THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0203-2019

A by-law to enact a new Building By-law
and to repeal the Building By-law 0251-2013;

WHEREAS Section 7 of the *Building Code Act, 1992*, S.O. 1992, Chapter 23. as amended authorizes Council to pass by-laws with respect to (but not limited to) prescribing classes of permits under the Act, providing for applications for permits, requiring applications to be accompanied by such plans, specifications, documents and other information as is prescribed and requiring the payment of fees on applications (the "Building By-law");

AND WHEREAS the Council of the City of Mississauga desires to repeal By-law 251-13, as amended and enact a new Building By-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

PART I - DEFINITIONS

1. For the purposes of this By-law, the following definitions and interpretations shall govern:

(1) "**Act**" means the *Building Code Act*, 1992, S.O. 1992, c. 23 as amended (or its successor);

(2) "**applicant**" means the owner of a building or property who applies for a permit or the person authorized by the owner to apply for a permit on the owner's behalf;

(3) "**architect**" means a holder of a licence, a certificate of practice, or a temporary licence under the *Architects Act*;

(4) "**as constructed plans**" means as constructed plans as defined in the *Building Code*;

(5) "**building**" means a building as defined in subsection 1(1) of the Act;

(6) "**Building Code**" means O. Reg. 332/12 (or its successor);

(7) "**change of use permit**" means a permit issued under subsection 10 of the Act;

(8) "**Chief Building Official**" means the Chief Building Official appointed by Council under subsection 3(2) of the Act for purposes of enforcement of the Act;

(9) "**City**" means The Corporation of the City of Mississauga;

(10) "**conditional permit**" means a permit issued under subsection 8(3) of the Act;

(11) "**construct**" means to construct a building as defined in Section 1(1) of the Act;

(12) "**demolish**" means to do anything in the removal of a building or any material part thereof as defined in Section 1(1) of the Act;

(13) "**ePlans**" means the electronic application and plans submission made to the City to obtain a permit using the forms and/or format as determined by the Chief Building Official;

(14) "**forms**" means the applicable Provincial or municipal prescribed forms as set out in Schedule "C" to this By-law;

(15) "**inspector**" means an inspector appointed under subsection 3(2) of the Act;

(16) "**owner**" includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee and a mortgagee in possession;

(17) "**partial permit**" means a permit issued by the Chief Building Official to construct part of a building;

(18) "**permit**" means permission or authorization from the Chief Building Official in either written or electronic form, to perform work regulated by this By-law and the Act, or to change the use of a building or part of a building or parts thereof, or to occupy a building or part thereof, as regulated by the Act and Building Code;

(19) **"plans and specifications"** means documentation in support of a permit application in either physical paper or other durable material or electronically generated as further described in this By-law including Schedule "D" and any other information as required by Division C, Part 1, Sentence 1.3.1.3.(5) of the Building Code;

(20) "**plumbing**" means plumbing as defined in subsection 1(1) of the Act;

(21) **"pre-screening"** means the review which precedes the acceptance of an ePlan to determine if it meets the requirements of this By-law for acceptance of an ePlan by the City;

(22) "**professional engineer**" means a person who holds a licence or a temporary licence under the *Professional Engineers Act*;

(23) "**registered code agency**" means a person or entity that has the qualifications and meets the requirements described in subsection 15.11(4) of the Act;

(24) "**regulations**" means regulations made under the Act;

(25) "**sewage system**" means a sewage system as defined in subsection 1(1) of the Act; and

(26) "**work**" means construction or demolition of a building or part thereof, as the case may be.

2. Terms not defined in this By-law shall have the meaning ascribed to them in the **Act** or the **Building Code**.

PART II - CLASSES OF PERMIT

3. Classes of permits with respect to the construction, demolition, change of use and occupancy of buildings and **permit** fees shall be as set out in Schedules A-1, A-2 and A-3, and Schedules B-1, B-2 and B-3 to this By-law.

PART III - PERMIT APPLICATION

General

4. (1) To obtain a **permit**, the **owner** or an agent authorized by the **owner** shall file with the **Chief Building Official** an application in the prescribed form as set out in Schedule "C" to this By-law.

(2) An application shall, unless otherwise determined by the **Chief Building Official**, be submitted using **ePlans**. All applications for a **permit** to be submitted using **ePlans** shall not constitute an acceptance of the application by the **Chief Building Official** until a **pre-screening** has been completed as determined by the **Chief Building Official.**

(3) An **owner** may cancel an application at any time by providing written notice to the **Chief Building Official**. An authorized agent may cancel an application with the written authorization from the **owner**.

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(4) The **Chief Building Official** may refuse to accept an application for a **permit** if any of the requirements for the application set out in this By-law, **Act** or **Building Code** are deemed to be incomplete or insufficient at the time of application request.

Permit to Construct

5. All applications for a **permit** to **construct** a **building** shall be made using the provincial application form, "Application for a Permit to Construct or Demolish" and in addition to meeting all other application requirements set out in this By-law shall:

(1) identify and describe in detail the **work**, use and occupancy to be covered by the permit for which the application is made;

(2) identify and describe in detail the existing uses and the proposed use(s) for which the premises are intended;

(3) include the legal description, the municipal address and where appropriate the unit number of the land on which the **work** is to be done;

(4) be accompanied by **plans and specifications** as described in Schedule "D" to this By-law and as required by the **Act**;

(5) be accompanied by the required fees as calculated in accordance with Schedule A-1, A-2 or A-3, and Schedule B-1, B-2 or B-3 to this By-law;

(6) state the name, address and telephone number of the **owner**, and where the **owner** is not the **applicant**, the authorized agent, and where applicable, the qualified **architect**, engineer or other designer and the constructor or person hired to carry out the construction or demolition, as the case may be;

(7) for residential buildings regulated by Division B, Part 9, be accompanied by a completed form prescribed by the **Chief Building Official** in Schedule "C" to this By-law;

(8) include, where applicable, the applicant's registration number where an **applicant** is a builder or vendor as defined in the Ontario New Home Warranties Plan Act;

(9) be signed by the **owner** or authorized agent who shall certify as to the truth of the contents of the application; and

(10) be deemed to be an incomplete application where a **partial permit** is requested.

