan
d) Floor plans
e) Foundation plans
f) Framing plans
g) Roof plans
h) Reflected ceiling plans
i) Sections and details
j) Building elevations
k) Structural drawings
l) Architectural drawings
m) Electrical drawings
n) Heating, ventilation and air conditioning drawings
o) Plumbing drawings
p) Fire alarm drawings
q) Sprinkler / Standpipe drawings
r) Survey

Every application shall, unless otherwise determined by the Chief Building Official, be accompanied by two complete sets of working drawings, prepared in accordance with generally accepted architectural and engineering practices, on paper or other suitable and durable material or one set of digital plans, as required, and shall be drawn to an industry standard scale.

In the case of an application for a Garden Suite in an assumed subdivision; proposed elevations shall bear the Urban Design approval stamp. In the case of an unassumed subdivision; the drawings submitted with the application shall bear the stamp of approval from the subdivider's control architect responsible for the overall subdivision architectural control certifying thereon that the design of the building on the lot conforms with the community design guidelines approved by the Corporation, and specifically, Urban Design, for architectural control.

All drawings shall be of sufficient detail and contain all information to enable the Chief Building Official to determine whether the proposed construction, demolition or change of use conforms to the Act, the Building Code and any other applicable law. This includes, but is not limited to, all drawings being fully dimensioned, noting all sizes and types of construction materials to be used and their respective locations, noting all finishes to all walls, ceilings and floors and all existing and proposed fire separations. Alterations, renovations and additions must also differentiate between the existing building and new work proposed.

2. Information

a) Specifications
b) Spatial separation calculations
c) Fire protection report
d) Building Code related report
e) Letter of use
f) Occupant loads
g) Acoustical engineer certification
h) Geotechnical report
i) Confirmation of Payment of Financial Contributions
j) BMEC authorizations
k) Fire department inspection report
n) ASHRAE 90.1 or Model National Energy Code for Buildings
o) Confirmation of Record of Site Condition
p) Environmental Site Assessment Report
q) Proposal for Alternative Solution
r) Information related to demolition to the satisfaction of the Chief Building Official
s) Information related to construction vibration and mitigating measures to

l) HVAC calculations
m) Sprinkler / Standpipe hydraulic calculations
the satisfaction of the Chief Building Official
t) Plumbing, water pipe sizing data sheet

3. Forms

a) Application for a permit to construct or demolish and associated schedules
b) Addendum to permit application (Production Residential Application Summary)
c) Addendum to permit application, request for expedited review of building permit application
d) Acknowledgement by applicant of an incomplete application
e) Documents establishing compliance with applicable law
f) General review commitment certificate
g) Notice of permission to construct
h) Proposal for alternative solution
i) Conditional permit request
j) Permit application (residential demolition pursuant to the Planning Act)
k) Financial contribution form
l) Statement of design for the installation of class 2 to 5 sewage systems
m) Declaration of applicant for building permit regarding Ontario New Home Warranty Plan Act
n) Certified model application form
o) Notice of date of completion
p) Letter of use for basement finish
q) Letter of use for below grade entrance
r) Letter of use for above grade entrance
s) Approval for transfer of previously approved models
t) Vibration control form
u) Plumbing, water pipe sizing data sheet

Schedule "C"

BY-LAW 387-2006

PLANS, SPECIFICATIONS, DOCUMENTS AND FORMS

(amended by By-law 199-2011)
(replaced with Schedule "B" by By-law 217-2018)