

TOWN OF ERIN- BUILDING PERMIT FEE REVIEW STUDY

2023



RSM BUILDING CONSULTANTS | 44 SALTSMAN DRIVE, UNIT 9, CAMBRIDGE, ONTARIO, N3H 4R7

TABLE OF CONTENTS

Town Of Erin- Building Permit Fee Review Study	0
Study Objectives	2
Review Method.....	2
Building Code Act.....	2
Building Department Services.....	3
Building Permit Activity.....	3
Building Permit Fee Calculation Process.....	5
Total Cost of Service- Indirect and Direct Costs.....	5
Department Processes and Time Spent Estimates	6
Building Permit Reserve Fund	6
Cross-Subsidy of Building Permit Fees	6
Building Permit Fee Calculation	7
Recommendations	8
Appendix A.....	9
Appendix B	11

STUDY OBJECTIVES

RSM Building Consultants was engaged by the Town of Erin to undertake a building permit fee review study and make recommendations regarding the building permit fee amounts to be collected. The current building permit fees were established in 2018. The Town deemed it an appropriate time to undertake a fee review study.

The purpose of the study is to establish the anticipated reasonable costs related to the administration and enforcement of the Building Code Act in the Town of Erin, and to set the amounts for various building permit fees to cover those costs based on the rationale of full-cost recovery.

REVIEW METHOD

The review method included an analysis of information provided by the Town of Erin:

- Building permit activity data was collected for the period of 2018-2022 (inclusive) to determine the average level of building permit activity and trending activity,
- Data was collected to calculate the most appropriate indirect corporate and building department costs related to building permit fees,
- Data was collected to calculate the most appropriate direct costs related to building permit fees,
- A method of collecting staff time spent on administration, enforcement, plans examination and inspection was developed and used to determine the hours required to complete the work based on various types of permits,
- Data was collected on the existing reserve fund balance and reviewed.

BUILDING CODE ACT

The Building Code Act (Act) permits the council of a municipality to pass a by-law prescribing classes of permits requiring the payment of fees. The total amount of the fees appropriate to be collected cannot exceed the anticipated reasonable costs of the Town of Erin to administer and enforce the Act. To determine the anticipated and reasonable costs of administration and enforcement of the Act a calculation of both the direct and indirect costs is to be completed. The Act also enables the establishment of a reserve fund, referred to as the Building Permit Reserve Fund.

The Act requires that the Municipality provide an annual report which must include the direct and indirect costs associated with administration and enforcement of the Act and include the balance of any building permit reserve fund.

Where there is a proposed change to existing building permit fees or where new fees are proposed, the Ontario Building Code sets out the details for a public meeting process that must accompany the setting of fees, including:

- Hosting one public meeting,
- Offering 21-day notice of the public meeting and,
- The public notice would need to include the anticipated reasonable costs of administration and enforcement of the Act, the amount of the new fees, and the rationale for the new fees.

BUILDING DEPARTMENT SERVICES

Currently, the Town of Erin building administration and enforcement services are carried out by a staff consisting of a Chief Building Official, and contracted services for permit processing and administration, plans examination and inspections three days a week. Future staff planning in 2023/2024 is for the building department to include a Chief Building Official and two Building Inspectors/Plans Examiners for a total of three staff and no contracted services. Due to the high demand of Building Officials throughout Ontario, it has proven difficult to fill vacant positions quickly and contracted services for plans examination and inspections may be required until the two-Building Inspector/Plans Examiner vacancies are filled. All staff positions are full-time and are paid based on a 40-hour work week with a total of 2080 hours per year.

BUILDING PERMIT ACTIVITY

The following table represents the building permit activity for the period of 2018-2022 (inclusive). During this 5-year period the number of residential permits for dwelling units was approximately 34 units per year ranging from 18 in 2019 to 61 in 2022. Representing the non-residential building permits, new projects averaged 3 permits per year. The total average permits issued between 2018 and 2022 was approaching 253 permits a year. There has been a trending increase in building permit activity over the past four years with a total of 296 building permits issued in 2022.