Permit to Construct – Review by Architect or Professional Engineer

6. In addition to the requirements of Sections 4 and 5 of this By-law, where Division C, Part 1, Subsection 1.2.2 of the **Building Code** applies, an application for a **permit** to **construct** a **building** shall:

(1) be accompanied by a signed acknowledgement of the **owner** on the prescribed form that an **architect** or **professional engineer**, or both, have been retained to carry out the general review of the construction or demolition of the **building**; and

(2) be accompanied by a signed statement of the **architect** or **professional engineer**, or both, on the form prescribed, undertaking to provide general review of the construction or demolition of the **building**.

7. In addition to the general requirements set out above, an application for a **permit** to **construct** part of a **building** shall: include **plans and specifications** covering the **work** for which more expeditious approval is desired, together with such information pertaining to the remainder of the **work** as may be required by the **Chief Building Official**.

Permit to Demolish

8. In addition to the requirements of Sections 4, 5 and 6 of this By-law, an application to **demolish** a **building** or any material part thereof shall:

(1) when Division C, Part 1, Subsection 1.2.2. of the **Building Code** applies in

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relation to a review by an **architect** or **professional engineer**, be accompanied by a completed "General Review Demolition Commitment Certificate" form prescribed by the **Chief Building Official** in Schedule "C" to this By-law;

(2) include complete **plans and specifications**, documents and other information as required by Division C, Part 1, Sentence 1.3.1.3.(5) of the **Building Code** and as described in this By-law for the **work** to be covered by the **permit**; and

(3) indicate the method of demolition.

Conditional Permit

9. Even though all requirements have not been met to obtain a **permit** under this By-law and section 8(2) of the **Act**, the **Chief Building Official** may issue a **conditional permit** in accordance with section 8 of the **Act**.

10. In addition to the general requirements set out above, an application for a **conditional permit** pursuant to subsection 8(3) of the **Act**, shall:

(1) use the provincial application form, "Application for a Permit to Construct or Demolish";

(2) include complete **plans and specifications**, documents and other information as required by Division C, Part 1, Sentence 1.3.1.3.(5) of the **Building Code** and as described in this By-law for the **work** to be covered by the **permit**;

(3) state the reasons why the **applicant** believes that unreasonable delays in construction would occur if a **conditional permit** is not granted;

(4) state the necessary approval which must be obtained in respect of the proposed **building** and the time in which such approvals will be obtained;

(5) state the time in which **plans and specifications** of the complete **building** will be filed with the **Chief Building Official**; and

(6) require the **owner** and such other persons as the **Chief Building Official** determines to enter into an agreement with the **City**.

11. The **Chief Building Official** is authorized to enter into agreements with respect to **conditional permits**.

Change of Use Permit

12. In addition to the general requirements as set out in this By-law, an application for a **change of use permit** shall:

(1) describe the **building** in which the use is to be changed, by a description that will readily identify and locate the **building**;

(2) identify and describe in detail the current and proposed uses of the **building** or part of a **building** for which the application is made; and

(3) include **plans and specifications** showing the current and proposed use of all parts of the **building**, and which contain sufficient information to establish compliance with the requirements of the **Building Code**.

Occupancy Permit - General

13. An application for a **permit** to occupy a **building** pursuant to Division C, Part 1, Subsection 1.3.3.1 of the **Building Code** shall:

(1) use the application form in Schedule "C" to this By-law, "Application for Permit to Occupy a Building Prior to Completion";

(2) indicate the total floor area proposed for occupancy;

(3) indicate the total number and location of units proposed for occupancy; and

(4) be signed by the **owner** or authorized agent who shall certify to the truth of the contents of the application.

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Occupancy Permit – Certain Buildings of Residential Occupancy

14. An application for a **permit** to occupy a **building** of residential occupancy pursuant to Division C, Part 1, Article 1.3.3 of the **Building Code** shall use the application form as required by the **Chief Building Official**.

Permits – Sewage Systems

15. In addition to the general requirements set out in this By-law, an application for a **sewage system permit** shall:

    (1) use the provincial application form "Application for a Permit to Construct or Demolish";

    (2) include complete **plans and specifications**, documents and other information as required under Division C, Part 1, Sentence 1.3.1.3.(5) of the **Building Code** and as described in this By-law for the **work** to be covered by the **permit**;

    (3) include a site evaluation which shall include all of the following items, unless otherwise specified by the **Chief Building Official**:

        (a) include the date the evaluation was done;

        (b) include name, address, telephone number and signature of the person who prepared the evaluation; and

        (c) a scaled map of the site showing:

            (i) the legal description, lot size, property dimensions, existing right-of-ways, easements or municipal/utility corridors;

            (ii) the location of items listed in Division B, Part 8, Column 1 of Tables 8.2.1.6.A: 8.2.1.6.B; and 8.2.1.6.C. of the **Building Code**;

            (iii) the location of the proposed **sewage system**;

            (iv) the location of any unsuitable disturbed or compacted areas;

            (v) proposed access routes for system maintenance;

            (vi) depth to bedrock;

            (vii) depth to zones of soil saturation;

            (viii) soil properties, including soil permeability; and

            (ix) soil conditions, including potential for flooding.

PART IV: ISSUING PERMITS

16. The **Chief Building Official** shall issue a **permit** (including a **partial permit**) in accordance with this By-law subject to compliance with the **Act** and **Building Code**.

17. After the issuance of a **permit** under the **Act** notice of any material change to a plan, specification, document or other information on the basis of which the **permit** was issued, shall be given in writing, to the **Chief Building Official** together with the details of such change, which is not to be made without the prior written authorization of the **Chief Building Official**.

18. Where a material change set out in Section 17 of this By-law is substantial, then the **Chief Building Official** may require the **applicant** to submit an application for a revision to the **permit** in which case a revision **permit** must be issued by the **Chief Building Official** before any **work** described in the material change can be commenced.

