

BUILDING CODE BYLAW, 2002, NO. 2538, AMENDMENT BYLAW [NO. 3], 2007, NO. 2657

APPENDIX A

FEES UNDER THIS SCHEDULE ARE SUBJECT TO APPLICABLE TAXES.

Plan Processing Fees

- (1) The plan processing **Fee** for any application for **Construction** shall be twenty five percent (25%) of the **Building Permit Fee**.
- (2) The plan processing **Fee** shall not exceed \$2,000 (two thousand dollars).
- (3) The minimum plan processing **Fee** is \$50 (fifty dollars).

File Search Fees

- (1) The **Fee** shall be paid to the **Municipality** for time spent by municipal staff to respond in writing to requests submitted by property **Owners** or their **Agents**. This **Fee** shall to apply to requests for:
 - (1) Zoning of property
 - (2) Age of property
 - (3) Permit history
 - (4) Outstanding orders
 - (5) Locating plans on file related to **Building Permits**
- (2) The **Fee** shall be \$50.00 an hour or portion thereof.

Building Permit Fees

The charge for **Permits** in accordance with this bylaw shall be based on **Construction** cost covered by this **Permit** and the **Fee** shall be calculated in accordance with the following schedule:

- | | | |
|-----|---|--------------------|
| 1. | <u>Value of Construction</u> | <u>Fees</u> |
| (1) | for permits \$1000.00 or less in value | \$50.00 |
| (2) | For permits in excess of \$1000.00 in value
The fees shall be \$50.00 of the first thousand, plus \$13.00 per thousand or part thereof for the next \$99,000.00, plus \$11.00 per thousand or part thereof for the next \$400,000.00 and \$9.00 per thousand in excess of \$500,000.00 | |

Permit Value (\$)	Fee
100,000	1,337.00
150,000	1,887.00
200,000	2,437.00
300,000	3,537.00
400,000	4,637.00
500,000	5,737.00
1,000,000	10,237.00

FEEES TO BE ROUNDED UP TO THE NEAREST DOLLAR

- (3) The value of **Construction** for **Permit Fee** calculation shall be based on:
- (1) The **Construction** contract cost including reasonable extra costs (a copy of the contract documents may be required at the time of application).
 - (2) Where there are no contract documents, the applicant shall supply the estimated cost of **Construction** based on plans and specifications that form part of the application.
 - (3) In all cases the final value of **Construction** shall be established by the **Inspector**.

Fee Reduction

Where a registered professional as defined by the B.C. **Building Code**, reviews and certifies an application for a building permit as being in compliance with the **B.C. Building Code** and applicable municipal bylaws, and where the **Municipality** relies upon that certification in issuing a building permit the building permit fee shall be reduced by 5%.

2. **Penalty**

The **Building Permit Fee** is doubled for every **Permit** application where **Construction** is commenced before the **Inspector** issues a **Permit**.

3. **Re-inspection Fee**

Where it has been determined by the **Inspector** that due to non-compliance with the provisions of this bylaw or more than two inspections are necessary for each type of inspection, the **Fee** for each inspection after the second inspection shall be:

\$50.00

4. **Special Inspection Fees**

(1) Where there is a request for a required **Permit** inspection for **Building Bylaw** compliance which cannot be carried out during normal working hour, a **Fee** based on the actual time spent making such inspection, including traveling time, shall be charged. The minimum inspection time is 1 hour: *Previously minimum 4 hr.*

\$90.00/hr

5. **Renewal of a Permit**

The **Fee** for renewal shall be 20% of the **Permit Fee** to a maximum of \$500.00. Minimum permit renewal fee shall be \$50.00

6. **Building Permit Refund**

(1) A **Building Permit Fee** may be partially refunded provided that the **Owner** has submitted a written request for a refund, the **Inspector** has certified that work has not been commenced, and the **Permit** has not expired.

(2) Where a refund of a **Building Permit Fee** is approved it shall be calculated on the following basis:

- (i) sixty percent (60%) of the **Permit Fee** after deducting the plan processing **Fee**, and
- (ii) there shall be no refund of **Permit Fees** where an inspection has been made or **Construction** has commenced.

7. **Demolition Permit**

The **Fee** for a **Permit** to demolish, deconstruct or remove a **Building** shall be \$200

8. **Other Permit Items**

Masonry or Metal Fireplace \$50.00

Masonry or Metal Chimneys
(if issued with a fireplace permit) \$35.00

Masonry or Metal Chimneys
(if issued without a fire place permit) - Single flue \$35.00
- Multiple flue (each) \$20.00

Wood Stoves \$50.00

Fireplace Inserts (each) \$50.00

Chimney Repair- Single flue
- Multiple flue \$20.00

Sign Permit \$50.00

9. **Damage - Surety Deposit**

At the time of issuance of a **Permit** for a **Building** or demolition, a surety deposit of five hundred dollars (\$500.00) is required for restoration of damaged municipal works, as required. The Surety deposit shall be refunded if:

- (1) there is no damage to municipal property;
- (2) no invoice is issued to cover the cost of repair to Municipal property; and
- (3) an occupancy permit is issued.

