

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2007 October 31

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 7000 04
Reference: Review of App Fees

SUBJECT: 2008 FEES FOR BUILDING PERMITS AND OTHER PLANNING APPLICATIONS AND SERVICES

PURPOSE: To provide Council with recommendations for the Planning and Building Department's 2008 fee schedule for various applications for the purpose of cost recovery.

RECOMMENDATIONS:

1. **THAT** Council approve the proposed fee adjustments and text changes as outlined in this report.
2. **THAT** Council authorize the preparation of a bylaw amending the rezoning application fees in the Burnaby Zoning Bylaw, as outlined in Section 3.2 of the Appendix, and that the bylaw be advanced to First Reading on 2007 November 05 and to a Public Hearing on 2007 November 27 at 7:30 p.m.
3. **THAT** Council authorize the preparation of the necessary bylaw amendments to effect the fee adjustments and text changes outlined in Section 4.0 of the Appendix to this report.

REPORT

The Local Government Act provides for the imposition of fees and charges for applications and various types of permits and services under Part 26 (Planning and Land Use Management) and Division 9 (Permits and Fees) for the purpose of recovering the costs of administration, inspection, advertising and processing. Over the years, fees and charges have been established for a number of processes, works and services, including: permits for building construction, including electrical, plumbing and gas inspections; fees for rezoning, strata titling and subdivision of land; and a variety of other services. To help ensure that fees charged recover the costs of the services provided, staff conduct an annual review of the fee schedule.

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Staff have completed the annual review of fees for 2008. The attached Appendix outlines the adjustments being recommended. Generally, the Planning and Building Department's fees are proposed to increase by 2.4%, based on the current rate of inflation. Specific increases are also proposed for building permit extensions, Sign and Comprehensive Sign Plan PPAs, and the non-refundable building permit minimum fees. These specific increases are beyond the proposed 2.4% base increase and range from an additional \$5.00 to \$53.70. The proposed increases would enable Burnaby to maintain a cost recovery position as well as a fee position relative to other municipalities in the region.

Some minor changes are also proposed to the text of the Building Bylaw, and related fee schedules, as detailed in Sections 4.2 and 4.3 of the attached Appendix. While the proposed text changes do not apply directly to the fees charged by the City, it is practical to amend the bylaw concurrent with the proposed changes to the fees charged.

It is recommended that a bylaw amending the rezoning application fees listed in the Burnaby Zoning Bylaw be prepared for First Reading on 2007 November 05 and forwarded to the Public Hearing of 2007 November 27. The remaining fees not listed in the Burnaby Zoning Bylaw do not require presentation to a Public Hearing. Upon Council approval of the recommendations of this report, staff will arrange for the introduction of the necessary bylaw amendments to effect these fee adjustments and related text changes. The new fees listed in the Burnaby Zoning Bylaw would come into effect on 2008 January 1, following Council adoption of the bylaw.



B. Luksun
Director Planning & Building

SMN:
Attach

cc: Chief Building Inspector
City Clerk
City Solicitor
Director Engineering
Director Finance
Director Information Services
Director Parks, Recreation and Cultural Services

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APPENDIX

Review of Fees for 2008 for Building Permits and Other Planning Applications and Services

1.0 GENERAL

The structure and schedules for Planning and Building fees seeks to account for the full range of costs (administrative, processing, record keeping, responding to enquiries, inspections, etc.) that are entailed in each type of application, permit, service, or work. The approach recognizes that these costs are commonly incurred, to varying degrees, by a variety of different departments. For example, while the bulk of the administrative costs for processing a rezoning application may be incurred in the Planning Division, considerable staff effort is commonly also entailed in the Clerk's Office, Legal Department, Engineering Department, Fire Prevention Office, and Building Division, as well as, to some extent, in the RCMP, Parks, Recreation and Cultural Services Department, Business Licence and Taxation offices. The degree to which other departments may be involved varies considerably with the type of application and from case to case. The overriding consideration in the Local Government Act, which governs fees imposed for planning-type services, is that the fee must not exceed the estimated average costs of processing, inspection, advertising and administration that are usually related to the type of application or other matter to which the fee relates. The approach taken by the City is to seek to recover the estimated average cost of processing across a wide range of application, permit, service and work types.