19. The **Chief Building Official** may, where the relevant provisions of this By-law and subsections 8(3) to 8(5) of the **Act** are met, issue a **conditional permit** for a **building** subject to compliance with the **Act**, the **Building Code** and any other applicable law.

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20. The issuance of a **permit** for a part of a **building** or a **conditional permit** shall not be construed to authorize construction beyond that for which approval was given nor obligate the **Chief Building Official** to grant any further **permit** or permits for the **building**.

21. A **permit** to **demolish** shall not be issued until a demolition control permit is issued pursuant to By-law 45-2019 (or its successor), where applicable.

PART V: REVOCATION OF PERMITS

22. Subject to section 25 of the Act, the **Chief Building Official** may revoke a **permit** issued under the **Act:**

    (1) if it was issued on mistaken, false or incorrect information;

    (2) if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the **Chief Building Official**, been seriously commenced;

    (3) if the construction or demolition of the **building** is, in the opinion of the **Chief Building Official**, substantially suspended or discontinued for a period of more than one year;

    (4) if it was issued in error;

    (5) if the holder requests in writing that it be revoked; or

    (6) if a term of the **conditional permit** agreement has not been complied with.

23. For the purposes of subsection 22(2) of this By-law, "not seriously commenced" shall include (but not be limited to) correspondence that has not been received from the **applicant** for a consecutive period of at least six months.

PART VI - PLANS AND SPECIFICATIONS

24. Every **applicant** shall submit sufficient information, including plans, specifications, documents and other information, with each application for a **permit** to enable the **Chief Building Official** to determine whether or not the proposed construction, demolition or change of use will conform with the **Act**, the **Building Code** and any other applicable law.

25. Each application shall, unless otherwise determined by the **Chief Building Official**, be accompanied by electronic copy of **plans and specifications** required under this By-law.

26. Plans shall be drawn to scale, shall be legible and, without limiting the generality of the foregoing, shall include such working drawings as set out in Schedule "D" to this By-law.

27. Site Plans submitted shall be referenced to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such survey shall be filed with the **City** unless this requirement is waived by the **Chief Building Official** because he or she is able, without having a current plan of survey, to determine whether the proposed **work** is in compliance with the **Act**, the **Building Code**, and any other applicable law. The site plan shall show:

    (1) lot size and the dimensions of property lines and setbacks to any existing or proposed **buildings**;

    (2) existing and finished ground levels or grades; and

    (3) existing right-of-way, easements and municipal services.

28. On completion of the construction, the **Chief Building Official** may require that a set of plans of the **building** or any class of **buildings** as constructed including a plan of survey showing the location be filed with the **Chief Building Official**.

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PART VII - ALTERNATIVE SOLUTIONS

29. Where an application for a **permit** or for authorization to make a material change to the plan, specification, document or other information on the basis of which a **permit** was issued, contains an alternative solution for which approval in accordance with Division C, Part 2, Section 2.1. is required, the application shall include documentation in accordance with Division C, Part 2, Article 2.1.1.1.

30. Such information shall be accompanied with the prescribed **forms** "Alternative Solution Authorization Form" and "Alternative Solution Application" as prescribed by the **Chief Building Official** in Schedule "C" to this By-law.

PART VIII - PRESCRIBED NOTICES AND INSPECTIONS

31. The person to whom a **permit** has been issued under subsection 8 of the **Act** shall give to the **Chief Building Official** notice of the readiness for inspection in accordance with prescribed notices described in Division C, Part 1, Article 1.3.5.1., and Division C, Part 1, Article 1.3.5.3. of the **Building Code**. These mandatory notification stages and inspections are listed in Schedule "E" to this By-law.

PART IX - REGISTERED CODE AGENCIES

32. Where the **City** has entered into agreements with registered code agencies the **Chief Building Official** is authorized to enter into services agreements with registered code agencies and appoint them to perform specified functions from time to time pursuant to Section. 4.1 of the **Act**.

PART X - FEES

33. The **Chief Building Official** shall determine the required fees for the **work** proposed and the **applicant** shall pay the fees calculated in accordance with Schedule A-1, A-2 or A-3 and Schedule B-1, B-2 or B-3 to this By-law. No **permit** shall be issued until the fees therefore have been paid in full.

34. Any person who commences construction, demolition or changes the use of a **building** before a **permit** has been issued, shall in addition to any other penalty under the **Act**, **Building Code** or this By-law pay an additional fee in accordance with Schedule A-1, A-2 or A-3 to this By-law, in order to compensate the **City** for the additional **work** incurred as a result of the commencement of the construction.

35. Where fees payable in respect of an application for a construction or demolition **permit** issued under section 8 of the **Act** or a **conditional permit** issued under subsection 8(3) of the **Act** are based on a floor area, the floor area shall mean the total floor space of all stories above and below grade, measured as the horizontal area between the outer face of exterior walls and to the centre of party walls or demising walls.

36. Fees payable in respect of a **conditional permit** issued under subsection 8(3) of the **Act** shall be paid for the complete project plus the applicable additional fee in accordance with Schedule A-1, A-2 or A-3 to this By-law.

37. Where fees payable in respect of an application for a **change of use permit** issued under subsection 10 of the **Act** are based on a floor area, the floor area shall mean the total floor space of all stories subject to the change of use.

PART XI - CHANGING PERMIT FEES

38. Prior to passing a By-law to change the fees, the **City** shall:

    (1) give notice of the proposed changes in fees to such persons as may be prescribed in the **Building Code**;

    (2) hold a public meeting concerning the proposed changes in accordance with the **Act** and Division C, Part 1, Section 1.9.1.2 of the **Building Code**; and

    (3) otherwise comply with the **Act** and **Building Code**.

38.1 Any person or organization wishing to receive notice as set out above should make such request in writing to the Clerk's office.