Summary of Building Permits by Year and Type							
Permit Type	2018	2019	2020	2021	2022	Grand Total	5 year Avg.
Assembly - Minor	1					1	0.2
alter	1					1	0.2
Assembly- Major			1		3	4	0.8
alter			1		2	3	0.6
new					1	1	0.2
Commercial - Major renovation	3	2	3	6	3	17	3.4
alter	2	2	3	6	3	16	3.2
new	1					1	0.2
Commercial - Minor renovation	5	2	1	1	2	11	2.2
alter	4	1	1	1		7	1.4
new	1	1			2	4	0.8
Demolition Permit- Non-Residential					2	2	0.4
demolish					2	2	0.4
Demolition Permit- Residential	14	10	7	11	9	51	10.2
demolish	14	10	7	11	9	51	10.2
Farm Building - add/renovation	2			3	3	8	1.6
alter	1			3	2	6	1.2
new	1				1	2	0.4
Farm Building - new	13	9	3	6	10	41	8.2
add					1	1	0.2
alter					1	1	0.2
new	13	9	3	6	8	39	7.8
Industrial - Major	1	2	2	2	6	13	2.6
alter	1	1	1			3	0.6
new		1	1	2	6	10	2
Industrial - Minor	1					1	0.2
alter	1					1	0.2
Institutional - Major	2	3		2		7	1.4
alter	2	1		2		5	1
new		2				2	0.4
Institutional - Minor	4	1	1			6	1.2
alter	3	1	1			5	1
new	1					1	0.2
Other- Change of Use	1	2				3	0.6
alter	1	2				3	0.6
Other- Combined Use					1	1	0.2
new					1	1	0.2
Other- Designated Structures					1	1	0.2
new					1	1	0.2
Pool	23	18	25	32	19	117	23.4
new	23	18	25	32	19	117	23.4
Residential- Accessory Building	43	37	45	47	44	216	43.2
alter			3	4	3	10	2
new	43	37	42	43	41	206	41.2
Residential- Deck	13	13	15	6	9	56	11.2
add					2	2	0.4
alter			1			1	0.2
new	13	13	14	6	7	53	10.6
Residential- Major	35	38	59	63	90	285	57
add	6	11	16	16	9	58	11.6
alter	9	9	13	8	20	59	11.8
new	20	18	30	39	61	168	33.6
Residential- Minor	20	8	9	3	13	53	10.6
alter	12	7	7	2	8	36	7.2
new	8	1	2	1	5	17	3.4
Residential- Mobile Home	1			1		2	0.4
new	1			1		2	0.4
Septic- alter	6	2		4	5	17	3.4
alter	6	2		4	5	17	3.4
Septic- new	41	39	66	77	66	289	57.8
new	41	39	66	77	66	289	57.8
Sign	3	3	5	5	4	20	4
new	3	3	5	5	4	20	4
Solar Panels	5	2		6	1	14	2.8
new	5	2		6	1	14	2.8
Tent	8	6	3	5	5	27	5.4
new	8	6	3	5	5	27	5.4
Grand Total	245	197	245	280	296	1263	252.6

BUILDING PERMIT FEE CALCULATION PROCESS

The following provides an overview of the process used to calculate the fees.

- Establish the recoverable total cost of building code services.
- Create and analyze department processes and staff time spent estimates.
- Analyze the existing reserve fund.
- Establish cross- subsidy amounts for fair and equitable building permit fees.

Total Cost of Service- Indirect and Direct Costs

The following table sets out the direct costs for building department administration and anticipated indirect building department costs and corporate costs incurred by other municipal functions which support the building department. The direct department administration costs include salary, benefits, and insurance. The indirect department costs include items such as office supplies, vehicle maintenance and mileage, memberships and training and office equipment. The corporate costs are derived from the municipal budget, and include amounts from human resources, legal fees, and insurance. It is recommended that a future study be completed with municipal staff to ensure corporate time spent costs are current.