2.0 COST OF LIVING ADJUSTMENT

In May 1997, Council completed a comprehensive review of fees and directed that an annual report be prepared for fees for each subsequent year. This regular adjustment process is intended to establish a more stable fee increase process and to avoid substantial increases at any one point in time. The fees established as a result of the 1997 review now serve as a benchmark for subsequent annual fee reviews for the Planning and Building Department. Fees are adjusted each year to recover inflationary cost increases over the previous year. Based on current indicators, it appears that the Vancouver Cost of Living Index will increase between 2.4% and 2.9% for 2007. In order to keep pace with inflation, it is proposed that an average fee increase of 2.4% be applied to the various permits and other services offered by the Planning and Building Department for the year 2008, as noted below.

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3.0 PLANNING DIVISION

3.1 General 2.4% Increase

Staff have reviewed the existing cost recovery structure of the present fee schedule for rezoning, subdivision, development approvals (PPA), strata titling and various other planning approval services provided by the Department. As required by the Local Government Act, care has been taken to ensure that the proposed fees recover the estimated average cost of processing, inspection, advertising and administration. Based on the rate of inflation for 2007, an increase of 2.4% is proposed for Planning Division fees. Fees have been rounded to the nearest dollar. This increase would maintain Burnaby's position relative to other jurisdictions in the Lower Mainland with similar processes and services charges.

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3.2 Proposed 2008 Planning Fees

SCHEDULE OF PLANNING FEES:	Current	Proposed
Rezoning Applications:		
1. First 1,700 sq. m. of site area	\$1,514.00	\$1,550.00
2. Each subsequent 100 sq. m. of site area or portion thereof	\$40.00	\$41.00
3. Rezoning and PPA Servicing	\$858.00	\$879.00
▪ Where there is only one servicing item	\$416.00	\$426.00
Subdivision Applications:		
4. Subdivision Application	\$1,751.00	1,793.00
5. Airspace Parcel Subdivision	\$5,774.00	\$5,913.00
6. Additional airspace parcels within same application	\$114.00	\$117.00
7. Road Closure/Highway Exchange	\$1,805.00	\$1,848.00
8. Tentative Approval Extension		
▪ Single family subdivision	\$204.00	\$209.00
▪ Other subdivisions/servicing	\$459.00	\$468.00
9. Personal Preference Address Change	\$599.00	\$613.00
▪ (No charge when included in application for subdivision)		
Strata Titling:		
10. Two-family and industrial/commercial conversions	\$530.00	\$543.00
11. Each additional industrial/commercial unit	\$30.00	\$31.00
Phased Strata Plans:		
12. First Phase	\$921.00	\$943.00
13. Subsequent Phases	\$119.00	\$122.00
14. Last Phase	\$364.00	\$373.00
15. Form 'P' Amendment	\$66.00	\$68.00
Liquor Licence Applications:		
16. New Facilities	\$656.00	\$672.00
17. Amendments to existing liquor licences	\$333.00	\$341.00
Preliminary Plan Approval (Development Applications)¹:		
18. Minimum Fee	\$200.00	\$205.00
19. On construction value (per \$1,000)	\$2.00	\$2.00
20. Extensions	\$120.00	\$123.00

¹ Fees for PPAs fall under the Building Bylaw and are included in the Building Permit Fee Schedule, and are listed in the schedule of Planning Fees for convenience.

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4.0 BUILDING DIVISION

4.1 Proposed 2008 Fee Increases

A fee increase of 2.4% is also proposed for Building Division fees. Fee increases have been rounded to the nearest \$0.05. It is noted that some fees are proposed to not increase, as noted in the following schedules, while others are proposed to increase beyond the indicated 2.4%. Increases beyond 2.4% are proposed in three areas, which are briefly described below. From an administrative standpoint, it is noted that changes to the Building Divisions fees do not require a presentation at a Public Hearing, but rather the adoption of the relevant bylaw amendments by Council in the usual manner.

4.1.1 Permit Extension (Item #3, Building Fees)

The fee for a permit extension is currently \$46.30. The introduction of a permit expiry notification provision in the 2004 Building Bylaw has created a requirement for additional monitoring and administration. Notifying permit holders of expiring permits, processing applications for extensions and carrying out the additional inspections related to those extensions costs the City more than the current fee recovers. In order to correct this, it is proposed that the fee for a permit extension be increased to \$100.00.

