

SCHEDULE "A"  
 TO BY-LAW 2005-91 OF THE CITY OF WELLAND  
CLASSES OF PERMITS AND PERMIT APPLICATION FEES

Permit application fees payable upon application for permit shall be as specified in the City Fees and Charges By-law. (By-law 2007-193)

EXCERPT FROM BY-LAW 2006-193, AS AMENDED BY BY-LAW 2012-3

CLASS OF PERMIT	PERMIT DESIGNATION PREFACE	PERMIT APPLICATION FEE <sup>1-18</sup>
<b>1. CONSTRUCTION</b>		
<b>1.1. NEW BUILDING CONSTRUCTION AND ADDITIONS<sup>6,8</sup></b>	<b>B</b>	
<b>MAJOR OCCUPANCY<sup>7</sup></b>		
<b>GROUP A - ASSEMBLY OCCUPANCIES</b>		
School; church; restaurant; daycare; hall; transit; recreation facility; other		\$1.32/ft <sup>2</sup>
<b>GROUP B – INSTITUTIONAL OCCUPANCIES</b>		
Hospital; retention facility; nursing home; other		\$1.55/ft <sup>2</sup>
<b>GROUP C - RESIDENTIAL OCCUPANCIES</b>		
Single detached dwelling		\$1.01/ft <sup>2</sup>
Semi-detached dwelling; duplex dwelling		\$1.01/ft <sup>2</sup>
Multiple unit dwellings; apartment building; townhouse		\$0.83/ft <sup>2</sup>
Hotels; motels		\$0.83/ft <sup>2</sup>
Other residential		\$0.83/ft <sup>2</sup>
<b>GROUP D – BUSINESS/PERSONAL SERVICES OCCUPANCIES</b>		
Office; bank; medical; police stations; other		\$1.26/ft <sup>2</sup>
<b>GROUP E - MERCANTILE OCCUPANCIES</b>		
Store; shopping mall/plaza; shop; market; retail; other		\$1.01/ft <sup>2</sup>
<b>GROUP F – INDUSTRIAL OCCUPANCIES</b>		
Industrial mall/plaza/garage; plant; factory; warehouse; other		\$0.65/ft <sup>2</sup>
Industrial buildings with no partitions; no plumbing		\$0.35/ft <sup>2</sup>

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and no mechanical		
<b>SPECIAL CATEGORIES/OCCUPANCIES</b>		
Farm building; greenhouse		\$0.17/ft <sup>2</sup>
Trailer; air supported structure		\$0.09/ft <sup>2</sup> )
Tent; temporary fabric structure		\$0.09/ft <sup>2</sup> (to maximum of \$161.00)
Houses: <sup>14</sup>		
Garage; carport		\$0.35/ft <sup>2</sup>
Covered deck/porch		\$0.35/ft <sup>2</sup>
Uncovered deck/porch		\$0.25/ft <sup>2</sup>
Sunroom/solarium		\$0.65/ft <sup>2</sup>
Shed/accessory building		\$0.35/ft <sup>2</sup>
<b>1.2 ALTERATIONS</b>	<b>B</b>	
<b>DESCRIPTION</b>		
Unfinished basement		\$0.25/ft <sup>2</sup>
Under pinning foundation		See Note 12
Roof structure		\$0.09/ft <sup>2</sup>
Fireplace; woodstove; chimney		\$100.00
Interior Alterations:		
including plumbing and mechanical		\$0.35/ft <sup>2</sup>
including plumbing or mechanical		\$0.25/ft <sup>2</sup>
excluding plumbing and mechanical		\$0.18/ft <sup>2</sup>
Finishing Basement Other Than Houses		\$0.50/ft <sup>2</sup>
Houses: <sup>14</sup>		
finishing basement		\$0.25/ft <sup>2</sup>
other minor alteration		\$100.00
<b>1.3 PARTIAL PERMIT/STAGED CONSTRUCTION<sup>11</sup></b>	<b>B</b>	
All partial permits subject to a surcharge in addition to other applicable fees		\$263.00
<b>FOUNDATION STAGE<sup>11</sup></b>		

