Gross Floor Area

Fee Schedule

The Fee Schedule below applies only to newly created Gross Floor Area (GFA) (i.e., new buildings or additions to existing buildings).

The permit fee for alterations and/or renovations to existing buildings where no new GFA is created will be based on the estimated construction value at $12.75/ $1,000 in assessed construction value.

Applicants are requested to provide the GFA in imperial (m^2) and to calculate the permit fee from this value.

Building Classification by Major Occupancy	**Service Index $/m^2$**
Group A (Assembly Occupancies)	
All (except as noted below)	$19.76
Schools, Colleges, Universities	$23.67
Community Centres, Theatres, Arenas, Recreational Facilities	$26.89
Group B (Institutional Occupancies)	
Hospitals and Detention Facilities	$31.60
All other B occupancies	$19.76
Group C (Residential Occupancies)	
Detached, Semi-detached, Rowhouses, Stacked Townhouses, Duplexes	$12.52
Masterplans/Footprints for Detached, Semi-Detached, and Rowhouses	$10.80
Finished basement for above residential	$2.99
Apartment Buildings (Part 9)	$13.33
Other Apartment Buildings (Part 3)	$16.32
Motels, and all Hotels (Part 3)	$17.47
Group D (Business and Personal Service Occupancies)	
Office Buildings less than or equal to 10 storeys and any other Group D building not listed below	$16.66
Office Buildings more than 10 storeys	$20.57
Banks, Medical Office, Police and Fire Stations	$18.84
Group E (Mercantile Occupancies)	
All	$14.25
Group F (Industrial Occupancies)	
Industrial buildings, Warehouses	$11.03
Office area in any industrial building (car dealership)	$14.25
Parking Garage (below or above grade) and lightly serviced warehouses	$5.52
Multi level underground parking garage	$7.12
Single storey Self-Storage buildings	$5.52
Miscellaneous	
Shell Buildings for any classification above – Fee Reduce by	$4.02
First time fit-up for any classification above (full floor area)	$4.02

Explanatory Notes

The "Notes" below apply to building permit applications that include new "Gross Floor Area" (i.e. new buildings or additions to existing buildings). The permit fee for alterations and/or renovations to existing buildings will be calculated based on the estimated construction value of the proposed work at $12.75 per $1,000.00 of construction value.

1. Floor area of the proposed work shall be measured to the outer face of exterior walls and to the centre line of party walls or demising walls.

2. Except for interconnected floor spaces, no deduction shall be made for openings within the floor area (i.e. stairs, elevators, escalators, shafts and similar openings).

3. Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies shall be included in all floor area calculations.

4. Unfinished basements and attached garages for **new** single detached, semi-detached, duplex, and townhouse dwellings shall not be included in the floor area calculations (this exemption only applies at the time of original construction for the listed building types noted above).

5. Finished basements that provide for the required principal rooms to form a residential unit shall be assessed at the same rate as the remainder of the building (i.e. stacked townhouses).

6. The occupancy categories in the Schedule correspond with the major occupancy classifications in the Ontario Building Code. For mixed occupancy floor areas, the Service Index for each of the applicable occupancy categories shall be used, except where an occupancy category is less than 10% of the floor area (includes office area in any industrial building-see Group F Classification) or as specified in Number 7 below.

7. Specific use types such as Police and Fire Stations identified in the Schedule shall be charged at the Service Index rate indicated for the entire building. For a Car Dealership, the office rate indicated under the Industrial Occupancy Classification shall apply to the combined office and showroom portion of the building only.

8. Corridors, lobbies, washrooms, lounges, and similar areas shall be included and classified according to the major occupancy classification for the floor area on which they are located. When these areas are totally separated from the remainder of the floor area, they shall be assessed based on the rate for the occupancy they serve.

9. For separate shell and first time fit-up permits (typical for retail strip plaza), the Service Index for each application shall add up to that of the complete building. The floor area for the fit-up shall be equal to the total floor area of the shell building (i.e. area must include unfinished area that remains as storage or warehouse space). Subsequent fit-up permits shall be assessed based on the GFA of work identified using the construction value method to assess the permit fee.

10. For partial permits (i.e. Excavation, Foundation, Superstructure), a minimum $295.00 flat fee shall be applicable for each application submitted to construct the entire building. In addition, where Gross Floor Area is being created, an additional permit fee shall be assessed based on the Occupancy type and applicable Service Index (i.e. excavation and shoring permit, $295.00 flat fee; foundation for three levels of underground parking, $295.00 flat fee plus GFA of parking multiplied by the applicable Service Index).

Gross Floor Area Matrix and Permit Fee Assessment

Project Address: _____

Application No. _____

Brief Description of Proposed Work:

_____
_____
_____
_____
_____

Total Gross Floor Area of Building (above grade): _____

Please complete the following chart for every floor level in the building including floors below grade and mechanical penthouses. Use one line to identify several floors with the same gross floor area and occupancy type or multiple lines for floors with more than one occupancy type. Refer to the attached "Explanatory Notes" for guidelines on area calculations.

Floor/Level	Occupancy Type	GFA (m^2)	Service Index	Permit Fee

Received by:

GROSS FLOOR AREA MATRIX AND PERMIT FEE ASSESSMENT

Ex. 1- Construct a 2 storey detached dwelling with finished basement

Floor/Level	Occupancy Type	GFA (m^2)	Service Index	Permit Fee
1st floor	Group C, Detached	116	$12.52	$1,452.32
2nd floor	Group C, Detached	84	$12.52	$1,051.68
Basement	Group C, Finished basement	55	$2.99	$164.45
			Total Permit Fee	**$2,668.45**

Ex. 2- Construct a 2 storey mixed use commercial building

Floor/Level	Occupancy Type	GFA (m^2)	Service Index	Permit Fee
1st floor	Group A, Restaurant	140	$19.76	$2,766.40
1st floor	Group E, Retail store	93	$14.25	$1,325.25
1st floor	Group D, Barber shop	93	$16.66	$1,549.38
2nd floor	Group D, Office	326	$16.66	$5,431.16
			Total Permit Fee	**$11,072.19**

Ex. 3- Construct a 12 storey office building with ground floor retail and 3 levels of underground parking

Floor/Level	Occupancy Type	GFA (m^2)	Service Index	Permit Fee
2nd to 12th	Group D, Office	11 fl. X 232	$20.57	$52,494.64
1st floor	Group D, Office entrance lobby	28	$20.57	$575.96
1st floor	Group E, Retail	297	$14.25	$4,232.25
Basement	Group F3, Parking-multi level	3 fl. X 297	$7.12	$6,343.92
Roof, Mech. P.H.	Group F3, Light service warehouse	56	$5.52	$309.12
			Total Permit Fee	**$63,955.89**

Ex.4- Construct a 2 storey rear addition and interior alterations on all floors of a 2 storey detached dwelling

Addition with finished basement

Floor/Level	Occupancy Type	GFA (m^2)	Service Index	Permit Fee
1st and 2nd floors	Group C, Detached	2 fl. X 28	$12.52	$701.12
Basement	Group C, Finished basement	28	$2.99	$83.72

Alterations to existing portion

	GFA (m^2)	Service Index	Permit Fee
Clients estimated Construction Value	$45,000	x $12.75/$1,000	$573.75
Clients estimated Gross Floor Area of work (sq.ft.)	140		
		Total Permit Fee	**$1,358.59**