4.1.2 Signs and Comprehensive Sign Plan PPAs (Item #14, Building Fees)

The current fees for Sign and Comprehensive Sign Plan PPAs are \$70.00 and \$150.00 respectively. The current minimum fee for all other types of PPAs is \$200.00 and is proposed to increase to \$205.00. In order to bring the sign fees more in line with the minimum PPA fee, it is recommended that the fees for Sign and Comprehensive Sign Plan PPAs be raised to \$75.00 and \$205.00 respectively.

4.1.3 Building Permit Application Fee Refund (Item #1, Building Fees (Refund of Fees))

In order to recover the costs related to the processing of Building Permit refunds and to be consistent with the other fees for trade permits, it is proposed that the non-refundable minimum be raised from the current \$50.00 to \$100.00 for all types of building permits.

4.2 Proposed Text Revisions to the Building Bylaw

While the following text amendments do not apply directly to the fees charged by the City for permits, it is practical to make these changes to the bylaws concurrent with the proposed changes to the fee schedules.

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4.2.1 Appendices “A” and “B”

In order to be consistent with the other bylaws that the Building Division administers, it is proposed that Appendix “A” and Appendix “B” of the Building Bylaw be combined into a single Appendix “A”.

4.2.2 Schedule “C”

Schedule “C” of the Building Bylaw currently includes the name “George R. Humphrey” above the title “Chief Building Inspector”. As Mr. Humphrey has now retired, it is proposed that his name be removed from the schedule, leaving only the title of “Chief Building Inspector” on the document.

4.2.3 Schedule “E-1” and “E-2”

Minor changes to Schedules “E-1” and “E-2” are proposed in order to harmonize with the 2006 BC Building Code and similar documents supported by the Architectural Institute of BC, the Association of Professional Engineers & Geoscientists of BC and the City of Vancouver.

4.2.4 Schedule “F”

For purposes of clarification, it is proposed that three words be added to Schedule “F” of the Building Bylaw. The sentence in the schedule which reads: “The Owner specifically acknowledges having reviewed Sections 1(2) and 5(1) of the Bylaw:” would have the three words “listed as follows:” added at the end.

4.2.5 Certification by Registered Professionals

Section 290 of the Local Government Act specifies that if a municipality issues a building permit for a development that does not comply with the Provincial Building Code the municipality cannot be held liable if the permit was issued in reliance upon the certification of a registered professional engineer or architect. The Act also states that a municipality must be notified in writing by the applicant that it relied upon professional certification. The municipality must also reduce the fee for the building permit to reflect the costs of the work that would otherwise be conducted by a Building Inspector to determine whether the certified plans do in fact comply with the Provincial Building Code and other applicable enactments respecting safety.

From time to time, the Building Division relies on letters of assurance in the form of Schedules “A”, “B-1” and “B-2” as referred to in Division C, Part 2, Section 2.2, Article 2.2.7 of the Building Code as certification that the design and plans to which the letters of

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assurance relate comply with the Building Code and other applicable enactments relating to protection. In these situations, it is proposed that the City avail itself of the opportunity to limit its liability by providing the necessary written notification to the applicant and by making the appropriate reduction in the permit fees.

It is therefore proposed that the Building Bylaw be amended to state that when a building permit is issued pursuant to Section 11 of the Bylaw that a notice be provided to the owner that the building permit is being issued in reliance upon the certification of the registered professionals that the design and plans submitted in support of the application for the building permit comply with the building code and other applicable enactments relating to protection.

It is also proposed that wording be added to Schedule "A" of the Building Bylaw to state that when a building permit is issued pursuant to Section 11 of the bylaw that the permit fee will be reduced by 2.5% of the fees payable, up to a maximum reduction of \$500.00.

4.3 Proposed Text Revisions to the Building Bylaw Fee Schedule

4.3.1 Refunds

It is proposed that new wording be included in the Building Bylaw Fee Schedule which will specify that there will be no refund of any portion of the application fee once the plan checking has been started. New wording is also proposed to explain that there will be no refund for expired permits or for extension fees.

4.3.2 Certification by Registered Professionals

As outlined in Section 4.2.5 above, it is proposed that Schedule "A" of the Building Bylaw state that when a building permit is issued reliant upon the certification of a registered professional engineer or architect, that the permit fee will be reduced by 2.5% of the fees payable, up to a maximum reduction of \$500.00.

