

THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

BY-LAW 2018 - 22

A By-law to establish a schedule of Fees and Charges for services provided under the Building Code Act, and to amend the Building By-law, By-law 969, and to repeal and replace By-law 1676 .

WHEREAS the *Municipal Act*, 2001, S.O. 2001, c.25, as amended, provides that a single tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public; and

WHEREAS Section 7 of the *Building Code Act*, 1992 S.O. 1992, Chapter 23, as amended, empowers Council to pass certain By-laws respecting construction, demolition, change of use, transfer of permits, inspections and the setting and refunding of fees;

WHEREAS Section 7(c) of the *Building Code Act*, S.O. 1992, c. 23, as amended, requires the payment of fees on applications for and on the issuance of permits, requiring the payment of fees for maintenance inspections, and prescribing the amounts of the fees; and

WHEREAS the Council of The Township of St. Joseph deems it desirable and expedient to amend The Township of St. Joseph Building By-law to establish a new set of fees and charges with respect to matters regulated by the *Building Code Act*, S.O. 1992, c.23, as amended; and

WHEREAS notice has been given, as described in O. Reg 321/12 that the Corporation of The Township of St. Joseph intends to amend the prescribed fees effective May 1, 2018; and

WHEREAS the total amount of the fees authorized under clause (1) (c) of Section 7 of the *Building Code Act* must not and do not exceed the anticipated reasonable costs of the principal authority to administer and enforce this Act in its area of jurisdiction; and

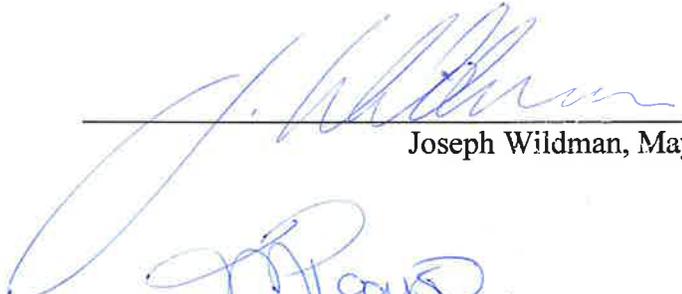
WHEREAS Section 445 of the *Municipal Act*, 2001, as amended, provides that if a municipality is satisfied that a contravention of a by-law of the municipality passed under this Act has occurred, the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention, or the owner or occupier of the land on which the contravention occurred, to do work to correct the contravention;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of The Township of St. Joseph hereby enacts as follows:

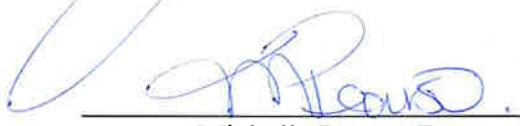
1. That The Corporation of The Township of St. Joseph hereby amends By-law 969, and repeals By-law 1676, replacing it with the attached Schedule "A" attached to and forming part of this by-law.

2. That Schedule "B", attached to and forming part of this By-law, shall describe the types of projects where a building permit is or is not required.
3. Where Schedule "B" attached lists a fee based on the value of the project, and a fee based on the size of the project or structure, the higher of the two shall prevail and be applied.
4. Should any section, subsection, clause, paragraph or provision of this By-law be declared by a court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of any other provision of this by-law or the by-law as a whole.
5. That any by-law or portion thereof previously approved by Council which conflicts with this By-law shall be hereby repealed.
6. That this By-law shall come into full force and effect upon final passage.

READ A FIRST, AND TAKEN AS READ A SECOND AND THIRD TIME and finally passed in open Council this Eighteenth day of April, 2018.