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PART XII - REFUNDS

39. In the case of withdrawal of an application or, abandonment of all or a portion of the **work** or, the non-commencement of the **work** or, the refusal or revocation of a **permit**, upon written request by the **applicant,** the **Chief Building Official** shall determine the amount of paid **permit** fees that may be refunded to the **applicant**, if any, in accordance with Schedule A-1, A-2 or A-3, to this By-law.

PART XIII - FENCING

40. Where, in the opinion of the **Chief Building Official**, a construction or demolition site presents a particular hazard to the public, the **Chief Building Official** may, under clauses 7(1)(i) and 7(1)(j) of the **Act**, require the erection of such fencing as the **Chief Building Official** deems necessary to abate that hazard.

41. The height of every fence shall be a minimum of 4 feet (1.2 meters) and a maximum of 6 feet (1.8 meters), to be measured from the highest adjacent grade and, shall be of a description as determined by the **Chief Building Official**.

PART XIV - TRANSFER OF PERMITS

42. Every person who acquires land on which construction or demolition is occurring in respect of which a **permit** has been issued, shall apply to transfer the **permit**.

43. Every application for a transfer of **permit** shall be submitted to the **Chief Building Official** and shall:

    (1) use the provincial application form, "Application for a Permit to Construct or Demolish";

    (2) include such information as may be determined by the **Chief Building Official**; and

    (3) be accompanied by the required fee as required in Schedule A-1, A-2 or A-3 to this By-law.

PART XV - PENALTY

44. Any person who contravenes any provision of this By-law is guilty of an offence and liable;

    (1) on a first conviction to a fine of not more than $50,000.00 and

    (2) on any subsequent conviction, to a fine of not more than $100,000.00.

45. When the person convicted is a corporation, the maximum fine is $100,000.00 on a first offence and $200,000.00 for any subsequent offence.

PART XVI – MISCELLANEOUS

46. All Schedules to this By-law form part of this By-law.

47. A reference to the singular or the masculine shall be deemed to refer to the plural or feminine as the context may require.

48. Should any section, subsection, clause or provision in this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this By-law as a whole or any part thereof, other than the part so declared to be invalid.

PART XVII – SCHEDULES

49. The following Schedules are attached to and form part of this By-law:

    Schedule "A-1" Permit Fees and Refunds (January 1, 2020 to December 31, 2020)

    Schedule "A-2" Permit Fees and Refunds (January 1, 2021 to December 31, 2021)

    Schedule "A-3" Permit Fees and Refunds (January 1, 2022 to December 31, 2022)

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Schedule "B-1"	Building Classification and Permit Fees (January 1, 2020 to December 31, 2020)
Schedule "B-2"	Building Classification and Permit Fees (January 1, 2021 to December 31, 2021)
Schedule "B-3"	Building Classification and Permit Fees (January 1, 2022 to December 31, 2022)
Schedule "C"	Forms
Schedule "D"	Plans and Specifications
Schedule "E"	Prescribed Notices/Inspections

PART XVIII - REPEAL

50. The Building By-law 251-13, as amended, is hereby repealed effective at the end of the day on which this By-law is enacted and passed.

PART XIX - SHORT TITLE

51. This By-law shall be known and may be cited as the "Building By-law".

PART XX - EFFECTIVE DATE

52. This By-law comes into force at the beginning of the day after the day this By-law is enacted and passed.

ENACTED and PASSED this 11 day of DECEMBER, 2019.

Karen Ras
ACTING MAYOR

CLERK

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
R. Genoway			
Date	2019	Dec	4

AMENDED BY BY-LAW	
0262-2020	
0016-2021	

FORM 457

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE
"A-1"

Effective January 1, 2020 to December 31, 2020

Permit Fees and Refunds

1. FEES

The minimum fee for a permit shall be $164.00 for residential and $275.00 for non-residential, unless stated otherwise.

For applications submitted electronically, all fees shall be paid in full through an electronic payment process to a maximum of $10,000* prior to the commencement of the application review by the **Chief Building Official**. Where the total permit fee exceeds $10,000 the balance of the permit fee must be paid in person prior to permit issuance.

The fee for the electronic **pre-screening** of applications shall be $20.00. This fee is non- refundable.

*Subject to any change to the City's Processes for Receipt, Deposit and Refund of Payments Policy (04-11-13), or its successor.

1.1 CLASS OF PERMIT	PERMIT FEE
1.1.1 Construct a building as defined Building by Section 1 of the Building Code Act, fees. including a building intended for farming purposes, may be divided into the following classes of permits:	See Schedule "B-1" for classifications and permit
1.1.1.1. Complete Building For new building construction including additions and alterations to existing buildings (this permit includes associated drains, **plumbing** and mechanical works, but does not include mechanical site services that serve more than one building.)	
1.1.1.2 Foundation Component	
1.1.1.3 Foundation to Roof Component (Superstructure)	
1.1.1.4 Plumbing Component	
1.1.1.5 Drain Component (this permit may include drains within a building and/or mechanical site services that serve one building only.)	
1.1.1.6 Mechanical Component For heating, ventilation, air conditioning and air contaminant extraction systems	
1.1.1.7 Designated Structures Includes all structures designated under Division A, Part 1, Article 1.3.1.1. of the **Building Code**	
1.1.2 For permits required in Article 1.1.1.1 when divided into partial permits	$415.00 additional fee for each **partial permit**, unless stated otherwise
1.1.3 Site services (for mechanical site services building or that serve more than one building serviced	$415.00 for each blocks of units
1.1.4 Sewage System	$673.00 for a new or replacement **sewage system** $337.00 for repairs to an existing **sewage system**