Town of Erin - Total Recoverable Costs Breakdown			
Administraton Costs Salary and Benefits			
Chief Building Official			
Building Inspector / Plans Examiner			
Contracted Services Inspections/Plans Review			
		Total	\$419,842.00
Indirect Department Costs			
Office Equipment & Supplies			\$4,245.00
Printing			\$1,456.00
Phone			\$1,800.00
Vehicle Maintenance & Mileage			\$5,050.00
Future Vehicle Replacement			\$15,000.00
Memberships			\$2,000.00
Training & Workshops			\$6,243.00
		Total Indirect Building	\$35,794.00
Indirect Corporate Cost			
HR			\$4,000.00
Legal			\$10,000.00
Insurance			\$7,500.00
		Total Indirect Corporate	\$21,500.00
		Total Recoverable Costs	\$477,136.00

The combined total direct and indirect building department costs and indirect corporate costs represent the total amount of costs associated with the administration and enforcement of the Ontario Building Code and Building Code Act by the building department for the Town of Erin.

These costs are the recoverable costs in establishing the building permit fees, the total is **\$ 477,136.00**. The recoverable costs are intended to represent a full cost recovery for the provision of this municipal service.

Department Processes and Time Spent Estimates

RSM Building consultants has been providing full building department contracted services in the Town of Erin since 2022 due to staffing vacancies. Department processes for services and staff time spent completing the work were not able to be conducted by interviewing internal department staff due to the vacancies and an alternative method was used. To identify the types of permits as well as additional services that the department traditionally provides the 2018 building department fee structure was analyzed as well as the 5-year permit activity data. To collect the staff time spent on services data RSM Building Consultants provided and used average industry time estimates for the various types of services.

Building Permit Reserve Fund

The Town of Erin has an established building permit reserve fund. This fund provides a reserve from which funds could be withdrawn to offset the costs of the building department in times of low building permit activity. In times of increased building permit activity any revenue over the total recoverable costs would be added to the reserve fund. The funds can also be used to provide a source of capital for department needs such as new equipment, vehicles, or contract staff due to a short-term influx of building permits. As of December 31, 2022, the reserve fund balance is \$182,058.21. It would be recommended that the reserve fund could support the full costs of the department for a minimum of one year, which would be \$477,136.00. To raise the amount in the fund it is recommended to add a surcharge to the building permit fees of 10%, which would generate an estimated \$47,136.00 in the first year of the 2023 proposed fees.

Cross-Subsidy of Building Permit Fees

A cross-subsidy of building permit fees is an adjustment for cost recovery which allows reduced permit fee values for specified types of permits; for example, a residential deck or shed. If the base value building permit fees are applied to a deck or shed project the building permit fees could be substantially over the cost of the construction of the project and would likely deter applicants from obtaining building permits for the projects. In the Town of Erin this cross-subsidy affects almost 174 permits a year. The lost revenue from reducing building permit fees for the cross-subsidy will need to be recovered by the remaining permit types such as residential

dwelling units, groups A, B, D, E, F, and farm building permits to ensure a full cost recovery is achieved.

Building Permit Fee Calculation

The proposed building permit fee calculations were derived from the following amounts:

- Base Fee (adjusted) as established by the staff time spent estimates+ Cross-subsidy if applicable + 10% Building Permit Reserve Fund surcharge.

Given the consistent increase over the last 4 years in building permit activity two options for building permit fees have been prepared for comparison.

OPTION A- Permit Fees are derived by calculating revenue based on the 5-year average building permit activity, 252.62 permits issued.

OPTION B- Permit fees are derived by calculating revenue based on the total 2022 building permit activity, 296 permits issued.

The difference of 17% or 43 more building permits issued in 2022 over the 5- year average amount provides a significant increase in revenue with the same recoverable costs of \$477,136.00. Option B provides a lower increase to the building permits fees than Option A.

The table below shows a comparison of fees from 2018 to Option A and Option B.

	Class of Permit	2018 Minimum Fee	Adjusted Base Fee	Cross-Subsidy	Sub Total	10% reserve fund surcharge	Total Minimum (Note 1)	Per ft2 min. (Note 1)
Option A	Single Detached Dwelling "House"	\$2200.00 + \$0.88 over 2500 ft2	\$2547.15	\$2000.00	\$4547.15	\$454.71	\$5001.87 (\$5002.00 rounded)	\$2.00
Option B	Single Detached Dwelling "House"	\$2200.00 + \$0.88 over 2500 ft2	\$2163.37	\$1091.00	\$3254.37	\$325.43	\$3579.81 (\$3580.00 rounded)	\$1.43

Note 1-Fee calculation based on minimum fee, or ft2 fee whichever is higher.

