

Village of Sedley

Bylaw No. 2023-3

Building Permit Fee Bylaw

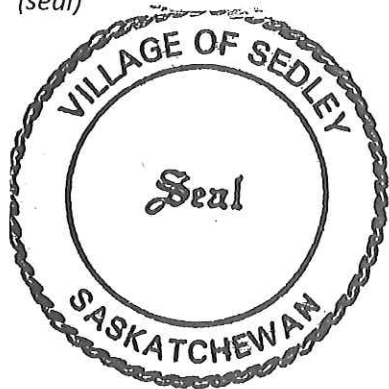
The attached fees are applicable to all new construction, additions and renovations to properties within the Village of Sedley.

Read a First Time this 20 day of June, 2023.

Read a Second Time this 20 day of June, 2023.

Read a Third Time and Passed this 20 day of June, 2023.

(seal)



Melody Dixon-Lyze
Administrator

Alan Aron
Mayor

CERTIFIED A TRUE COPY

Melody Dixon-Lyze
Administrator



Schedule A (Page 1)
PBI Fee Calculator
 Residential¹ (Class 1)
 Effective January 1, 2023 - December 31, 2024
 Municipal Office Use Only - Not for Distribution

Project Type	Size ² (m ²) or Type	Reviews Plan Review	Foundation Inspection	Anchoring & Framing Inspection	On-Site Inspections ³			PBI Base Fee	Travel Fee ⁵ per trip	Municipal & SAMIA Fee ⁶	Total Permit Fee ⁷ (incl. Travel)
					Framing Inspection	Insulation & Vapour Barrier Inspection	Occupancy Inspection				
New Dwelling	up to 99 m ²	\$320.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 660.00	\$200.00	\$50.00	\$ 1,210.00
Size ² based on developed living space, including walkout and finished basements	100 - 219	\$480.00	\$240.00	\$240.00	\$240.00	\$240.00	\$0.00	\$ 1,440.00	\$200.00	\$50.00	\$ 1,690.00
	220 - 339	\$640.00	\$320.00	\$320.00	\$320.00	\$320.00	\$0.00	\$ 1,920.00	\$200.00	\$50.00	\$ 2,170.00
	340 - 459	\$800.00	\$400.00	\$400.00	\$400.00	\$400.00	\$0.00	\$ 2,400.00	\$200.00	\$50.00	\$ 2,650.00
	460 - 599	\$960.00	\$480.00	\$480.00	\$480.00	\$480.00	\$0.00	\$ 2,880.00	\$200.00	\$50.00	\$ 3,130.00
Note: 99.9 m ² = 1,075 ft ²											
Additional / Accessory Bldg w/Living Space		\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 800.00	\$200.00	\$50.00	\$ 1,050.00
Attached Garage (No living space or permanent heat source)	Insulated	\$80.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 640.00	\$150.00	\$50.00	\$ 840.00
	Not Insulated	\$80.00	\$160.00				\$80.00	\$ 400.00	\$50.00	\$50.00	\$ 500.00
Accessory Building ⁸ (No living space or permanent heat source)	Insulated	\$80.00		\$160.00	\$160.00		\$80.00	\$ 480.00	\$100.00	\$50.00	\$ 630.00
	Not Insulated	\$80.00					\$80.00	\$ 240.00	\$50.00	\$50.00	\$ 290.00
Renovation (structural or egress)		\$60.00		\$160.00			\$60.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00
Basement Development		\$90.00		\$160.00			\$90.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00
Deck (not covered or enclosed)		\$80.00			\$160.00		\$80.00	\$ 160.00	\$0.00	\$50.00	\$ 210.00
Covered/Enclosed Deck		\$80.00			\$160.00		\$80.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00
Solar Panels (PV or Domestic Hot Water)		\$80.00					\$80.00	\$ 160.00	\$0.00	\$50.00	\$ 210.00
Retaining Wall		\$80.00					\$80.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00
Foundation Replacement		\$80.00	\$160.00	\$160.00			\$80.00	\$ 640.00	\$150.00	\$50.00	\$ 840.00
Demolition		\$0.00					\$80.00	\$ 80.00	\$50.00	\$50.00	\$ 180.00
Mobile (Manufactured) Home		\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 480.00	\$100.00	\$50.00	\$ 630.00
RTM / Modular Home / Post-move	up to 99 m ²	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 800.00	\$200.00	\$50.00	\$ 1,050.00
Size ² based on developed living space, including walkout and finished basements	100 - 139	\$192.00	\$192.00	\$192.00	\$192.00	\$192.00	\$0.00	\$ 960.00	\$200.00	\$50.00	\$ 1,210.00
	140 - 179	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$0.00	\$ 1,120.00	\$200.00	\$50.00	\$ 1,370.00
	180 - 219	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$0.00	\$ 1,280.00	\$200.00	\$50.00	\$ 1,530.00
	220 - 259	\$288.00	\$288.00	\$288.00	\$288.00	\$288.00	\$0.00	\$ 1,440.00	\$200.00	\$50.00	\$ 1,690.00
	260 - 299	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$0.00	\$ 1,600.00	\$200.00	\$50.00	\$ 1,850.00

