

November 4, 2013

Report To: Mayor and Council

From: Travis Rob, CBO, Facilities/Special Projects Coordinator



RE: Building Permit Fee Proposal In Contemplation for 2014 User Fees

The current building permit fees are developed based on the cost of construction including materials and labour. The current trend in building departments in all of Ontario is to move to a permit fee system that is based on the square footage and building type. The current trend within the Town of Fort Frances is for homeowners to complete a lot of work themselves, which they then argue there should be a reduction in their permit fees because their labour to complete the work is 'free'. Also a very common question when a homeowner is in the planning stages of work, is 'what will the permit cost' sometimes this can be a difficult question to answer if the homeowner has not yet finalized the size or scope of work they plan to undertake and have not yet received quotes to complete the work. The sized based permit fees would allow homeowners a standardized cost for permits unrelated to the cost of the job while allowing the homeowner to immediately realize the impact on permit fees from a change in building scope or size. Further to this a flat rate for a residential demolition permit is also proposed in the fee schedule. This type of fee system will not be able to be used for every possible case of building projects, so there will still be a cost of construction based fee for all non-residential construction and for construction that does not fall into the proposed sized based construction categories.

Attached to this report is the proposed fee schedule for 2014 with the new fees adjusted, based on 2013 construction, to realize an increase in revenue of 24% for garages and accessory use buildings, an increase of 18% for uncovered decks, sheds, and temporary structures and a decrease in new single detached dwellings or additions by 16%. The rational behind these fees is that the majority of construction seen in the Town is sheds, decks, garages, temporary structures; so it makes sense to realize more revenue out of these types of permits, and as an incentive to build new single detached dwellings, the permit fees for these will remain as low as possible.

The attached fee schedule was discussed at the November 4, 2013 meeting of the Planning and Development Executive Committee where the recommendation was to approve the recommended change in the calculation of building permit fees and forward the matter on to the 2014 User fee by-law discussions.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Travis Rob", with a stylized flourish at the end.

Travis Rob, EIT
CBO, Facilities/Special Projects Coordinator.

Council Approval of this Report is not required as this report is provided for informational purposes at this time.
--

2014 Permit Fees:

New Residential Construction or Addition to:

- Garages, Accessory Use Buildings, Covered Decks.

Permit Fee: \$0.45 per Square Foot

- Uncovered Decks, Sheds, Temporary Structures

Permit Fee: \$0.30 per Square Foot

- Residential Construction (Houses, Attached Garages, Factory Built Structures)

Permit Fees: Main Floor \$0.90 per Square Foot

Basement \$0.70 per Square Foot

Additional Floors Above Main \$0.50 per Square Foot

Any work not covered in above:

First \$1000.00 value: \$54.00

Each Additional \$1000.00 Value: \$10.80

Plumbing Inspection: \$10.80 Per Fixture (Subject to 2014 Increases)

Residential Demolition Permit: \$55.00

All other construction not conforming to the above fee schedule:

First \$1000.00 of Value: \$54.00

Each Additional \$1000.00 of Value: \$10.80

(Subject to 2014 Increases)

Progress Reports*: \$86.40

Conditional Permit*: \$228.75

Re-Inspection Fee*: \$86.40

Special Call Out Services*: Applicable Rates (Time & OH)

Change of Use*: \$57.20

*Subject to 2014 Increases