For Option A- (See Appendix A), Option B- (See Appendix B)

RECOMMENDATIONS

This building permit fee study has determined the total recoverable costs for administration and enforcement based on the criteria set out in the Building Code Act. Based on the finding of this study it is recommended:

- A. That the Council of the Town of Erin adopt the recommended fee structure set out in OPTION B. (Appendix B)
- B. That the Town of Erin impose an annual inflationary increase to all building permit fees to help ensure fees keep pace with changes in the cost of service.
- C. That the Town of Erin complete a building permit fee review study every 5 years to ensure compliance with the Building Code Act.

APPENDIX A

OPTION A- 5 YEAR AVERAGE PERMIT ACTIVITY			
Class of Permit, Occupancy Classification	Min. Fee:	\$ per ft2	\$ per m2
A. Construction: New Buildings; Additions to Buildings; Alterations;			
Group A: Assembly			
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$7,518.00	\$1.25	\$13.48
Additions	\$5,974.00	\$1.00	\$10.71
Alteration, renovation, interior finish, unit finish/fit-up	\$2,834.00	\$0.47	\$5.08
Group B: Institutional			
New hospital, institutional buildings, detention, care and treatment	\$7,518.00	\$1.25	\$13.48
Additions	\$5,974.00	\$1.00	\$10.71
Alteration, renovation, interior finish, unit finish	\$2,834.00	\$0.47	\$5.08
Group C: Residential			
New detached, semi-detached, townhouses, row-houses, duplexes, live/work units containing not more than two (2) dwelling units.	\$5,002.00	\$2.00	\$21.53
New motels, hotels and all other multi-unit residential occupancies	\$4,782.00	\$1.91	\$20.58
Addition, alteration, renovation	\$3,424.00	\$1.37	\$14.74
Finish basement within single detached dwelling	\$990.00		\$0.00
New secondary dwelling unit – within existing house or building	\$2,501.00	\$1.00	\$10.76
Mobile home; garden suite	\$3,416.00	\$1.37	\$14.70
Group D: Business and Personal Services			
New building – shell only	\$7,518.00	\$1.25	\$13.48
Additions	\$5,974.00	\$1.00	\$10.71
Alteration, renovation, interior finish, unit finish	\$2,834.00	\$0.47	\$5.08
Group E: Mercantile			
New building – shell only	\$7,518.14	\$1.25	\$13.48
Additions	\$5,974.09	\$1.00	\$10.71
Alteration, renovation, interior finish, unit finish	\$2,833.81	\$0.47	\$5.08
Group F: Industrial			
New building – shell only	\$7,518.00	\$1.25	\$13.48
Additions	\$5,974.00	\$1.00	\$10.71
Alterations, renovations, interior finish, unit finish	\$2,834.00	\$0.47	\$5.08
B. Demolition			
Residential	\$990.00		
Non- Residential	\$1,692.00		
C. Designated Structures (OBC Div. C, Article 1.3.1.1.)			
Crane runway	\$1,912.00		
Dish antenna greater than 5m2 (54 ft2) mounted on a building	\$1,912.00		
Exterior storage tank not regulated by the TSSA	\$1,912.00		
Outdoor public pool or public spa	\$1,912.00		
Pedestrian bridge appurtenant to a building	\$1,912.00		
Permanent solid nutrient storage facility with walls exceeding 1m (3'-4")	\$1,912.00		
Retaining walls – non-residential	\$1,912.00		
Retaining walls - residential	\$660.00		
Signs regulated by Section 3.15 of Division B of the Building Code	\$990.00		
Solar collector - Residential	\$660.00		
Solar collector- Non Residential	\$1,912.00		
Wind turbine structure	\$1,912.00		
D. Farm Buildings			
New construction	\$4,082.00	\$0.68	\$7.32
Additions, alterations	\$3,752.00	\$0.63	\$6.73
E. Septic Systems			
New system	\$1,100.00		
Tank or bed replacement	\$660.00		
Alterations, repairs or extensions	\$660.00		
Septic system evaluation; Sewage System Maintenance Inspection Program	\$330.00		

