

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

SCHEDULE "B-3"

Effective January 1, 2022 to December 31, 2024

(Amended by By-law 0278-2021, 0035-2023, 0208-2023, 0020-2024)

Building Classifications and Permit Fees

(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)
\$/m²**

New Buildings and Additions

Group A	Assembly Occupancies: Schools, libraries, churches, theatres, arenas, pools, restaurants, recreation centre, transit stations, bus terminals, etc. Restaurant (shell)	\$25.98 \$23.10
Group B	Institutional Occupancies: Hospital, nursing homes, care homes, etc.	\$28.87
Group C	Residential Occupancies: Detached, semis, townhouses, duplexes All other multiple unit residential buildings (apts. etc) Hotels, motels Residential addition Unheated addition Detached garage/shed building to single dwelling Issued Repeats to detached, semis, townhouses, duplexes Basement apartment (plus min. Residential Fee)	\$18.44 \$19.93 \$20.79 \$13.55 \$11.89 \$6.24 \$17.09 \$11.00
Group D	Business and Personal Services Occupancies Office buildings (shell) Office buildings (finished) Funeral homes, banks, medical clinic, fire halls, etc.	\$19.06 \$23.15 \$23.15
Group E	Mercantile Occupancies Retail stores (shell/ strip plazas) Retail stores (finished) supermarkets, department stores, car dealerships, etc.	\$14.51 \$19.32

Group F	Industrial Occupancies	
	Warehouses, factories (shell)($<10,000\text{m}^2$)	\$12.41
	(Single tenancy) (finished) ($<10,000\text{m}^2$)	\$14.44
	Warehouses, factories (shell)($>10,000\text{m}^2$)	\$9.81
	(Single tenancy) (finished) ($>10,000\text{m}^2$)	\$13.86
	Gas stations, car washes	\$13.08
	Canopies (over gas pumps, storage, etc.)	\$5.48
	Parking garages	\$6.89
	Mezzanines and racking systems	\$6.89
	Offices in warehouses or factories	\$4.17
Miscellaneous		
	Permanent tents, air supported structures	\$5.48
	Pedestrian bridges, crane runways, etc	\$0.90
	Finishing basements (Detached, semis, townhouses, duplexes)	\$5.48
	Unfinished basement (non-residential)	\$6.25
	Repair or reclad wall (per surface area)	\$0.47
	Parking garage repairs (minor concrete repairs)	\$2.73
	Sprinkler	\$0.63
		Max.
	Trailers or buildings on construction sites for office or sales purpose	\$4,157
	New roof or replacement	\$12.48
	Roof membrane replacement	\$5.48
		\$4.88

(B) ALTERATIONS:

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

Building Classification	Service Index (SI)
	\$/m²
Group A: Assembly occupancies (restaurants, churches, etc.)	\$6.64
Group B: Institutional occupancies	\$6.64
Group C: Residential occupancies	\$6.64
Group D: Business and personal services occupancies	\$6.64
Group E: Mercantile occupancies	\$6.64
Group F: Industrial occupancies ($<10,000\text{m}^2$)	\$6.64
Group F: Industrial occupancies ($>10,000\text{m}^2$)	\$6.64
	\$3.45

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(C) OTHER MISCELLANEOUS WORK:	Flat Fee
New portable classrooms, new mobile homes, etc.	\$594.00 each
Moving or relocating a building (portable classrooms, etc.)	\$304.00 each
Temporary tents	\$220.00 each *
City temporary tents (see note #7)	\$220.00
Communication and transmission towers	\$416.00 each
Solar Collectors	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	\$309.00
(industrial, commercial, institutional, and multi-residential)	\$684.00
Foundation for Tanks, Silos, Dust Collectors, etc.	\$416.00 each
Demising walls only	\$345.00 each
Fire alarm system	\$774.00
Fire suppression system	\$416.00
Electromagnetic locks	\$309.00 each
	Max. \$1,783.00
Decks, porches, basement walkout, etc. to single dwelling	\$172.00 each
Fireplaces, wood stoves, etc.	\$172.00 each
Window replacements (for multiple unit residential and	
Non residential buildings)	\$9 each Underground
and above ground storage tank	\$416.00 per tank
Balcony guard replacements (per m.)	\$17.00/
	Max. \$1,784.00
Balcony repair (concrete)	\$172/5 balconies
	Max. \$1,784.00
Retaining walls (per m.)	\$11/m
Shoring	\$13/linear metre
Public pools	\$416.00
New loading dock door	\$309/door
	Max. \$1,784.00

* The Chief Building Official shall waive the permit fees for temporary tents associated with seasonal outdoor patios accessory to a restaurant, convenience restaurant or take-out restaurant, and seasonal outdoor retail sales and displays until December 31, 2025.

Refer to the Zoning By-law 0225-2007, as amended, for the definitions associated with "restaurant", "convenience restaurant" and "take-out restaurant". (0278-2021, 0020-2024)

(D) MECHANICAL COMPONENTS:	Service Index (SI)
	\$/m²
Heating, ventilation, air conditioning etc. work independent of building permit):	
Group A: Assembly occupancies	\$1.37
Group B: Institutional occupancies	\$1.37
Group C: Residential occupancies	\$1.37
Group D: Business and personal service occupancies	\$1.37
Group E: Mercantile occupancies	\$1.37
Group F: Industrial occupancies	\$1.37

Miscellaneous Work:	Flat Fee per Unit
Alternate heating systems – solar, geothermal, etc: (detached dwelling, semi-detached dwelling, townhouse dwelling)	\$237.00
(industrial, commercial, institutional, and multi-residential)	\$416.00
Commercial kitchen exhaust (including related make-up air)	\$416.00
Spray booth, dust collector etc.	\$416.00/unit
Furnace replacement: (detached dwelling, semi-detached dwelling, townhouse dwelling)	\$237.00
Boiler replacement: (detached dwelling, semi-detached dwelling, townhouse dwelling)	\$237.00
(industrial, commercial, institutional, and multi-residential)	\$416.00

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(D) OTHER MISCELLANEOUS WORK: (Continued)

HVAC unit installation: (unit heater, rooftop unit, make-up air unit)	\$237.00
Alterations to mechanical systems (space heater, exhaust fan) (duct work only)	\$416.00/unit \$237.00
Full heating system replacement (detached dwelling, semi-detached dwelling, townhouse dwelling) (industrial, commercial, institutional, multi residential)	\$237.00 \$416.00

(E) PLUMBING AND DRAIN COMPONENTS:

Plumbing Fixtures: (Plumbing review only)	Fee per Fixture
Group A: Assembly occupancies	\$ 41.00
Group B: Institutional occupancies	\$ 41.00
Group C: Residential occupancies	\$ 41.00
Group D: Business and personal services occupancies	\$ 41.00
Group E: Mercantile occupancies	\$ 41.00
Group F: Industrial occupancies	\$ 41.00
	\$/lin.m
Miscellaneous Work: Inside sanitary and storm piping	\$1.65
Outside water services, sanitary and storm piping (when not included in complete building permit or permit for site services)	\$4.59
Replacement of Domestic Water Risers:	\$8.91 per riser per floor (minimum \$270)
Manholes, catchbasins, interceptors, sumps etc. (when not included in complete building permit or permit for site services)	\$ 41.00 each
Backwater valve	\$249.00
Backwater preventer	\$416.00

(F) Signs

FEES

\$/m² *

All Signs	\$36.00 (minimum \$292.00)
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* Fee is per m² 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.