4.3.3 Alternative Solutions

The 2006 British Columbia Building Code has replaced the term "Equivalents" with the new phrase "Alternative Solutions". In order to have the terminology in the Building Bylaw consistent with the BC Building Code, it is proposed that the word "Equivalents" be exchanged with "Alternative Solutions" in the fee schedule.

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4.4 Proposed 2008 Building Fees

SCHEDULE OF PLUMBING FEES:		Current	Proposed
1. Plumbing Fixtures:			
For the rough-in and completion of each plumbing fixture			
(Fixtures shall include but not be limited to the following: roof drain, floor drain, dishwasher, clothes washer, water heater, water meter or backflow protection device under 4 inches in size with test ports.)			
Each fixture		\$42.45 for the first fixture and \$23.10 for each additional fixture	\$43.45 for the first fixture and \$23.65 for each additional fixture
For each backflow protection device 4 inches or greater in size		\$115.45	\$118.20
For the removal of each fixture and the capping-off of piping		\$42.45 for the first fixture removed and \$10.60 for each additional fixture removed	\$43.45 for the first fixture removed and \$10.85 for each additional fixture removed
2. Interceptors:			
For the installation of a catch basin, sump, oil interceptor, manhole or trench drain			
Each unit		\$29.00	\$29.70
3. Site Fire Protection:			
For the installation of underground fireline or hydrants			
Each 30 m or portion thereof		\$29.00	\$29.70
Each fire hydrant		\$23.10	\$23.65
4. Building Fire Protection:			
For the installation or relocation of the following:			
First sprinkler head		\$60.00	\$61.45
Each additional sprinkler head		\$2.10	\$2.15
Each fire pump test header		\$29.00	\$29.70
First siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe		\$29.00	\$29.70
Each additional siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe <i>(Note: the second and subsequent fixtures do not have to be the same as the first fixture to qualify for the discount)</i>		\$19.40	\$19.85

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SCHEDULE OF PLUMBING FEES:		Current	Proposed
For the installation or alteration of any above ground fire suppression piping where no fixtures are involved			
Each 30 m or portion thereof		\$29.00	\$29.70
5. Replacement of Building Water Pipe:			
For the removal and replacement of existing pipe			
(a) in multi-family residential buildings, hotels and motels (each unit)		\$20.55	\$21.05
(b) in all other buildings:			
For the first 30 m of piping or portion thereof		\$69.35	\$71.00
For each additional 30 m of piping or portion thereof		\$40.35	\$41.30
6. Other Piping:			
For the installation or alteration of site piping (storm, sanitary, domestic water) rainwater leader, domestic water piping or any other plumbing pipe or where no fixtures are involved			
For the first 30 m of piping or portion thereof		\$40.00	\$40.95
For each additional 30 m of piping or portion thereof		\$23.00	\$23.55
7. Heating Permits:			
Fees based on maximum British Thermal Units (BTU) input of the heating appliance, with a minimum assessed fee of 50,000 BTU's		\$2.35 per 1,000 BTU's heating appliance input	\$2.40 per 1,000 BTU's heating appliance input
8. Reinspection Fee:			
Where it has been determined by the Plumbing Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required			
1st reinspection		\$50.00	No Change to these fees
2nd reinspection		\$200.00	
3rd reinspection		\$400.00	
4th reinspection		\$800.00	
5th reinspection		\$1000.00 and thereafter	
Reinspection Fees subject to GST			
9. Special Inspections:			
GST will be added to special inspection fees			
(a) For an inspection requested by the owner but not required by the Bylaw		\$75.00 /hour or part thereof (\$75.00 minimum)	No change
(b) For an inspection outside the hours during which the offices of the City Hall are normally open		\$440.00 plus \$110.00 /hour or part thereof	No change

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SCHEDULE OF PLUMBING FEES:		Current	Proposed
		after the first four hours. Travel time included.	No change
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise		\$75.00 /hour (\$75.00 minimum)	No change
(d) For Strata Title subdivision application inspections		\$160.15	No change
10. Review of Preliminary or Modified Drawings and Specifications:		\$60.00 per hour (Minimum 0.5 of an hour)	No change
11. Permit Transfer or Assignment Fee:			
For the transfer or assignment of a plumbing permit and to record a change of contractor for a project		\$46.30	\$47.40
12. Permit Extension:		\$46.30	\$47.40
13. Permit Fee Refund:		Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable of \$100. No refunds will be given unless a written request is received by the Chief Building Inspector.	No change