F. Standalone and Miscellaneous Work			
Residential			
Accessory structure – shed, gazebo, detached garage	\$825.00	\$0.83	\$8.88
Below grade entrance	\$660.00		
Carport, deck, porch, porch enclosure	\$660.00	\$0.66	\$7.10
Fireplace – wood burning	\$660.00		
New or enlarged opening – door, window	\$660.00		
Permit for heating, ventilating and air conditioning (per suite)	\$660.00		
Plumbing	\$660.00		
Pools	\$660.00		
Non-Residential			
Electromagnetic locking devices	\$990.00		
Emergency lighting; exit signage; emergency power installation or replacement	\$990.00		
Fire alarm installation or replacement	\$990.00		
Permit for heating, ventilating and air conditioning (per suite)	\$990.00		
Plumbing fixtures	\$990.00		
School portable classrooms	\$990.00		
Shoring	\$990.00		
Sprinkler system; stand pipe and/or hose system; fire suppression system installation or replacement	\$990.00		
Temporary buildings, tents	\$990.00		
G. Administrative Fees			
Alternative solution – Part 3 & Part 9 other than residential	\$990.00		
Alternative solution – Part 9 residential buildings	\$660.00		
Builder model change fee	\$975.00		
Builder model plan review and certification prior to permit application	\$975.00		
Change of use – where no construction is required	\$1,766.00		
Compliance letter; zoning information letter	\$150.00		
Conditional building permit	50% of permit fee		
Construction activity report	\$150.00		
Deferral of revocation of permit – permit extension	\$660.00		
Re-inspection due to work not ready	\$150.00		
Revision to permit and/or plans or documents after permit issued	25% of permit fee		
Transfer of permit	\$150.00		
Minimum fee (unless noted otherwise)			
a) Residential projects – detached house, semi-detached house or row house containing not more than two dwelling units:	\$660.00		
b) All other buildings not described in (a):	\$990.00		
2023 Building Permit Fee Schedule Notes			
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. All fees listed with minimum fees, ft ² or m ² rates are to be calculated and the permit fee will be the higher amount.			
4. Square foot/square meter is gross of all floors above grade measured from the outer face of exterior walls unless noted otherwise. Mezzanines, lofts, habitable attics and dwelling units below grade are included as floor areas for permit fee calculations. Where there is no floor or exterior walls for the project, square foot is the greatest horizontal area of the structure. For example, buildings or structures supported by posts or columns.			
5. 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 600m ² where submitted plans for the new building include these details.			

APPENDIX B

OPTION B- 2022 PERMIT ACTIVITY			
Class of Permit, Occupancy Classification	Min. Fee:	\$ per ft2	\$ per m2
A. Construction: New Buildings; Additions to Buildings; Alterations;			
Group A: Assembly			
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$5,336.00	\$0.89	\$9.57
Additions	\$4,892.00	\$0.82	\$8.77
Alteration, renovation, interior finish, unit finish/fit-up	\$2,082.00	\$0.35	\$3.73
Group B: Institutional			
New hospital, institutional buildings, detention, care and treatment	\$5,336.00	\$0.89	\$9.57
Additions	\$4,892.00	\$0.82	\$8.77
Alteration, renovation, interior finish, unit finish	\$2,082.00	\$0.35	\$3.73
Group C: Residential			
New detached, semi-detached, townhouses, row-houses, duplexes, live/work units containing not more than two (2) dwelling units.	\$3,580.00	\$1.43	\$15.41
New motels, hotels and all other multi-unit residential occupancies	\$2,930.00	\$1.17	\$12.61
Addition, alteration, renovation	\$2,672.00	\$1.07	\$11.50
Finish basement within single detached dwelling	\$550.00		
New secondary dwelling unit – within existing house or building	\$1,790.00	\$0.72	\$7.70
Mobile home; garden suite	\$2,444.00	\$0.98	\$10.52
Group D: Business and Personal Services			
New building – shell only	\$5,336.00	\$0.89	\$9.57
Additions	\$4,892.00	\$0.82	\$8.77
Alteration, renovation, interior finish, unit finish	\$2,082.00	\$0.35	\$3.73
Group E: Mercantile			
New building – shell only	\$5,336.00	\$0.89	\$9.57
Additions	\$4,892.00	\$0.82	\$8.77
Alteration, renovation, interior finish, unit finish	\$2,082.00	\$0.35	\$3.73
Group F: Industrial			
New building – shell only	\$5,551.00	\$0.93	\$9.95
Additions	\$4,892.00	\$0.82	\$8.77
Alterations, renovations, interior finish, unit finish	\$2,082.00	\$0.35	\$3.73
B. Demolition			
Residential	\$935.00		
Non- Residential	\$1,560.00		
C. Designated Structures (OBC Div. C, Article 1.3.1.1.)			
Crane runway	\$1,270.00		
Dish antenna greater than 5m2 (54 ft2) mounted on a building	\$1,270.00		
Exterior storage tank not regulated by the TSSA	\$1,270.00		
Outdoor public pool or public spa	\$1,270.00		
Pedestrian bridge appurtenant to a building	\$1,270.00		
Permanent solid nutrient storage facility with walls exceeding 1m (3'-4")	\$1,270.00		
Retaining walls – non-residential	\$1,270.00		
Retaining walls - residential	\$330.00		
Signs regulated by Section 3.15 of Division B of the Building Code	\$880.00		
Solar collector - Residential	\$330.00		
Solar collector- Non Residential	\$1,270.00		
Wind turbine structure	\$1,270.00		
D. Farm Buildings			
New construction	\$3,110.00	\$0.52	\$5.58
Additions, alterations	\$2,560.00	\$0.43	\$4.59
E. Septic Systems			
New system	\$825.00		
Tank or bed replacement	\$500.00		
Alterations, repairs or extensions	\$500.00		
Septic system evaluation; Sewage System Maintenance Inspection Program	\$330.00		