GST is payable and not included in above rates

Residential¹: In addition to those listed above, also includes detached houses, semi-detached houses, duplexes. Buildings with horizontal area larger than 600 m² are classified as Commercial (Class 3). Attached garages and decks included in fees if in the designs at time of Plan Review for new builds or additions.

For Duplex / Two-Unit, each civic address is treated as an individual dwelling permit, with a permit number assigned for each address.

Size²: Amount of developed living space. Noted at top of Plan Review report, based on plans provided.

On-Site Inspections³: Number of inspections required is dependent on the size, foundation method, intended use, construction method, fire safety, energy code requirements, etc. Need assessed at Plan Review and inspection stages. Extra inspections, including missed inspections due to the owner or builder not contacting PBI for required inspections, may be required, and charged at \$160.00 + travel. Examples: optional services, unusual or larger projects, re-inspections of infractions, missed inspections, progress, follow-ups for long delays or non-compliance, order/issuance, changes to original plans, etc.

Final Inspection⁴: Final inspections indicated in red are completed when PBI in the area. There is no Travel Fee charged for the first Final Inspection. Extra inspections may be required, and charged at \$160.00 + travel.

Travel Fee⁵: If PBI inspects more than one property per visit, Travel Fee may be split between each property to reduce cost.

Municipal & SAMIA Fee⁶: These columns are for the Municipality's convenience, and will add the Municipal and SAMIA fees into the Total Permit Fee. However, PBI does not collect this portion of the fees. Enter fee as dollar amount. Double-check fees are entered correctly.

Total Permit Fee⁷: The Total Permit Fee may differ compared to the total fee list above. The Permit Fee may be affected by number of Trips, Extra Inspections, Preliminary Application Review (PAR), Re-Reviews, Appeals, etc. PARs, Re-Reviews and Appeals may be charged at \$160/hr but for a total minimum of \$160. Also see "On-Site Inspections³".

Note: Recommended to collect Total Permit Fee before issuing Building Permit (but after Plan Review completed). It may be difficult to collect afterwards, as there is no legislation to add unpaid fees to taxes. Building Officials can not issue Stop Work Orders for unpaid fees.

Accessory Building⁸: Examples include buildings over 10m², detached garages, boat houses, pole buildings, etc.

All fees are payable to: Professional Building Inspections, Inc. Payment terms are net 60 days from date of invoice. Interest shall be charged on overdue amount at rate of 1.5% on the unpaid balance (19.5% annual compounded).

Schedule A (Page 1)
PBI Fee Calculator
 Residential (Class 1)
 Effective January 1, 2023 - December 31, 2024