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SCHEDULE OF GAS FEES:	Current	Proposed
1. Installations in Single and Two-Family Dwellings:		
(a) For each appliance	\$29.00	\$29.70
(b) For each vent installation	\$29.00	\$29.70
(c) Hot water tank replacement	\$26.00	\$26.60
(d) House Piping only	\$29.60	\$30.30
2. Commercial, Industrial, Institutional or Multi-Family Installations:		
(a) For each appliance with input of:		
30 kW (102,000 BTU/Hr) or less	\$34.90	\$35.75
31 to 120 kW (103,000 to 409,000 BTU/Hr)	\$70.15	\$71.85
(b) For piping only		
First 30 m or less	\$40.80	\$41.80
Each additional 30 m or part thereof	\$29.00	\$29.70
(c) For each vent installation (no appliance)	\$40.80	\$41.80
(d) Laboratory equipment		
For each 200,000 BTU's or part thereof in a room	\$58.25	\$59.65
3. Reinspection Fee:		
Where it has been determined by the Gas Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required		
1st reinspection	\$50.00	No change to these fees
2nd reinspection	\$200.00	
3rd reinspection	\$400.00	
4th reinspection	\$800.00	
5th reinspection	\$1000.00 and thereafter	
GST will be added to reinspection fees		
4. Special Inspections:		
Special Inspection Fees subject to GST		
(a) For an inspection requested by the owner but not required by the Bylaw	\$75.00 /hour or part thereof (\$75.00 minimum)	No change

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SCHEDULE OF GAS FEES:	Current	Proposed
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$440.00 plus \$110.00 /hour or part thereof after the first four hours. Travel time included.	No change
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$75.00 /hour (\$75.00 * minimum)	No change
5. Review of Preliminary or Modified Drawings and Specifications:	\$60.00 /hour (minimum 0.5 of an hour)	No change
6. Permit Transfer or Assignment Fee:		
For the transfer or assignment of a gas permit and to record a change of contractor for a project	\$46.30	\$47.40
7. Permit Extension:	\$46.30	\$47.40
8. Permit Fee Refund:	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable of \$100.00. No refunds will be given unless a written request is received by the Chief Building Inspector.	No change

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SCHEDULE OF BUILDING FEES:	Current	Proposed
1. Application for a Building Permit:		
(a) For single or two-family dwelling where construction value exceeds \$82,000, including renovations, additions and accessory buildings	\$179.00	\$183.30
(b) For all other	20% of the Building Permit Fee, subject to a minimum of \$50.00 and a maximum of \$5,200.00	20% of the Building Permit Fee, subject to a minimum of \$50.00 and a maximum of \$5,325.00
2. Building Permit:		
(a) Value of Construction		
\$0 to \$1,000	\$50.00	No change
\$1,001 to \$20,000	\$50.00 plus \$13.90 /\$1,000 or part thereof over \$1,000	\$50.00 plus \$14.25 /\$1,000 or part thereof over \$1,000
\$20,001 to \$200,000	\$314.10 plus \$9.50 /\$1000 or part thereof over \$20,000	\$320.75 plus \$9.75 /\$1000 or part thereof over \$20,000
\$200,001 and over	\$2024.10 plus \$8.15/\$1000 or part thereof over \$200,000	\$2075.75 plus \$8.35/\$1000 or part thereof over \$200,000
(b) For Chimneys and Solid Fuel Appliances:		
Masonry Chimney:	\$54.40 per dwelling unit	\$55.70 per dwelling unit
Prefab Metal Chimney - Class "A"	\$54.40 per dwelling unit	\$55.70 per dwelling unit
Free standing solid fuel stove or fireplace	\$66.30	\$67.90
Free standing solid fuel stove or fireplace and Class "A" Chimney	\$82.75	\$84.75
Solid fuel insert (includes pre-safety inspection)	\$82.75	\$84.75
(c) For a Building Permit relating to:		