F. Standalone and Miscellaneous Work			
Residential			
Accessory structure – shed, gazebo, detached garage	\$550.00	\$0.55	\$5.92
Below grade entrance	\$330.00		
Carport, deck, porch, porch enclosure	\$330.00	\$0.33	\$3.55
Fireplace – wood burning	\$330.00		
New or enlarged opening – door, window	\$330.00		
Permit for heating, ventilating and air conditioning (per suite)	\$330.00		
Plumbing	\$330.00		
Pools	\$330.00		
Non-Residential			
Electromagnetic locking devices	\$880.00		
Emergency lighting; exit signage; emergency power installation or replacement	\$880.00		
Fire alarm installation or replacement	\$880.00		
Permit for heating, ventilating and air conditioning (per suite)	\$880.00		
Plumbing fixtures	\$880.00		
School portable classrooms	\$880.00		
Shoring	\$880.00		
Sprinkler system; stand pipe and/or hose system; fire suppression system installation or replacement	\$880.00		
Temporary buildings, tents	\$660.00		
G. Administrative Fees			
Alternative solution – Part 3 & Part 9 other than residential	\$880.00		
Alternative solution – Part 9 residential buildings	\$330.00		
Builder model change fee	\$733.00		
Builder model plan review and certification prior to permit application	\$733.00		
Change of use – where no construction is required	\$1,344.00		
Compliance letter; zoning information letter	\$150.00		
Conditional building permit	50% of permit fee		
Construction activity report	\$150.00		
Deferral of revocation of permit – permit extension	\$330.00		
Re-inspection due to work not ready	\$150.00		
Revision to permit and/or plans or documents after permit issued	25% of permit fee		
Transfer of permit	\$150.00		
Minimum fee (unless noted otherwise)			
a) Residential projects – detached house, semi-detached house or row house containing not more than two dwelling units:	\$330.00		
b) All other buildings not described in (a):	\$880.00		
2023 Building Permit Fee Schedule Notes			
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. All fees listed with minimum fees, ft ² or m ² rates are to be calculated and the permit fee will be the higher amount.			
4. Square foot/square meter is gross of all floors above grade measured from the outer face of exterior walls unless noted otherwise. Mezzanines, lofts, habitable attics and dwelling units below grade are included as floor areas for permit fee calculations. Where there is no floor or exterior walls for the project, square foot is the greatest horizontal area of the structure. For example, buildings or structures supported by posts or columns.			
5. 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 600m ² where submitted plans for the new building include these details.			