Project Type	Size ² (m ²) or Type	Reviews		On-Site Inspections ³					PBI Base Fee	Travel Fee ⁵ per trip	Municipal & SAWA Fee ⁶	Total Permit Fee ⁷ (incl. Travel)
		Plan Review	Foundation Inspection	Anchoring & Framing Inspection	Framing Inspection	Insulation & Vapour Barrier Inspection	Occupancy Inspection	Final Inspection ⁴				
New Dwelling Size ² based on developed living space, including walkout and finished basements Note: 99.9 m ² = 1,075 ft ²	up to 99 m ²	\$320.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 960.00	\$200.00	\$50.00	\$ 1,210.00
	100 - 219	\$480.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$0.00	\$ 1,440.00	\$200.00	\$50.00	\$ 1,690.00
	220 - 339	\$640.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$0.00	\$ 1,920.00	\$200.00	\$50.00	\$ 2,170.00
	340 - 459	\$800.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$0.00	\$ 2,400.00	\$200.00	\$50.00	\$ 2,650.00
460 - 599	\$960.00	\$480.00	\$480.00	\$480.00	\$480.00	\$480.00	\$0.00	\$ 2,880.00	\$200.00	\$50.00	\$ 3,130.00	
Secondary Suite		\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 800.00	\$200.00	\$50.00	\$ 1,050.00	
Attached Garage (No living space or permanent heat source)	Insulated	\$60.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 640.00	\$150.00	\$50.00	\$ 840.00	
	Not Insulated	\$80.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 640.00	\$150.00	\$50.00	\$ 840.00	
Accessory Building ⁸ (No living space or permanent heat source)	Insulated	\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 480.00	\$100.00	\$50.00	\$ 630.00	
	Not Insulated	\$80.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 240.00	\$50.00	\$50.00	\$ 290.00	
Renovation (Structural or egress)		\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00	
Basement Development		\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00	
Deck (not covered or enclosed)		\$90.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 160.00	\$0.00	\$50.00	\$ 210.00	
Cover/Enclosed Deck		\$90.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00	
Solar Panels (PV or Domestic Hot Water)		\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 160.00	\$0.00	\$50.00	\$ 210.00	
Retaining Wall		\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 320.00	\$50.00	\$50.00	\$ 420.00	
Foundation Replacement		\$60.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 640.00	\$150.00	\$50.00	\$ 840.00	
Demolition		\$0.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 80.00	\$50.00	\$50.00	\$ 180.00	
Mobile (Manufactured) Home		\$160.00		\$160.00	\$160.00	\$160.00	\$0.00	\$ 480.00	\$100.00	\$50.00	\$ 630.00	
RTM / Modular Home / Post-move	up to 99 m ²	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$0.00	\$ 800.00	\$200.00	\$50.00	\$ 1,050.00	
Size ² based on developed living space, including walkout and finished basements	100 - 139	\$192.00	\$192.00	\$192.00	\$192.00	\$192.00	\$0.00	\$ 960.00	\$200.00	\$50.00	\$ 1,210.00	
	140 - 179	\$224.00	\$224.00	\$224.00	\$224.00	\$224.00	\$0.00	\$ 1,120.00	\$200.00	\$50.00	\$ 1,370.00	
	180 - 219	\$256.00	\$256.00	\$256.00	\$256.00	\$256.00	\$0.00	\$ 1,280.00	\$200.00	\$50.00	\$ 1,530.00	
	220 - 259	\$288.00	\$288.00	\$288.00	\$288.00	\$288.00	\$0.00	\$ 1,440.00	\$200.00	\$50.00	\$ 1,690.00	
	260 - 299	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$0.00	\$ 1,600.00	\$200.00	\$50.00	\$ 1,850.00	

GST is payable, and not included in above rates

Residential¹: In addition to those listed above, also includes detached houses, semi-detached houses, duplexes. Buildings with horizontal area larger than 600 m² are classified as Commercial (Class 3). Attached garages and decks included in fees if in the designs at time of Plan Review for new builds or additions.

For Duplex / Two-Unit, each civic address is treated as an individual dwelling permit, with a permit number assigned for each address. Size²: Amount of developed living space. Noted at top of Plan Review report, based on plans provided.

On-Site Inspections³: Number of inspections required is dependent on the size, foundation method, intended use, construction method, fire safety, energy code requirements, etc. Need assessed at Plan Review and inspection stages. Extra inspections, including missed inspections due to the owner or builder not contacting PBI for required inspections, may be required, and charged at \$160.00 + travel. Examples: optional services, unusual or larger projects, re-inspections of infractions, missed inspections, progress, follow-ups for long delays or non-compliance, order-issuances, changes to original plans, etc.

Final Inspection⁴: Final inspections indicated in red are completed when PBI in the area. There is no Travel Fee charged for the final inspection. Extra inspections may be required, and charged at \$160.00 + travel.

Travel Fee⁵: If PBI inspects more than one property per visit, Travel Fee may be split between each property to reduce cost. Municipal & SAWA Fee⁶: These columns are for the Municipality's convenience, and will add the Municipal and SAWA fees into the Total Permit Fee. However, PBI does not collect this portion of the fees. Enter fee as dollar amount. Double-check fees are entered correctly.

Total Permit Fee⁷: The Total Permit Fee may differ compared to the total fee list above. The Permit Fee may be affected by number of Trips, Extra Inspections, Preliminary Application Review (PAR), Re-Reviews, Appeals, etc. PARs, Re-Reviews and Appeals may be charged at \$160.00 but for a total minimum of \$160. Also see On-Site Inspections³.

Note: Recommended to collect Total Permit Fee before issuing Building Permit (but after Plan Review completed). It may be difficult to collect afterwards, as there is no legislation to add unpaid fees to taxes. Building Officials can not issue Stop Work Orders for unpaid fees.

Accessory Building⁸: Examples include buildings over 10m² detached garages, boat houses, pole buildings, etc.

All fees are payable to: Professional Building Inspections, Inc. Payment terms are net 60 days from date of invoice. Interest shall be charged on overdue amount, rate of 1.5% on the unpaid balance (19.5% annual compounded).