<b>CLASS OF PERMIT</b>	<b>PERMIT DESIGNATION PREFACE</b>	<b>PERMIT APPLICATION FEE<sup>1-18</sup></b>
Complete to grade including or excluding underground services within building		15%
<b>BUILDING SHELL STAGE<sup>11</sup></b>		
Completed structural shell stage		40%
Completed architectural shell stage		80%
<b>BUILDING COMPLETION STAGE<sup>11</sup></b>		
Includes completed building stage		100%
<b>1.4 PLUMBING ONLY</b>	<b>P</b>	
Fixture; plumbing appliance; stack; interceptor; tank; floor drain; sewage ejector; sump; manhole; catchbasin; rain water leader; other		\$6.83 each
All buried piping including building drain and sewer; building storm drain and sewer; storm drainage piping; water service pipe		\$1.07/lf <sup>13</sup>
Water distribution pipe inside a building		\$100.00
<b>1.5 MECHANICAL HVAC ONLY</b>	<b>M</b>	
Group A, B, C (except houses), D, E		\$0.07/ft <sup>2</sup>
Houses		\$100.00
Group F		\$0.05/ft <sup>2</sup>
Commercial type Kitchen Exhaust		\$132.00
<b>1.6 POOL</b>	<b>W</b>	
Public pool		\$344.00
Inground pool		\$111.00
<b>1.7 DESIGNATED STRUCTURE</b>	<b>G</b>	
Retaining wall; pedestrian bridge; crane runway		\$1.75/lf
Communication tower		\$240.00
Other designated structure		\$100.00
<b>2. DEMOLITION</b>	<b>D</b>	
One-family dwelling; buildings less than 3,000 sq. ft. gross area		\$100.00
Other demolitions		\$0.04/ft <sup>2</sup>
<b>3. CONDITIONAL<sup>16</sup></b>	<b>C</b>	

EFFECTIVE JANUARY 17, 2012  
 BY-LAW PASSED JANUARY 17, 2012

CLASS OF PERMIT	PERMIT DESIGNATION PREFACE	PERMIT APPLICATION FEE <sup>1-18</sup>
Surcharge		\$525.00
<b>4. USE CHANGE</b>	<b>U</b>	
Permit for the change of use of a building or part thereof		\$100.00
<b>5. SEWAGE SYSTEM</b>	<b>H</b>	
Class 4		\$801.00
Repair of Class 4		\$235.00
Other than Class 4		\$481.00
<b>6. OCCUPANCY</b>	<b>O</b>	
Permit to allow occupancy		
Houses, semi-detached dwellings, townhouses <sup>18</sup>		\$0.00
Other buildings		\$100.00 min <sup>4</sup>
<b>7. TRANSFER</b>	<b>T</b>	
Transfer of permit to a new owner		\$100.00

NOTES TO SCHEDULE "A":

1. Permit application fee is \$/square foot (sq. ft.), \$/linear foot (lf), or \$ (flat fee).
2. Sq. ft. is gross area of all floors above grade measured from the outer face of exterior walls, unless noted otherwise. Mezzanines, lofts and habitable attics are included.
3. Where there is no floor or exterior walls for the project, sq. ft. is the greatest horizontal area of the structure.
4. \$100.00 paid at application plus \$69/hour for each inspection in excess of one which must be paid prior to issuance of Occupancy Permit.
5. There are no deductions from the gross floor area for openings such as stairs, elevators, shafts, etc.
6. Unfinished basements and crawl spaces are not used in the fee calculation for new construction and additions, and attached garages are not used in the fee calculation for new dwellings.
7. Major occupancy is based upon the Ontario Building Code.
8. New construction and additions include interior plumbing, HVAC and all other regulated building services/components. (Site servicing fees specified in Section 1.4 plumbing only not included)
9. Minimum permit fee is \$100.00.
10. Revision or amendment to permit is \$69/hour with a minimum \$69.00 fee.
11. For a Partial Permit, the percentage shown for the applicable stage of construction (minus the percentage for any previous Partial Permits) must be multiplied by the applicable permit application fee shown for new construction and then increased by the surcharge to obtain the required total fee for that stage.
12. If the work regulated by the permit cannot be described otherwise, the permit application fee shall be \$13.81 for each \$1,000.00 value of work proposed.
13. For water and fire service pipes 4" and greater in diameter the permit application fee is 5% of the estimated value of work as prescribed by the Engineering Department.
14. Houses in Special Categories and Alterations includes semi-detached, duplexes, triplexes, and townhouses.
15. See Schedule "G" for deposits which may be required.
16. The fee for a Conditional Permit is equal to the regular permit fee described in Classes 1-7 plus an additional surcharge of \$525.00. If the Conditional Permit also happens to be a Partial Permit, the Conditional Permit and Partial Permit surcharges both apply.
17. Application fee for an Objective-based Alternative Solution under Building Code Division A is \$263.00.
18. Fee included in cost of building permit for houses.