

2018 Building Permit Fee Schedule

1. Permit fees will be charged as outlined in Table 1.
2. Any building permit not otherwise listed in Table 1 will be assessed at 1% of its construction value. Construction values submitted are at the discretion of the Chief Building Official.
3. Fireplaces, HVAC, plumbing, attached garages, decks and porches are included in the permit fee for new residential buildings not more than three (3) storeys and not exceeding 600m² where submitted plans for the new building include these details.
4. Post approval revisions, equivalents, inspections outside of normal working hours that are authorized by the Chief Building Official and inspections to clear deficient permits will be charged at the rate of \$75.00.
5. Permit extension will be charged \$75.00.
6. Where work or construction is carried out or commenced prior to permit issuance, the municipality shall be compensated for the additional expenditures required because of the unlawful commencement of the work. The minimum fee charged shall be 100% of the required fee based on the entire work to be performed and exclusive of any part into which the application for permit may be subdivided.
7. Inspections performed outside the Town of Erin (ie. buildings to be moved to the Town of Erin), will be charged \$75.00/hour, plus the current Town of Erin mileage rate, OR, the inspection may be done by the municipality where the building is located and a copy forwarded to the Town of Erin.

Table 1.

Class of Permit, Occupancy Classification	\$ per ft²	\$ per m²
Minimum fee (unless noted otherwise)		
a) Residential projects – detached house, semi-detached house or row house containing not more than two dwelling units:	Min. fee: \$200.00	
b) All other buildings not described in (a):	Min. fee: \$750.00	
A. Construction: New Buildings; Additions to Buildings; Alterations; Unit Finish		
Group A: Assembly		
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$1.00	\$10.76
	Minimum fee: \$2,500.00	
Additions	\$0.80	\$8.61
	Minimum fee: \$2,000.00	
Alteration, renovation, interior finish, unit finish/fit-up	\$0.30	\$3.23
	Minimum fee: \$750.00	
Group B: Institutional		
New hospital, institutional buildings, detention, care and treatment	\$1.00	\$10.76
	Minimum fee: \$2,500.00	
Additions	\$0.80	\$8.61
	Minimum fee: \$2,000.00	
Alteration, renovation, interior finish, unit finish	\$0.80	\$8.61
	Minimum fee: \$750.00	
Group C: Residential		
New detached, semi-detached, townhouses, row-houses, duplexes, live/work units containing not more than two (2) dwelling units.	\$0.88	\$9.47
	Minimum fee: \$2,200.00	
New motels, hotels and all other multi-unit residential occupancies	\$0.88	\$9.47
	Minimum fee: \$2,200.00	
Addition, alteration, renovation	\$0.78	\$8.39
Finish basement within single family dwelling	\$0.78	\$8.39

Class of Permit, Occupancy Classification	\$ per ft ²	\$ per m ²
New secondary dwelling unit – within existing house or building	\$0.78	\$8.39
Mobile home; garden suite	Flat fee: \$750.00	
Group D: Business and Personal Services		
New building – shell only	\$1.00	\$10.76
	Minimum fee: 2,500.00	
Additions	\$0.80	\$8.61
	Minimum fee: 2,000.00	
Alteration, renovation, interior finish, unit finish	\$0.80	\$8.61
	Minimum fee: \$750.00	
Group E: Mercantile		
New building – shell only	\$1.00	\$10.76
	Minimum fee: \$2,500.00	
Additions	\$0.80	\$8.61
	Minimum fee: \$2,000.00	
Alteration, renovation, interior finish, unit finish	\$0.80	\$8.61
	Minimum fee: \$750.00	
Group F: Industrial		
New building – shell only	\$1.00	\$10.76
	Minimum fee: \$2,500.00	
Additions	\$0.80	\$8.61
	Minimum fee: \$2,000.00	
Alterations, renovations, interior finish, unit finish	\$0.80	\$8.61
	Minimum fee: \$750.00	
Parking garage	\$0.30	\$3.23

B. Demolition		
Buildings up to 600 m ² (6,500 ft ²) or up to three (3) storeys	Flat fee: \$200.00	
Buildings greater than 600 m ² (6,500 ft ²) or greater than three (3) storeys	Flat fee: \$1,300.00	

