

**THE CORPORATION OF THE CITY OF MISSISSAUGA  
BUILDING BY-LAW**

**SCHEDULE "B-1"**

**Effective January 1, 2020 to December 31, 2020**

**Building Classifications and Permit Fees**

(Amended by 0262-2020, 0016-2021)

**(1) CALCULATION OF PERMIT FEES**

Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule.

**Permit Fee** = Minimum Fee (Alterations permits only) + (Service Index **(SI)** X Total floor area (A)), where floor area (A) is measured to the outer face of exterior walls and to the centre of party walls or demising walls, except when calculating partition **work**.

**(2) PERMIT FEES**

**(A) Building Classification**

**Service Index  
(SI)  
\$/m<sup>2</sup>**

**New Buildings and Additions**

|         |  |   |
|---------|--|---|
| Group A | <b>Assembly Occupancies:</b><br>Schools, libraries, churches, theatres, arenas,<br>pools, restaurants, recreation centre, transit<br>stations, bus terminals, etc.<br>Restaurant (shell)   | \$24.49<br><br>\$21.77  |
| Group B | <b>Institutional Occupancies:</b><br>Hospital, nursing homes, care homes, etc.   | \$27.21   |
| Group C | <b>Residential Occupancies:</b><br>Detached, semis, townhouses, duplexes<br>All other multiple unit residential buildings (apts.<br>etc)<br>Hotels, motels<br>Residential addition<br>Unheated addition<br>Detached garage/shed building to single<br>dwelling<br>Issued Repeats to detached, semis,<br>townhouses,<br>duplexes<br>Basement apartment (plus min. Residential<br>Fee) | \$17.38<br>\$18.79<br><br>\$19.60<br>\$12.77<br>\$11.20<br>\$5.88<br><br>\$16.11<br><br>\$10.37 |
| Group D | <b>Business and Personal Services Occupancies</b><br>Office buildings (shell)<br>Office buildings (finished)<br>Funeral homes, banks, medical clinic, fire halls,<br>etc.  | \$17.97<br>\$21.82<br>\$21.82   |
| Group E | <b>Mercantile Occupancies</b><br>Retail stores (shell/ strip plazas)<br>Retail stores (finished) supermarkets,<br>department stores, car dealerships, etc.   | \$13.68<br>\$18.21  |

|               |   |         |
|---------------|---|---------|
| Group F       | Industrial Occupancies  |         |
|               | Warehouses, factories (shell)( $<10,000\text{m}^2$ )                    | \$11.70 |
|               | (Single tenancy) (finished) ( $<10,000\text{m}^2$ )                     | \$13.62 |
|               | Warehouses, factories (shell)( $>10,000\text{m}^2$ )                    | \$9.24  |
|               | (Single tenancy) (finished) ( $>10,000\text{m}^2$ )                     | \$13.06 |
|               | Gas stations, car washes  | \$12.33 |
|               | Canopies (over gas pumps, storage, etc.)                                | \$5.16  |
|               | Parking garages   | \$6.49  |
|               | Mezzanines and racking systems  | \$6.49  |
|               | Offices in warehouses or factories                                      | \$3.93  |
| Miscellaneous |   |         |
|               | Permanent tents, air supported structures                               | \$5.16  |
|               | Pedestrian bridges, crane runways, etc                                  | \$0.85  |
|               | Finishing basements (Detached, semis, townhouses, duplexes)             | \$5.15  |
|               | Unfinished basement (non-residential)                                   | \$5.89  |
|               | Repair or reclad wall (per surface area)                                | \$0.44  |
|               | Parking garage repairs (minor concrete repairs)                         | \$2.58  |
|               | Sprinkler   | \$0.60  |
|               |   | Max.    |
|               | Trailers or buildings on construction sites for office or sales purpose | \$3,918 |
|               | New roof or replacement   | \$11.77 |
|               | Roof membrane replacement   | \$5.16  |
|               |   | \$4.60  |