Joseph Wildman, Mayor



Michelle Pearse, Deputy Clerk Treasurer

Schedule "A" to By-law 2018 - 22

Category Permit fees will be set at the greater of the value of the project, or a calculation based on size.	St. Joseph	
	Permit	Valuation Formula (per sq.ft.)
residential construction (valued under \$1000)	\$ 30.00	
residence, new construction (valued at \$1000+)	\$30+(\$5 x each \$1000 value)	
basement		\$50.00 / sq. ft.
main floor		\$150.00 / sq. ft.
second floor		\$75.00 / sq. ft.
residence, renovation/additions		contract price or estimated material cost + 50%
interior		
exterior		
accessory buildings (sheds, bunkie-no plumbing, garages, farm buildings)	\$30+(\$5 x each \$1000 value)	
interior unfinished		\$35.00 / sq.ft.
interior finished		\$50/ sq. ft.
second floor (garage etc.)		\$25/ sq. ft.
tarp type building		\$20.00/ sq. ft.
replace roofing with no structural changes (includes one medium load (single axle dump truck or large trailer) to disposal site)	\$90 flat fee	
replace siding, soffit/fascia with no structural changes (includes one load (single axle dump truck or large trailer) to disposal site)	\$100 flat fee	
Decks, Porches (servicing a dwelling)	\$30+(\$5 x each \$1000 value)	
decks, porches (not covered/enclosed)		\$30/ sq. ft.
decks, porches (covered/enclosed)		\$40/ sq. ft.
carport		\$30/ sq. ft.
commercial buildings (valued under \$1000)	\$40 flat fee	
commercial buildings (valued at \$1000+)	\$40+(\$5 x each	\$100/ sq. ft.
occupancy permit (when required)	\$ 10.00	
relocate or move a building	\$ 45.00	
demolish (except dwelling and commercial)	\$ 40.00	
demolish (single family dwelling, commercial)	\$ 150.00	
installation of solar panels	\$150 flat fee	
construction of fence (no higher than 5' 10")	\$40 flat fee	
any project valued at \$500,000+		set by Council/CBO
change of use permit	\$75+permit	
partial permit	25% of total permit	
conditional permit	25% of total permit	
Work begun prior to issuance of a building permit	2 x building permit fee	

THE TOWNSHIP OF ST. JOSEPH
Schedule B to By-law 2018 – 22

WHEN A BUILDING PERMIT IS REQUIRED

A building permit is required to:

1. Construct any new building over 108 feet squared or ten meters squared.
2. Construct any building of any size that includes plumbing.
3. Expand, add to, or change an existing building.
4. Demolish or remove all or any portion of a building.
5. Change the use of a building (e.g. from storage to sleeping quarters).
6. Install, modify or remove partitions and any interior load bearing walls.
7. Replace multiple windows or doors.
8. Install windows or doors that require new openings, or the enlargement of existing openings.
9. Replace roofing, outer wall covering (e.g. siding), soffit/fascia (flat fee).
10. Build a garage, balcony, deck or enclose an existing deck or porch.
11. Excavate a basement (including for waterproofing, repairing or installing weeping tiles), modify an existing foundation, or construct a foundation for any building.
12. Install new or modify existing heating, plumbing, and air conditioning systems, fireplaces, or fireplace inserts.
13. Install kitchen or bathroom cupboards that also include changes to plumbing.
14. Reconstruct a chimney.
15. Finish a basement, install separations or convert any basement room to a bedroom.
16. Install a swimming pool or hot tub.
17. Install or modify any life safety or fire suppression system, such as fire alarms, sprinkler or standpipe, or fixed extinguishing systems including:
 - a. Replacement of a fire alarm panel.
 - b. Replacement of bells to horns or horns to bells.
 - c. Installing a Fire link system.
 - d. Installing Electro-magnetic locks.
 - e. Installing a door hold-open device.
 - f. Change in the plans from the design.
18. Construct a retaining wall in excess of 3.25 ft. (one metre) in height.
19. Install or modify solar heating/power generating or geothermal systems.
20. Any work on a heritage building.
21. Any work on a legal non-conforming structure or a structure within the shoreline setback.

THE TOWNSHIP OF ST. JOSEPH
Schedule "B" to By-law 2018 – 22

WHEN A BUILDING PERMIT IS NOT REQUIRED:

With the exception of heritage buildings, a building permit is not required to:

1. Replace more than one door or window of the same (or smaller) measurement (must be installed according to Building Code and/or manufacturer's instructions).
2. Build an accessory building (e.g. shed, bunkie) less than 108 feet squared or ten meters squared and under one story that does not contain plumbing.
3. Install eaves troughs, provided that the drainage is contained within the subject property.
4. Paint or decorate the interior of a structure (including replacement of floor covering).
5. Reinstall or replace kitchen or bathroom cabinets providing there is no plumbing work involved.
6. Construct a detached deck (not serving a dwelling) less than 24" (600 mm) above grade and no more than 108 sq. ft. in size, however the deck must meet proper property line setbacks.
7. Undertake electrical work that does not include fire, smoke or carbon monoxide detection (This requires a permit from the Electrical Safety Authority).