The surety deposit shall be forfeited to the municipality if a final inspection is not called for and approved within two years of the issuance of the building permit.

10. <u>Plumbing Permits</u>	<u>Fees</u>
Every plumbing fixture from 1 to 10 per fixture	\$15.00
For each additional fixture over 10 per fixture	\$10.00
For every hot water storage tank installation	\$15.00
Repairing or altering drainage or vent piping	\$25.00
For installation of internal roof leader - each	\$10.00
Fire protection standpipe and hose system from 1 to 2 hose connections inclusive	\$15.00
Each additional hose connection	\$ 7.50
Fire protection sprinkler system from 1 to 5 sprinklers, inclusive	\$20.00
Each additional 20 sprinkler heads	\$20.00
Special inspection	\$25.00
Water service pipe (meter to house)	\$25.00
Underground irrigation system - backflow prevention	\$25.00

A **Permit** for plumbing work shall expire at the end of one (1) year unless renewed. The **Fee** for renewal shall be 20% of the **Permit Fee** to a maximum of \$100.00.

11. <u>Sewer and Storm Drain Permits</u>	<u>Fees</u>
Area sumps and catch basins - each	\$10.00
Manholes - each	\$30.00
Interceptors and acid neutralizers - each	\$30.00
*Laying of a Building storm sewer - each	\$30.00
*Laying of a Building sanitary sewer - each	\$30.00
*Altering or renewing a storm sewer - each	\$30.00
*Altering or renewing a sanitary sewer - each	\$30.00
Altering or renewing a subsoil drainage system	\$30.00
<p>*NOTE: Charge is based on first 30 m only. An additional Fee of \$20 (twenty) for each additional 30 m or part thereof.</p>	

A **Permit** to **Construct** or alter or extend a **Building** sanitary sewer, **Building** storm drain or a subsoil drainage system shall be valid for a period of one (1) year after issue and the work authorized shall be carried out within such period. In the event that such work is not completed within such period, then it shall be necessary to renew the **Permit** and the **Fee** for such renewal shall be 20% of the **Permit Fee** to a maximum of \$100.00.

12. **Fees for the Connection of Sanitary Sewer and Storm Drains**

The following **Fees** apply only to standard sewer and storm drain connections within municipal easements and/or within normal road allowances:

(1) <u>Type of Connection</u>	<u>Rate</u>
100mm Sanitary sewer (separate ditch)	\$5,000.00
100mm Storm drain (separate ditch)	\$5,000.00
150mm Sanitary sewer (separate ditch)	\$6,500.00
150mm Storm Drain (separate ditch)	\$6,500.00
100mm Sanitary sewer & 100mm Storm drain (combined ditch)	\$6,000.00
100mm Sanitary sewer & 150mm Storm drain (combined ditch)	\$7,000.00
150mm Sanitary sewer & 150mm Storm drain (combined ditch)	\$8,000.00

(2) If two sanitary or two storm sewer pipes are installed in a combined ditch, the cost shall be the same as for a sanitary and storm sewer in a combined ditch.

(3) All connections and/or extensions above six-inch diameter shall be installed at cost. An estimated cost shall be provided at the time of request for the connection.

(4) **Rock**

When rock is encountered in the sewer/drain trench a charge equivalent to the cost will be imposed for drilling, blasting, re-excavation, extra surface restoration and any other cost incurred by the removal shall be added to and form part of the **Fee** for sewer and drain connections. These costs are added to defray the cost to the **Municipality**. Where feasible, estimated rock removal costs will be provided, and a deposit shall be made to cover these costs in accordance with the Deposit Agreement prior to continuation of the installation.

(5) **Traffic Control**

As the connection(s) being installed is on a collector road, major road, or arterial highway, an additional **\$1,000.00** will be charged.

13. **Test and Clear** 100 - 150mm: Test and Clear. The connection to be tested must be located at the property line and exposed by the **Owner**/contractor, and if the excavation exceeds 1.2 metres in depth, shoring to WCB Regulations must be provided. Backfill restoration shall also be the responsibility of the **Owner**/contractor.
\$175.00 per line

14. **Capping Fee**: the connection to be capped must be located at the property line and exposed by the **Owner**/contractor, and if the excavation exceeds 1.2 metres in depth, shoring to WCB Regulations must be provided. Backfill restoration shall also be the responsibility of the **Owner**/contractor.
\$175.00 per line

15. **Deposit**
 - a. For all new construction which increases the density of the properties (i.e. converting single family dwellings to duplexes, new duplexes, multiple family dwellings) a deposit of **\$3000.00** is required, to be refunded upon completion of Test & Clear [i.e. to ensure that Test & Clear is conducted].

 - b. For additions (where additional roof area and/or driveways are added, a deposit of **\$300.00** is required, to be refunded upon completion of Test and Clear [i.e. to ensure that Test & Clear is conducted].