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SCHEDULE OF BUILDING FEES:	Current	Proposed
The replacement of building water pipe: per unit for all buildings	\$20.55 per unit for all buildings	\$21.05 per unit for all buildings
3. Permit Extension under Section 4(5)(a):	\$46.30	\$100.00
4. Review of Preliminary or Modified Drawings and Specifications:	\$60 per hour (minimum 0.5 of an hour)	No change
5. Building Permit for a Demolition:		
Accessory building	\$54.40 *	\$55.70
Single and two-family dwelling including all accessory buildings on site	\$231.00	\$236.55
All other buildings and structures	\$577.45	\$591.30
6. Building Permit for Temporary Building or Structure:		
(a) for the first year	\$406.25 per year	\$416.00 per year
(b) for the second and subsequent years:		
(i) temporary buildings on school sites operated for out-of-school care on a not-for-profit basis	\$50.00	No change
(ii) all other temporary buildings	\$406.25 per year	\$416.00 per year
7. Reinspection Fee:		
Where it has been determined by the Building Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is necessary.		
1st reinspection	\$50.00	No change to these fees
2nd reinspection	\$200.00	
3rd reinspection	\$400.00	
4th reinspection	\$800.00	
5th reinspection	\$1000.00 and thereafter	
Reinspection Fees subject to GST		
8. Special Inspections:		
Special inspection fees subject to GST		
(a) For an inspection requested by the owner but not required by the Bylaw	\$75.00 /hour or part thereof (\$75.00 minimum)	No change
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$440.00 plus \$110.00 /hour or part thereof after the first	No change

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SCHEDULE OF BUILDING FEES:	Current	Proposed
	four hours. Travel time included.	
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$75.00 /hour (\$75.00 minimum)	No change
(d) For a special safety inspection following an electrical or gas disconnection	\$437.00	\$447.50
(e) Strata title subdivision application inspections	\$160.15	\$164.00
9. Provisional Occupancy Permission:		
For an inspection for Provisional Occupancy Permission when requested by the Owner, fees shall be charged under Item 8, Special Inspections.		No change to wording
10. Permit Transfer or Assignment Fee:		
For the transfer or assignment of a building permit or to record a change of contractor for a project	\$46.30	\$47.40
11. File Research and Letter:		
Single family or two-family dwelling	\$60.00	\$61.45
All other buildings	\$120.00 per legal address	\$122.90 per legal address
12. Application for Alternative Solutions under the British Columbia Building Code:	\$416.00 for the first decision on a development and \$130.00 for each decision thereafter	\$426.00 for the first decision on a development and \$133.10 for each decision thereafter Note new wording "Equivalents" replaced with "Alternative Solutions"
13. Application for Heating System:	\$2.35 per 1,000 BTU's heating appliance	\$2.40 per 1,000 BTU's heating appliance

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SCHEDULE OF BUILDING FEES:		Current	Proposed
		input (minimum \$117.50 per appliance)	input (minimum \$120.00 per appliance)
14. Application for Preliminary Plan Approval:			
(a)	For signs	\$70.00	\$75.00
(b)	For Comprehensive Sign Plans	\$150.00	\$205.00
(c)	For all other development	\$2.00 per \$1,000.00* of estimated construction value, with a minimum fee of \$200.00	\$2.00 per \$1,000.00 of estimated construction value, with a minimum fee of \$205.00
(d)	For each extension	\$120.00	\$123.00
15. Certification by Registered Professionals:			
When a building permit is issued reliant upon the certification of a registered professional engineer or architect the permit fee will be reduced by 2.5% of the fees payable, up to a maximum reduction of \$500.00.			Note new wording

SCHEDULE OF BUILDING FEES – REFUND OF FEES:		Current	Proposed
1. Building permit application fee refund where plan checking has not commenced:			
(a)	For single or two-family dwellings, including renovations, additions and accessory buildings	70% of Application Fee subject to a minimum non - refundable \$50.00.	70% of Application Fee subject to a minimum non- refundable \$100.00.
(b)	For all other applications	70% of Application Fee subject to a minimum non- refundable \$75.00	70% of Application Fee subject to a minimum non- refundable \$100.00
Additional Wording: Note: There will be no refund of any portion of the application fee once the plan checking has been started.			