Permit Fees and Refunds

1.1.5	Demolish a building or metres or interior demolition floor	$21.00 per 100 square portion thereof of gross area demolished,minimum $275.00 Accessory residential structure $164.00 each
1.1.6	Authorize occupancy of a building prior to its completion	$213.00 per dwelling unit or $21.00 per 100 square metres or part thereof of a Commercial or Industrial Building
1.1.7	Authorize occupancy of a Building of residential occupancy	$129.00 per dwelling unit payable at time of building permit application or permit issuance as applicable
1.1.8	Material change (revision) to a plan portion specification, or other information application accompanying a permit application, or inspection on the basis of which a permit was thereto, if issued by the **Chief Building Official** on regular	$146.00 per hour or thereof of permit review and site required in relation the hours are worked time or $196.00 per hour if worked overtime.
1.1.9	**Change of use permit**	$147.00 per hour or portion thereof of permit application review and inspection time, minimum $325.00.
1.1.10	Conditional permit	Regular fee for complete building plus an additional 20% of the fee, minimum $952.00 to a maximum of $8,408.00. Where a conditional permit is requested to be extended an additional 20% of the original conditional permit fee shall be required, minimum fee $952.00
1.1.11	Transfer permit (to new owner)	$190.00
1.1.12	Duplicate copy of permit	$129.00
1.1.13	Alternative Solution Review	$1,120.00

1.2 In order to compensate the City of Mississauga for additional **work** and expense in plan examination, if new, additional or revised information is submitted for a permit application which applies to some or all of the permit which has already been reviewed, the greater of $165.00 or the additional review time spent, measured to the nearest whole hour, multiplied by the hourly rate of $146.00, if the hours are worked on regular time or $213.00 per hour if worked on overtime.

1.3 With respect to **work** commenced prior to permit issuance or permit application as described in 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5 and 1.1.7 above, to compensate the municipality for the additional expenditure required because of such unlawful commencement, the permit fee prescribed shall be increased by the greater of $150.00 or 25% of the required permit fee based on the entire **work** to be performed and exclusive of any part into which the application for permit may be sub-divided, to a maximum of $10,000.00.

Permit Fees and Refunds

2. REFUNDS OF PERMIT FEES

2.1 Pursuant to Part 10 of this By-law, the portion of the total calculated permit fee that may be refunded shall be a percentage of the total fees payable under this By-law, calculated as follows in regard to functions undertaken by the municipality:

2.1.1 85% if administrative functions only have been performed;

2.1.2 75% if administrative and zoning or **Building Code** permit application review functions only have been performed;

2.1.3 55% if administrative, zoning and **Building Code** permit application review functions have been performed;

2.1.4 45% if the permit has been issued and no field inspections have been performed subsequent to permit issuance,

2.1.5 5% shall additionally be deducted for each field inspection that has been performed subsequent to permit issuance; or

2.1.6 0% after a period of not less than two (2) years from the date of application being received, if the application has not been cancelled, or the permit has not been issued, or an issued permit has not been acted upon.

2.2 If the calculated refund is less than $150.00, no refund shall be made for the fees paid.

2.3 The refund shall be returned to the **owner** named on the application for a building permit or person named on the fee receipt, unless such person advises the **Chief Building Official**, in writing and prior to the release of the refund, of a change in name, in which case the refund shall be returned to the person then authorized to receive it.

2.4 The refund, if applicable, shall be the difference between total calculated fee for functions undertaken and the deposit made at time of permit application.

2.5 If an overpayment of a permit fee occurs on a permit application and the overpayment is less than $100.00 the difference will not be refunded.

2.6 A refund is not available where:

(a) a permit has been revoked in accordance with subsection 8(10)(a) and 8(10)(f) of the **Act**; or

(b) any stage of construction or demolition has commenced.

FORM 457

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE
"A-2"

Effective January 1, 2021 to December 31, 2021

Permit Fees and Refunds

1. FEES

The minimum fee for a permit shall be $169.00 for residential and $283.00 for non-residential, unless stated otherwise.

For applications submitted electronically, all fees shall be paid in full through an electronic payment process to a maximum of $10,000* prior to the commencement of the application review by the **Chief Building Official**. Where the total permit fee exceeds $10,000 the balance of the permit fee must be paid in person prior to permit issuance.

The fee for the electronic **pre-screening** of applications shall be $20.00. This fee is non- refundable.

*Subject to any change to the City's Processes for Receipt, Deposit and Refund of Payments Policy (04-11-13), or its successor.

	CLASS OF PERMIT	PERMIT FEE
1.1.1	Construct a building as defined Building by Section 1 of the Building Code Act, fees. including a building intended for farming purposes, may be divided into the following classes of permits:	See Schedule "B-2" for classifications and permit
1.1.1.1.	Complete Building For new building construction including additions and alterations to existing buildings (this permit includes associated drains, **plumbing** and mechanical works, but does not include mechanical site services that serve more than one building.)	
1.1.1.2	Foundation Component	
1.1.1.3	Foundation to Roof Component (Superstructure)	
1.1.1.4	Plumbing Component	
1.1.1.5	Drain Component (this permit may include drains within a building and/or mechanical site services that serve one building only.)	
1.1.1.6	Mechanical Component For heating, ventilation, air conditioning and air contaminant extraction systems	
1.1.1.7	Designated Structures Includes all structures designated under Division A, Part 1, Article 1.3.1.1. of the **Building Code**	
1.1.2	For permits required in Article 1.1.1.1 when divided into partial permits	$427.00 additional fee for each **partial permit**, unless stated otherwise
1.1.3	Site services (for mechanical site services building or that serve more than one building serviced	$427.00 for each blocks of units
1.1.4	Sewage System	$693.00 for a new or replacement **sewage system** $347.00 for repairs to an existing **sewage system**

Permit Fees and Refunds

1.1.5	Demolish a building or metres or interior demolition floor	$21 per 100 square portion thereof of gross area demolished, minimum $283.00 Accessory residential structure $169.00 each
1.1.6	Authorize occupancy of a building prior to its completion	$220.00 per dwelling unit or $21 per 100 square metres or part thereof of a Commercial or Industrial Building
1.1.7	Authorize occupancy of a Building of residential occupancy	$133.00 per dwelling unit payable at time of building permit application or permit issuance as applicable
1.1.8	Material change (revision) to a plan portion specification, or other information application accompanying a permit application, or inspection on the basis of which a permit was thereto, if issued by the **Chief Building Official** regular	$150.00 per hour or thereof of permit review and site required in relation the hours are worked on time or $202.00 per hour if worked overtime.
1.1.9	**Change of use permit**	$220.00 per hour or portion thereof of permit application review and inspection time, minimum $335.00.
1.1.10	Conditional permit	Regular fee for complete building plus an additional 20% of the fee, minimum $981.00 to a maximum of $8,660.00. Where a conditional permit is requested to be extended an additional 20% of the original conditional permit fee shall be required, minimum fee $981.00
1.1.11	Transfer permit (to new owner)	$196.00
1.1.12	Duplicate copy of permit	$133.00
1.1.13	Alternative Solution Review	$1,154.00

