

Town of Perth

Building Permit Fees – As of August 31, 2018

New Building Construction Fees:

Group	New Construction Project Examples	\$ Value / ft²	Permit Fee \$ / ft² (1% of Value)
A	Civic Performing Arts, Galleries, Museums	250	2.50
	Civic Centers, Community Centers, Recreation Centers, Libraries, Arenas, Courthouses, Places of Worship, Universities, Colleges, Lecture Halls	162	1.62
	High Schools, Technical Schools, Movie Theatres, Restaurants	117	1.17
	Elementary Schools, Day Care	104	1.04
B	Acute Care Hospitals, Laboratories	289	2.89
	Penitentiaries, Detention Facilities	162	1.62
	Nursing Homes, Long Term Care Residences	145	1.45
	Group Homes, Custodial Residences	105	1.05
C	Single Detached, Semi Detached, Apartment, Buildings, Condos, Hotels, Inns, Assisted Living, Senior's Residences	112	1.12
	Row Townhouses / Stack Townhouse, New Apartment Units, Low Rise Motels, Residential Additions,	90	0.90
	Residential Garages (attached and detached)	40	0.40
	Decks, Porches, Veranda's	25	0.25
	Finished Basement area for new build	40	0.40
	Unfinished Basement	20	0.20
D/E	Medical Centers, Clinics, Civic Administration, Police Stations, Banks, Indoor Malls	131	1.31
	Offices, Restaurants	103	1.03
	Office Building Shell	100	1.00
	Strip Plazas, Stores, Supermarkets, Exhibition Halls, Retail Outlets, Car Dealerships,	70	1.00
F	Fire Stations, Gas Stations, Car Wash, Vehicle Maintenance & Admin.	137	1.37
	Heavy, Specialized Industrial and Utilities (Breweries, Distilleries etc.)	106	1.06
	Light Industrial, Warehouses, Service Floors, Mezzanines, Underground Parking Garages	87	0.87
	Storage Structures, Enclosed Shelters, Above Ground Parking Garages	68	0.68

Minimum Fees and Renovation Fees:

Minimum Fee	
Minimum Permit Fee for all projects (unless otherwise noted below)	\$125.00
Residential Projects	
Deck, verandah, landing	\$125.00
Foundation Repair (Non Structural)	\$125.00
Detached Garage	\$275.00
Residential Carport	\$200.00
New Basement Install	\$225.00
New HVAC install in existing house	\$75.00
HVAC System in new house	\$75.00
Plumbing Fixture Fee	\$11.00/fixture
Renovations of All Buildings	
All renovations to existing spaces in Group A, B, C, D, E, F Occupancies	2% of the value of construction
Project Specific Minimum Fees	
Creation of a new dwelling unit	\$300.00
Addition to a building	\$300.00
New Building \leq than 300m ² of gross floor area of project not listed above	\$1000.00
New Building $>$ than 300m ² & $<$ 600m ² of gross floor area of project not listed above	\$2000.00
New Building $>$ than 600m ² of gross floor area of project not listed above	\$3000.00

Miscellaneous Building Items:

Project/Documentation	
Alternative Solution Proposals	\$125.00 / Report
Letter of Agency Approval	\$65.00
Extra inspections (after inspection and re-inspection)	\$65.00 / Inspection
Revision of Permit	\$65.00 each time submitted.
Building Compliance Report	\$65.00
Transfer of Permit	\$65.00
Conditional Permit – All Development Charges collected at the time of permit issuance	\$250.00 / project
Building Without a Permit	\$125.00

Determination of floor area:

- Each floor area shall be measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the centerline of

- Firewalls or Party Walls. For structures like, Mezzanines, Decks/Porches, and Loading Docks the area shall be measured between the platform edge to platform edge, or between the platform edges to an abutting wall face. The summation of these calculations shall be considered the total gross floor area
2. Residential basement area that is finished shall be calculated at \$0.40/ft² and unfinished area shall be calculated at 0.20/ft².
 3. Notwithstanding the above, all walkout basements in dwellings shall have half of their total floor area calculated as finished basement area.
 4. No deductions shall be made for openings within a Floor, i.e. stairwells, elevator shafts, service shafts (ducts. etc.). A horizontal plane may be projected over sloping and stepped Floors to determine Floor area in lieu of actual surface area.

Alternative Fee Calculations:

1. Structures that are of an unusual shape, or where projects are unique in nature, and where the application fees set out in this Schedule is not possible, or would be impractical, the Chief Building Official, at his discretion, may determine the value of the Permit Fee. The Chief Building Official may utilize some, all, or a combination thereof, of the following criteria to determine the Permit Fee:
 - Inspection and revision review fees listed in this Schedule may be used to calculate a Permit Fee based upon an estimation of staff time that may spent on the file.
 - Apply a fee, or combination of fees listed this schedule that in the judgment of the Chief Building Official, most closely reflects the proposed project.