**(B) ALTERATIONS:**

Interior alterations and partitioning to new or existing construction and change of occupancy classification (plus the minimum applicable fee)

| <b>Building Classification</b>                              | <b>Service Index (SI)</b> |
|---|---------------------------|
|   | <b>\$/m<sup>2</sup></b>   |
| Group A: Assembly occupancies (restaurants, churches, etc.) | \$6.26                    |
| Group B: Institutional occupancies                          | \$6.26                    |
| Group C: Residential occupancies                            | \$6.26                    |
| Group D: Business and personal services occupancies         | \$6.26                    |
| Group E: Mercantile occupancies                             | \$6.26                    |
| Group F: Industrial occupancies ( $<10,000\text{m}^2$ )     | \$6.26                    |
| Group F: Industrial occupancies ( $>10,000\text{m}^2$ )     | \$6.26                    |
|   | \$3.25                    |

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| <b>(C) OTHER MISCELLANEOUS WORK:</b>                            | <b>Flat Fee</b>      |
|---|----------------------|
| New portable classrooms, new mobile homes, etc.                 | \$560.00 each        |
| Moving or relocating a building (portable classrooms, etc.)     | \$286.00 each        |
| Temporary tents   | \$207.00 each*+      |
| City temporary tents (see note #7)                              | \$207.00             |
| Communication and transmission towers                           | \$392.00 each        |
| Solar Collectors  |                      |
| (detached dwelling, semi-detached dwelling, townhouse dwelling) | \$291.00             |
| (industrial, commercial, institutional, and multi-residential)  | \$644.00             |
| Foundation for Tanks, Silos, Dust Collectors, etc.              | \$392.00 each        |
| Demising walls only   | \$325.00 each        |
| Fire alarm system   | \$729.00             |
| Fire suppression system   | \$392.00             |
| Electromagnetic locks   | \$291.00 each        |
|   | Max. \$1,681.00      |
| Decks, porches, basement walkout, etc. to single dwelling       | \$162.00 each        |
| Fireplaces, wood stoves, etc.                                   | \$162.00 each        |
| Window replacements (for multiple unit residential and          |                      |
| Non residential buildings)                                      | \$8 each Underground |
| and above ground storage tank                                   | \$392.00 per tank    |
| Balcony guard replacements (per m.)                             | \$16.00/             |
|   | Max. \$1,682.00      |
| Balcony repair (concrete)                                       | \$162/5 balconies    |
|   | Max. \$1,682.00      |
| Retaining walls (per m.)  | \$10/m               |
| Shoring   | \$13/linear metre    |
| Public pools  | \$392.00             |
| New loading dock door   | \$291/door           |
|   | Max. \$1,682.00      |

\* The Chief Building Official shall be permitted to waive the permit fees for temporary tents, located on temporary outdoor patios accessory to a restaurant, convenience restaurant or take-out restaurant as defined in the City's Zoning By-law 225-2007, commencing retroactively on November 11, 2020. (0262-2020)

+ The Chief Building Official shall be permitted to waive the permit fees for tents associated with temporary outdoor retail sales and display, temporary outdoor recreational establishments and temporary outdoor entertainment establishments as defined in the City of Mississauga by-law 306-2020, commencing retroactively on November 16, 2020 (0016-2021)

| <b>(D) MECHANICAL COMPONENTS:</b>   | <b>Service Index (SI)</b> |
|---|---------------------------|
|   | <b>\$/m<sup>2</sup></b>   |
| Heating, ventilation, air conditioning etc. work independent of building permit): |                           |
| Group A: Assembly occupancies   | \$1.29                    |
| Group B: Institutional occupancies  | \$1.29                    |
| Group C: Residential occupancies  | \$1.29                    |
| Group D: Business and personal service occupancies                                | \$1.29                    |
| Group E: Mercantile occupancies   | \$1.29                    |
| Group F: Industrial occupancies   | \$1.29                    |