1.2 In order to compensate the City of Mississauga for additional **work** and expense in plan examination, if new, additional or revised information is submitted for a permit application which applies to some or all of the permit which has already been reviewed, the greater of
$174.00 or the additional review time spent, measured to the nearest whole hour, multiplied by the hourly rate of $150.00, if the hours are worked on regular time or $220.00 per hour if worked on overtime.

1.3 With respect to **work** commenced prior to permit issuance or permit application as described in 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5 and 1.1.7 above, to compensate the municipality for the additional expenditure required because of such unlawful commencement, the permit fee prescribed shall be increased by the greater of $150.00 or 25% of the required permit fee based on the entire **work** to be performed and exclusive of any part into which the application for permit may be sub-divided, to a maximum of $10,000.00.

Permit Fees and Refunds

2. REFUNDS OF PERMIT FEES

2.1 Pursuant to Part 10 of this By-law, the portion of the total calculated permit fee that may be refunded shall be a percentage of the total fees payable under this By-law, calculated as follows in regard to functions undertaken by the municipality:

2.1.1 85% if administrative functions only have been performed;

2.1.2 75% if administrative and zoning or **Building Code** permit application review functions only have been performed;

2.1.3 55% if administrative, zoning and **Building Code** permit application review functions have been performed;

2.1.4 45% if the permit has been issued and no field inspections have been performed subsequent to permit issuance;

2.1.5 5% shall additionally be deducted for each field inspection that has been performed subsequent to permit issuance; or

2.1.6 0% after a period of not less than two (2) years from the date of application being received, if the application has not been cancelled, or the permit has not been issued, or an issued permit has not been acted upon.

2.2 If the calculated refund is less than $150.00, no refund shall be made for the fees paid.

2.3 The refund shall be returned to the **owner** named on the application for a building permit or person named on the fee receipt, unless such person advises the **Chief Building Official**, in writing and prior to the release of the refund, of a change in name, in which case the refund shall be returned to the person then authorized to receive it.

2.4 The refund, if applicable, shall be the difference between total calculated fee for functions undertaken and the deposit made at time of permit application.

2.5 If an overpayment of a permit fee occurs on a permit application and the overpayment is less than $100.00 the difference will not be refunded.

2.6 A refund is not available where:

(a) a permit has been revoked in accordance with subsection 8(10)(a) and 8(10)(f) of the **Act**; or

(b) any stage of construction or demolition has commenced.

FORM 457

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE
"A-3"

Effective January 1, 2022 to December 31, 2022

Permit Fees and Refunds

1. FEES

The minimum fee for a permit shall be $174.00 for residential and $292.00 for non-residential, unless stated otherwise.

For applications submitted electronically, all fees shall be paid in full through an electronic payment process to a maximum of $10,000* prior to the commencement of the application review by the **Chief Building Official**. Where the total permit fee exceeds $10,000 the balance of the permit fee must be paid in person prior to permit issuance.

The fee for the electronic **pre-screening** of applications shall be $20.00. This fee is non-refundable.

*Subject to any change to the City's Processes for Receipt, Deposit and Refund of Payments Policy (04-11-13), or its successor.

	CLASS OF PERMIT	PERMIT FEE
1.1		
1.1.1	Construct a building as defined Building by Section 1 of the Building Code Act, fees. including a building intended for farming purposes may be divided into the following classes of permits:	See Schedule "B-3" for classifications and permit
1.1.1.1.	Complete Building For new building construction including additions and alterations to existing buildings (this permit includes associated drains, **plumbing** and mechanical works, but does not include mechanical site services that serve more than one building.)	
1.1.1.2	Foundation Component	
1.1.1.3	Foundation to Roof Component (Superstructure)	
1.1.1.4	Plumbing Component	
1.1.1.5	Drain Component (this permit may include drains within a building and/or mechanical site services that serve one building only.)	
1.1.1.6	Mechanical Component For heating, ventilation, air conditioning and air contaminant extraction systems	
1.1.1.7	Designated Structures Includes all structures designated under Division A, Part 1, Article 1.3.1.1. of the **Building Code**	
1.1.2	For permits required in Article 1.1.1.1 when divided into partial permits	$440.00 additional fee for each **partial permit**, unless stated otherwise
1.1.3	Site services (for mechanical site services building or that serve more than one building serviced	$440.00 for each blocks of units
1.1.4	Sewage System	$714.00 for a new or replacement **sewage system** $357.00 for repairs to an existing **sewage system**

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Permit Fees and Refunds

1.1.5	Demolish a building or metres or interior demolition floor	$22.00 per 100 square portion thereof of gross area demolished, minimum $292.00 Accessory residential structure $174.00 each
1.1.6	Authorize occupancy of a building prior to its completion	$226.00 per dwelling unit or $22.00 per 100 square metres or part thereof of a Commercial or Industrial Building
1.1.7	Authorize occupancy of a Building of residential occupancy	$137.00 per dwelling unit payable at time of building permit application or permit issuance as applicable
1.1.8	Material change (revision) to a plan portion **s**pecification, or other information application accompanying a permit application, or inspection on the basis of which a **permit** was thereto, if issued by the **Chief Building Official** regular	$155.00 per hour or thereof of **permit** review and site required in relation the hours are worked on time or $226.00 per hour if worked overtime.
1.1.9	**Change of use permit**	$156.00 per hour or portion thereof of permit application review and inspection time, minimum $345.00**.**
1.1.10	Conditional permit	Regular fee for complete building plus an additional 20% of the fee, minimum $1,010.00 to a maximum of $8,920.00. Where a conditional **permit** is requested to be extended an additional 20% of the original conditional permit fee shall be required, minimum fee $1,010.00
1.1.11	Transfer permit (to new owner)	$201.00
1.1.12	Duplicate copy of permit	$137.00
1.1.13	Alternative Solution Review	$1,189.00

1.2 In order to compensate the City of Mississauga for additional **work** and expense in plan examination, if new, additional or revised information is submitted for a permit application which applies to some or all of the **permit** which has already been reviewed, the greater of $180.00 or the additional review time spent, measured to the nearest whole hour, multiplied by the hourly rate of $155.00, if the hours are worked on regular time or $226.00 per hour if worked on overtime.