Schedule A (Page 2)
PBI Fee Calculator
 Commercial¹ (Class 2 & 3)
 Effective January 1, 2023 - December 31, 2024
 Municipal Office Use Only - Not for Distribution

A) Value of Construction Fees:

VOCC²: X \$4.50 / = \$1,000 = **\$ 1,200.00 PBI Base Fee** (1/3 at Plan Review
 # of Trips: X \$50.00 = \$0.00 **Travel Fee³** (Project Estimate) 2/3 for Inspections)

Municipal & SAMA Fee⁴
\$ 1,200.00 Total Permit Fee⁵

B) Minimum Fees:

Project Type	Type	Reviews	On-Site Inspections ³	Occupancy Inspection ⁴	PBI Base Fee	Travel Fee ³ per trip	Municipal & SAMA Fee ⁵	Total Permit Fee ⁸ (incl Travel)
Principal Building		Plan Review	Foundation Inspection	Insulation Framing Barrier & Vapour Inspection	\$ 1,200.00	\$50.00	\$ 50.00	\$ 1,450.00
Addition		\$200.00	\$200.00	\$200.00	\$ 1,000.00	\$200.00	\$ 50.00	\$ 1,250.00
Renovation / Tenant Improvements		\$200.00	\$200.00	\$200.00	\$ 800.00	\$150.00	\$ 50.00	\$ 1,000.00
Accessory Building ⁷ (No living space)	Insulated	\$200.00	\$200.00	\$200.00	\$ 1,000.00	\$200.00	\$ 50.00	\$ 1,250.00
Barrier-Free Washroom	Not Insulated	\$200.00	\$200.00	\$200.00	\$ 600.00	\$100.00	\$ 50.00	\$ 750.00
Barrier-Free Ramp		\$200.00		\$200.00	\$ 400.00	\$50.00	\$ 50.00	\$ 500.00
Solar Panels (PV or Domestic Hot Water)		\$100.00		\$100.00	\$ 200.00	\$50.00	\$ 50.00	\$ 300.00
Demolition		\$0.00		\$100.00	\$ 100.00	\$50.00	\$ 50.00	\$ 200.00

GST is payable, and not included in above rates.

Commercial¹: In addition to those listed above, also includes industrial, institutional, and multi-unit and residential buildings with horizontal area larger than 600 m².
 For Multi-Unit, each civic address is treated as an individual commercial permit, with a permit number assigned for each address.

Value of Construction (VOCC)²: Total value of building in its completed form. Includes cost of design, building work, materials of construction, building systems, labour and overhead, and profit of the contractor and subcontractors. Atlas Group Guide for Canadian Cost of Construction used if project appears to be under-valued.

On-Site Inspections³: Number of inspections required is dependent on the size, foundation method, intended use, construction method, fire safety, energy code requirements, etc. Need assessed at Plan Review and inspection stages. Extra inspections, including missed inspections due to the owner or builder not contacting PBI for required inspections, may be required, and charged at \$200.00 + travel. Examples: optional services, unusual or larger projects, re-inspections of infractions, progress follow-ups for long delays or non-compliance, order issues, changes to original plans, etc.

Travel Fee⁴: If PBI inspects more than one property per visit, Travel Fee may be split between each property to reduce cost.

Municipal & SAMA Fee⁵: These columns are for the Municipality's convenience, and will add the Municipal and SAMA fees into the Total Permit Fee. However, PBI does not collect this portion of the fees. Enter fee as dollar amount. Double-check fees are entered correctly.

Total Permit Fee⁸: The Total Permit Fee may differ compared to the total fee listed above. The Permit Fee may be affected by number of Trips, Extra Inspections, Preliminary Application Review (PAR), Re-Reviews, Appeals, etc. PARs, Re-Reviews and Appeals may be charged at \$200/hr but for a total minimum of \$200. Also see "On-Site Inspections"^{3h}.

Fees may be reduced for projects over \$20 million. Please inquire if applicable.

Note: Recommended to collect Total Permit Fee before issuing Building Permit (but after Plan Review completed).
 It may be difficult to collect afterwards, as there is no legislation to add unpaid fees to taxes. Building Officials can not issue Stop Work Orders for unpaid fees.

Accessory Building⁷: Examples include unheated detached garages, boat houses, pole buildings, etc. If permanent heat source needed, additional fees may apply.

All fees are payable to: Professional Building Inspections, Inc.
 Payment terms are net 60 days from dates of invoice. Interest shall be charged on owe amounts at a rate of 1.5% on the unpaid balance (19.5% annual compounded).