| <b>Miscellaneous Work:</b>                                      | <b>Flat Fee per Unit</b> |
|---|--------------------------|
| Alternate heating systems – solar, geothermal, etc:             |                          |
| (detached dwelling, semi-detached dwelling, townhouse dwelling) | \$224.00                 |
| (industrial, commercial, institutional, and multi-residential)  | \$392.00                 |
| Commercial kitchen exhaust (including related make-up air)      | \$392.00                 |

|   |               |
|---|---------------|
| Spray booth, dust collector etc.  | \$392.00/unit |
| Furnace replacement:<br>(detached dwelling, semi-detached dwelling, townhouse dwelling) | \$224.00      |
| Boiler replacement:<br>(detached dwelling, semi-detached dwelling, townhouse dwelling)  | \$224.00      |
| (industrial, commercial, institutional, and multi-residential)                          | \$392.00      |

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**(D) OTHER MISCELLANEOUS WORK: (Continued)**

|  |                           |
|--|---------------------------|
| HVAC unit installation:<br>(unit heater, rooftop unit, make-up air unit)   | \$224.00                  |
| Alterations to mechanical systems<br>(space heater, exhaust fan)<br>(duct work only)   | \$392.00/unit<br>\$224.00 |
| Full heating system replacement<br>(detached dwelling, semi-detached dwelling, townhouse dwelling)<br>(industrial, commercial, institutional, multi residential) | \$224.00<br>\$392.00      |

**(E) PLUMBING AND DRAIN COMPONENTS:**

|  |                                     |
|--|-------------------------------------|
| Plumbing Fixtures:<br>(Plumbing review only)   | <b>Fee per Fixture</b>              |
| Group A: Assembly occupancies  | \$ 39.00                            |
| Group B: Institutional occupancies   | \$ 39.00                            |
| Group C: Residential occupancies   | \$ 39.00                            |
| Group D: Business and personal services occupancies  | \$ 39.00                            |
| Group E: Mercantile occupancies  | \$ 39.00                            |
| Group F: Industrial occupancies  | \$ 39.00                            |
|  | <b>\$/lin.m</b>                     |
| Miscellaneous Work:<br>Inside sanitary and storm piping  | \$1.56                              |
| Outside water services, sanitary and storm piping<br>(when not included in complete building <b>permit</b> or <b>permit</b> for site services) | \$4.33                              |
| Replacement of Domestic Water Risers:<br><br>floor<br>\$254)   | \$8.40<br>per riser per<br>(minimum |
| Manholes, catchbasins, interceptors, sumps etc.<br>(when not included in complete building <b>permit</b> or <b>permit</b> for site services)   | \$ 39.00 each                       |
| Backwater valve  | \$235.00                            |
| Backwater preventer  | \$392.00                            |

**(F) Signs**

**FEES**

**\$/m<sup>2</sup> \***

|           |                               |
|-----------|-------------------------------|
| All Signs | \$34.00<br>(minimum \$275.00) |
|-----------|-------------------------------|

\* Fee is per m<sup>2</sup> or part thereof, of the sign area of each sign face.

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#### NOTES:

1. Fees for classes of **permit** not described or included in this schedule shall be determined by the **Chief Building Official**.
2. The occupancy classification shall be established in accordance with the occupancy definitions of the **Building Code**.
3. Except as provided in Item 5, the floor area is the sum of the areas of all floors including basement and shall be measured to the outer face of the walls.
4. No deductions shall be made for openings within the floor area; i.e. stairs, elevators, ducts etc.
5. A garage serving only the dwelling unit to which it is attached or built in and an unfinished basement located within a dwelling unit shall not be included in the area calculations.
6. Issued models (house types) are referred to as "issued repeats". An "issued repeat application" is a repeat of the identical house design that the builder has previously submitted as a model for which a building **permit** has been issued.
7. City temporary tents are one or more tents which are installed as part of an outdoor special event which is hosted by a non-profit organization.