1.3 With respect to **work** commenced prior to permit issuance or permit application as described in 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5 and 1.1.7 above, to compensate the municipality for the additional expenditure required because of such unlawful commencement, the **permit** fee prescribed shall be increased by the greater of $150.00 or 25% of the required **permit** fee based on the entire **work** to be performed and exclusive of any part into which the application for **permit** may be sub-divided, to a maximum of $10,000.00.

Permit Fees and Refunds

2. REFUNDS OF PERMIT FEES

2.1 Pursuant to Part 10 of this By-law, the portion of the total calculated **permit** fee that may be refunded shall be a percentage of the total fees payable under this By-law, calculated as follows in regard to functions undertaken by the municipality:

2.1.1 85% if administrative functions only have been performed;

2.1.2 75% if administrative and zoning or **Building Code** permit application review functions only have been performed;

2.1.3 55% if administrative, zoning and **Building Code** permit application review functions have been performed;

2.1.4 45% if the **permit** has been issued and no field inspections have been performed subsequent to permit issuance;

2.1.5 5% shall additionally be deducted for each field inspection that has been performed subsequent to permit issuance; or

2.1.6 0% after a period of not less than two (2) years from the date of application being received, if the application has not been cancelled, or the **permit** has not been issued, or an issued **permit** has not been acted upon.

2.2 If the calculated refund is less than $150.00, no refund shall be made for the fees paid.

2.3 The refund shall be returned to the **owner** named on the application for a building **permit** or person named on the fee receipt, unless such person advises the **Chief Building Official**, in writing and prior to the release of the refund, of a change in name, in which case the refund shall be returned to the person then authorized to receive it.

2.4 The refund, if applicable, shall be the difference between total calculated fee for functions undertaken and the deposit made at time of permit application.

2.5 If an overpayment of a **permit** fee occurs on a permit application and the overpayment is less than $100.00 the difference will not be refunded.

2.6 A refund is not available where:

(a) a permit has been revoked in accordance with subsection 8(10)(a) and 8(10)(f) of the **Act**; or

(b) any stage of construction or demolition has commenced.

FORM 457

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "B-1"

Effective January 1, 2020 to December 31, 2020

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) $/m^2**
New Buildings and Additions		
Group A	Assembly Occupancies:	
	Schools, libraries, churches, theatres, arenas, pools, restaurants, recreation centre, transit stations, bus terminals, etc.	$24.49
	Restaurant (shell)	$21.77
Group B	Institutional Occupancies:	
	Hospital, nursing homes, care homes, etc.	$27.21
Group C	Residential Occupancies:	
	Detached, semis, townhouses, duplexes	$17.38
	All other multiple unit residential buildings (apts. etc)	$18.79
	Hotels, motels	$19.60
	Residential addition	$12.77
	Unheated addition	$11.20
	Detached garage/shed building to single dwelling	$5.88
	Issued Repeats to detached, semis, townhouses, duplexes	$16.11
	Basement apartment (plus min. Residential Fee)	$10.37
Group D	Business and Personal Services Occupancies	
	Office buildings (shell)	$17.97
	Office buildings (finished)	$21.82
	Funeral homes, banks, medical clinic, fire halls, etc.	$21.82
Group E	Mercantile Occupancies	
	Retail stores (shell/ strip plazas)	$13.68
	Retail stores (finished) supermarkets, department stores, car dealerships, etc.	$18.21

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Group F	Industrial Occupancies	
	Warehouses, factories (shell)(<10,000m^2)	$11.70
	(Single tenancy) (finished) (<10,000m^2)	$13.62
	Warehouses, factories (shell)(>10,000m^2)	$9.24
	(Single tenancy) (finished) (>10,000m^2)	$13.06
	Gas stations, car washes	$12.33
	Canopies (over gas pumps, storage, etc.)	$5.16
	Parking garages	$6.49
	Mezzanines and racking systems	$6.49
	Offices in warehouses or factories	$3.93
Miscellaneous		
	Permanent tents, air supported structures	$5.16
	Pedestrian bridges, crane runways, etc	$0.85
	Finishing basements (Detached, semis, townhouses, duplexes)	$5.15
	Unfinished basement (non-residential)	$5.89
	Repair or reclad wall (per surface area)	$0.44
	Parking garage repairs (minor concrete repairs)	$2.58
	Sprinkler	$0.60
	Max.	$3,918
	Trailers or buildings on construction sites for office or sales purpose	$11.77
	New roof or replacement	$5.16
	Roof membrane replacement	$4.60

(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) $/m^2**
Group A: Assembly occupancies (restaurants, churches, etc.)	$6.26
Group B: Institutional occupancies	$6.26
Group C: Residential occupancies	$6.26
Group D: Business and personal services occupancies	$6.26
Group E: Mercantile occupancies	$6.26
Group F: Industrial occupancies (<10,000m2)	$6.26
Group F: Industrial occupancies (>10,000m2)	$6.26
	$3.25

SCHEDULE "B-1"