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SCHEDULE OF BUILDING FEES – REFUND OF FEES:		Current	Proposed
2. Building Permit Fee Refund where construction has not commenced, no inspection has been made and a permit has not been extended or expired:		Refund equals 90% of the difference between the Building Permit Fee and the Building Permit Application Fee	Note new wording to include “or expired”
3. For any permit or special inspection where no application fee is charged (i.e. Demolition Permit). Refund will be made only where work has not commenced, no inspection has been made and a permit has not been extended:		Refund equals 70% of the Permit Fee.	No change
4. No refunds will be given unless a written request is received by the Chief Building Inspector:			No change
5. Whether work has started or not, no refunds will be given for any permit that has expired:			New section
6. No refunds will be given for permit extension fees:			New section

SCHEDULE OF BUILDING FEES - DAMAGE DEPOSIT AND INSPECTION FEES:		Inspection Fee		Damage Deposit	
		Current	Proposed	Current	Proposed
1. Single or Two-Family Dwelling Construction:		\$75.00	No change	\$1,500.00	No change
2. Single or Two-Family Dwelling Addition or Demolition:		\$75.00	No change	\$1,000.00	No change
3. Construction other than Single or Two-Family Dwelling:		\$150.00	No change	\$5,000.00 for 15 m frontage \$30.00/m of frontage thereafter	No change
4. Demolition other than Single or Two-Family Dwelling:		\$100.00	No change	\$5,000.00 for 15 m frontage \$30.00/m of frontage	No change

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SCHEDULE OF BUILDING FEES - DAMAGE DEPOSIT AND INSPECTION FEES:	Inspection Fee		Damage Deposit	
	Current	Proposed	Current	Proposed
			thereafter	
5. Swimming Pool Installation:	\$75.00	No change	\$1,500.00	No change
6. Construction Garage or Carport:	\$75.00	No change	\$1,000.00	No change
No interest will be paid on damage deposits held by the City				

SCHEDULE OF ELECTRICAL FEES:		Current *	Proposed
1. New One and Two-Family Detached Dwellings:			
(a) Electrical system for a dwelling including service connection, telephone and Temporary Current Permit		18% of Building Permit Fee	No change
(b) Security system /data/cable tv/vacuum/ intercom/sound system.		Fee based on value of electrical installation including materials and labour (Item 2). Minimum \$250.00 job value	No change
2. Electrical Installations Other Than New One and Two-Family Detached Dwellings: (Fee based on value of electrical installation including materials and labour)			
Value of Electrical Installation (as approved by Electrical Inspector)			
\$100 or less		\$34.70	\$35.55
\$101 - \$250		\$46.30	\$47.40
\$251 - \$350		\$57.70	\$59.10
\$351 - \$500		\$69.35	\$71.00
\$501 - \$700		\$86.50	\$88.60
\$701 - \$1,000		\$104.30	\$106.80
\$1,001 - \$10,000		\$104.30 plus \$42.85/\$1000 or part thereof over \$1000	\$106.80 plus \$43.88/\$1000 or part thereof over \$1000
\$10,001 - \$50,000		\$489.95 plus \$23.25/\$1000 or part thereof over \$10,000	\$501.72 plus \$23.80/\$1000 or part thereof over \$10,000

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SCHEDULE OF ELECTRICAL FEES:	Current	Proposed
\$50,001 - \$100,000	\$1419.95 plus \$13.80/\$1000 or part thereof over \$50,000	\$1453.72 plus \$14.13/\$1000 or part thereof over \$50,000
\$100,001 - \$500,000	\$2109.95 plus \$9.30/\$1000 or part thereof over \$100,000	\$2160.22 plus \$9.52/\$1000 or part thereof over \$100,000
\$500,001 - \$1,500,000	\$5829.95 plus \$7.80/\$1,000 or part thereof over \$500,000	\$5968.22 plus \$8.00/\$1,000 or part thereof over \$500,000
\$1,500,001 and over	\$13629.95 plus \$2.55 / \$1,000 or part thereof over \$1,500,000	\$13968.22 plus \$2.60 / \$1,000 or part thereof over \$1,500,000
Plus Temporary Current Permit where applicable		
3. Temporary Current Permit: (not required for one or two-family dwelling)	\$138.00	\$141.30
4. Operating Permit For One Commercial or Industrial Plant or Establishment (Based on Service Capacity):	\$0.26/KVA Minimum \$153.00 Maximum \$2,314.00	\$0.27/KVA Minimum \$162.00 Maximum \$2,403.00
For each additional permit	\$156.00	\$159.75
5. Temporary Electrical Service During Construction:	Fee based on value of electrical installation (Minimum \$69.35)	Fee based on value of electrical installation (Minimum \$71.00)
6. Review of Preliminary or Modified Drawings and Specifications:	\$60/hour (\$30.00 minimum)	No change
7. Permit Fee to Record Work Done Without Permit and Inspection:		
Where electrical work has been carried out without a permit and a permit is accepted to approve and inspect the work after the fact, the fee shall be calculated under Section 2 based on the value of the electrical installation as estimated by the Chief Building	Minimum \$104.30	Minimum \$106.80