C. Designated Structures (OBC Div. C, Article 1.3.1.1.)		
Retaining walls - residential	Flat fee: \$200.00	
Retaining walls – non-residential	Flat fee: \$750.00	
Pedestrian bridge appurtenant to a building	Flat fee: \$750.00	
Crane runway	Flat fee: \$750.00	
Exterior storage tank not regulated by the TSSA	Flat fee: \$750.00	
Signs regulated by Section 3.15 of Division B of the Building Code	Flat fee: \$750.00	
Solar collector greater than 5m ² (54 ft ²) mounted on a building up to 600 m ² (6,500 ft ²) or up to three (3) storeys	Flat fee: \$200.00	
Solar collector greater than 5m ² (54 ft ²) mounted on a building greater than 600 m ² (6,500 ft ²) or greater than three (3) storeys	Flat fee: \$750.00	
Wind turbine structure	Flat fee: \$750.00	
Dish antenna greater than 5m ² (54 ft ²) mounted on a building	Flat fee: \$750.00	
Outdoor public pool or public spa	Flat fee: \$750.00	
Permanent solid nutrient storage facility with walls exceeding 1m (3'-4")	Flat fee: \$750.00	

D. Farm Buildings		
New construction – up to 232 m ² (2500 ft ²)	Flat fee: \$750.00	
New construction – greater than 232 m ² (2500 ft ²)	\$0.68	\$7.32
New construction – riding arena	\$0.30	\$3.23
Additions, alterations	\$0.30	\$3.23

Class of Permit, Occupancy Classification	\$ per ft ²	\$ per m ²
E. Septic Systems		
New system; Part 9 – residential buildings	Flat fee: \$500.00	
Tank or bed replacement; Part 9 – residential buildings	Flat fee: \$200.00	
New system; Part 3 & Part 9 other than residential	Flat fee: \$750.00	
Tank or bed replacement; Part 3 & Part 9 other than residential	Flat fee: \$500.00	
Alterations, repairs or extensions	Flat fee: \$200.00	
Septic system evaluation; Sewage System Maintenance Inspection Program	Flat fee: \$200.00	

F. Standalone and Miscellaneous Work		
Residential houses – up to 600 m ² (6,500 ft ²) or up to three (3) storeys		
Accessory structure – shed, gazebo, detached garage up to 300 ft ² (28m ²)	Flat fee: \$200.00	
Accessory structure – shed, gazebo, detached garage over 300 ft ² (28m ²)	\$0.67	\$3.23
Carport, deck, porch, porch enclosure	Flat fee: \$200.00	
Below grade entrance	Flat fee: \$200.00	
New or enlarged opening – door, window	Flat fee: \$200.00	
Fireplace – wood burning	Flat fee: \$200.00	
Permit for heating, ventilating and air conditioning (per suite)	Flat fee: \$200.00	
Plumbing	Flat fee: \$200.00	
All non-residential and residential greater than 600 m ² (6,500 ft ²) or more than three (3) storeys		
Temporary buildings, tents	Flat fee: \$200.00	
School portable classrooms	Flat fee: \$750.00	
Balcony repair	Flat fee: \$750.00	
Electromagnetic locking devices	Flat fee: \$750.00	
Fire alarm installation or replacement	Flat fee: \$750.00	
Shoring	Flat fee: \$750.00	
Sprinkler system; stand pipe and/or hose system; fire suppression system installation or replacement	Flat fee: \$750.00	
Emergency lighting; exit signage; emergency power installation or replacement	Flat fee: \$750.00	
New or enlarged opening – door, window	\$40.00 per opening Minimum fee: \$200.00	
Window replacement in existing opening – Part 3 buildings	\$40.00 per opening Minimum fee: \$200.00	
Permit for heating, ventilating and air conditioning (per suite)	Flat fee: \$750.00	
Plumbing fixtures	\$40.00 per fixture Minimum fee: \$200.00	

G. Administrative Fees		
Revision to permit and/or plans or documents after permit issued	Flat fee: \$75.00	
Re-inspection due to work not ready	Flat fee: \$75.00	
Deferral of revocation of permit – permit extension	Flat fee: \$75.00	
Construction activity report	Flat fee: \$75.00	
Change of use – where no construction is required	Flat fee: \$200.00	
Transfer of permit	Flat fee: \$75.00	
Conditional building permit	20% of permit fee	
Alternative solution – Part 9 residential buildings	Flat fee: \$200.00	
Alternative solution – Part 3 & Part 9 other than residential	Flat fee: \$750.00	
Builder model plan review and certification prior to permit application	Flat fee: \$500.00	
Builder model change fee	Flat fee: \$75.00	
Compliance letter; zoning information letter	Flat fee: \$75.00	