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SCHEDULE OF ELECTRICAL FEES:	Current	Proposed
Inspector at the time of application for the electrical permit.		
8. Permit Fee Refund:	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable of \$100.00. No refunds will be given unless a written request is received by the Chief Building Inspector.	No change
9. Permit Extension:	\$46.30	\$47.40
10. Signs:		
(a) Neon		
for first transformer	\$77.00	\$78.85
each for the next two transformers	\$51.00	\$52.20
each for the next two transformers	\$36.00	\$36.85
for each remaining transformer	\$26.00	\$26.60
(b) Fluorescent or light –emitting diode (LED)		
for first 15 AMP branch circuit or equivalent	\$77.00	\$78.85
each for the next two 15 AMP branch circuit or equivalent	\$51.00	\$52.20
each for the next two 15 AMP branch circuit or equivalent	\$36.00	\$36.85
for each remaining 15 AMP branch circuit or equivalent	\$26.00	\$26.60
(c) Other signs requiring electrical installation		
Calculated under Section 2 of Appendix "A" based on the value of the electrical installation	(minimum \$86.50)	(minimum \$88.60)
11. Operating Permit for Special Event or Film Project:		
(a) One location, one project (includes filming in studio)		
0 - to 30 days	\$115.00	\$117.76
0 - to 60 days	\$203.40	\$207.85

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SCHEDULE OF ELECTRICAL FEES:	Current	Proposed
0 - to 90 days	\$231.00	\$236.55
0 - to 180 days	\$310.60	\$317.45
0 - to 360 days	\$564.05	\$577.60
(b) Multi-locations, one project Permit valid for maximum 365 days		
0 - to 30 days	\$87.00 per location (\$348.00 maximum)	\$89.10 per location (\$356.40 maximum)
0 - to 60 days	\$115.50 per location (maximum \$462.00)	\$118.25 per location (maximum \$473.00)
0 - to 90 days	\$149.85 per location (maximum \$599.40)	\$153.45 per location (maximum \$613.80)
0 - to 180 days	\$165.80 per location (maximum \$663.20)	\$169.80 per location (maximum \$679.20)
0 - to 365 days (annual permit)	\$1440.00 any number of locations	\$1474.55 any number of locations
(c) Annual permit fee for film studio for repair and maintenance only	\$0.37 per kva (minimum \$228.90) (maximum \$2397.00)	\$0.38 per kva (minimum \$234.40) (maximum \$2454.50)
12. Reinspection Fee:		
Where it has been determined by the Electrical Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work, reinspection is required		
1st reinspection	\$50.00	No Change to these fees
2nd reinspection	\$200.00	
3rd reinspection	\$400.00	
4th reinspection	\$800.00	
5th reinspection	\$1000.00 and thereafter	
Reinspection Fees subject to GST		

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SCHEDULE OF ELECTRICAL FEES:	Current	Proposed
13. Special Inspections:		
GST will be added to special inspection fees		
(a) For an inspection requested by the owner or occupant but not required by the Bylaw	\$75.00 /hour or part thereof (\$75.00 minimum)	No change
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$440.00 plus \$110.00 /hour or part thereof after the first four hours. Travel time included.	No change
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$75.00 /hour (\$75.00 minimum)	No change
(d) Strata Title subdivision application inspections	\$160.15	\$164.00
14. To Record a Change of Contractor for a Project:	\$46.30	\$47.40

SCHEDULE OF TREE PERMIT FEES:	Current	Proposed
1. For the first protected tree included in an application for a tree cutting permit:	\$57.25	\$58.60
2. For the second and each subsequent protected tree included in an application for a tree cutting permit (per tree):	\$28.85	\$29.55
Provided that the application fee shall not exceed the total of:		
for the first half hectare of the area of land containing the protected trees in respect of which the application for a tree cutting permit is made;	\$250.00	No change
for each of the next five half hectares of the area of land containing the protected trees in respect of which the application for a tree cutting permit is made;	\$225.00	No change
for each of the seventh and succeeding half hectares of the area of land containing the protected trees in respect of which the application for a tree cutting permit is made.	\$180.00	No change