Effective January 1, 2020 to December 31, 2020

Building Classifications and Permit Fees

(C) OTHER MISCELLANEOUS WORK:	Flat Fee
New portable classrooms, new mobile homes, etc.	$560.00 each
Moving or relocating a building (portable classrooms, etc.)	$286.00 each
Temporary tents	$207.00 each
City temporary tents (see note #7)	$207.00
Communication and transmission towers	$392.00 each
Solar Collectors	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$291.00
(industrial, commercial, institutional, and multi-residential)	$644.00
Foundation for Tanks, Silos, Dust Collectors, etc.	$392.00 each
Demising walls only	$325.00 each
Fire alarm system	$729.00
Fire suppression system	$392.00
Electromagnetic locks	$291.00 each Max. $1,681.00
Decks, porches, basement walkout, etc. to single dwelling	$162.00 each
Fireplaces, wood stoves, etc.	$162.00 each
Window replacements (for multiple unit residential and Non residential buildings)	$8 each Underground
and above ground storage tank	$392.00 per tank
Balcony guard replacements (per m.)	$16.00/ Max. $1,682.00
Balcony repair (concrete)	$162/5 balconies Max. $1,682.00
Retaining walls (per m.)	$10/m
Shoring	$13/linear metre
Public pools	$392.00
New loading dock door	$291/door Max. $1,682.00

(D) MECHANICAL COMPONENTS:	Service Index (SI) $/m^2
Heating, ventilation, air conditioning etc. work independent of building **permit**):	
Group A: Assembly occupancies	$1.29
Group B: Institutional occupancies	$1.29
Group C: Residential occupancies	$1.29
Group D: Business and personal service occupancies	$1.29
Group E: Mercantile occupancies	$1.29
Group F: Industrial occupancies	$1.29

Miscellaneous Work:	Flat Fee per Unit
Alternate heating systems – solar, geothermal, etc:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$224.00
(industrial, commercial, institutional, and multi-residential)	$392.00
Commercial kitchen exhaust (including related make-up air)	$392.00
Spray booth, dust collector etc.	$392.00/unit
Furnace replacement:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$224.00
Boiler replacement:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$224.00
(industrial, commercial, institutional, and multi-residential)	$392.00

SCHEDULE "B-1"

Effective January 1, 2020 to December 31, 2020

Building Classifications and Permit Fees

(D) OTHER MISCELLANEOUS WORK: (Continued)

HVAC unit installation:	
(unit heater, rooftop unit, make-up air unit)	$224.00
Alterations to mechanical systems	
(space heater, exhaust fan)	$392.00/unit
(duct work only)	$224.00
Full heating system replacement	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$224.00
(industrial, commercial, institutional, multi residential)	$392.00

(E) PLUMBING AND DRAIN COMPONENTS:

	Fee per Fixture
Plumbing Fixtures: (Plumbing review only)	
Group A: Assembly occupancies	$ 39.00
Group B: Institutional occupancies	$ 39.00
Group C: Residential occupancies	$ 39.00
Group D: Business and personal services occupancies	$ 39.00
Group E: Mercantile occupancies	$ 39.00
Group F: Industrial occupancies	$ 39.00

	$/lin.m
Miscellaneous Work:	
Inside sanitary and storm piping	$1.56
Outside water services, sanitary and storm piping (when not included in complete building **permit** or **permit** for site services)	$4.33
Replacement of Domestic Water Risers:	$8.40 per riser per floor (minimum $254)
Manholes, catchbasins, interceptors, sumps etc. (when not included in complete building **permit** or **permit** for site services)	$ 39.00 each
Backwater valve	$235.00
Backwater preventer	$392.00

(F) Signs

	FEES $/m^2 *
All Signs	$34.00 (minimum $275.00)

* Fee is per m^2 or part thereof, of the sign area of each sign face.

SCHEDULE "B-1"

Effective January 1, 2020 to December 31, 2020

Building Classifications and Permit Fees

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.

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "B-2"

Effective January 1, 2021 to December 31, 2021

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) $/m^2
New Buildings and Additions		
Group A	Assembly Occupancies:	
	Schools, libraries, churches, theatres, arenas, pools, restaurants, recreation centre, transit stations, bus terminals, etc.	$25.23
	Restaurant (shell)	$22.42
Group B	Institutional Occupancies:	
	Hospital, nursing homes, care homes, etc.	$28.03
Group C	Residential Occupancies:	
	Detached, semis, townhouses, duplexes	$17.90
	All other multiple unit residential buildings (apts. etc)	$19.35
	Hotels, motels	$20.18
	Residential addition	$13.16
	Unheated addition	$11.54
	Detached garage/shed building to single dwelling	$6.06
	Issued Repeats to detached, semis, townhouses, duplexes	$16.59
	Basement apartment (plus min. Residential Fee)	$10.68
Group D	Business and Personal Services Occupancies	
	Office buildings (shell)	$18.50
	Office buildings (finished)	$22.48
	Funeral homes, banks, medical clinic, fire halls, etc.	$22.48
Group E	Mercantile Occupancies	
	Retail stores (shell/ strip plazas)	$14.09
	Retail stores (finished) supermarkets, department stores, car dealerships, etc.	$18.76
Group F	Industrial Occupancies	

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	Warehouses, factories (shell)(<10,000m^2)	$12.05
	(Single tenancy) (finished) (<10,000m^2)	$14.02
	Warehouses, factories (shell)(>10,000m^2)	$9.52
	(Single tenancy) (finished) (>10,000m^2)	$13.45
	Gas stations, car washes	$12.70
	Canopies (over gas pumps, storage, etc.)	$5.32
	Parking garages	$6.69
	Mezzanines and racking systems	$6.69
	Offices in warehouses or factories	$4.05
Miscellaneous		
	Permanent tents, air supported structures	$5.32
	Pedestrian bridges, crane runways, etc	$0.88
	Finishing basements (Detached, semis, townhouses, duplexes)	$5.32
	Unfinished basement (non-residential)	$6.07
	Repair or reclad wall (per surface area)	$0.45
	Parking garage repairs (minor concrete repairs)	$2.65
	Sprinkler	$0.61
	Max.	$4,036
	Trailers or buildings on construction sites for office or sales purpose	$12.12
	New roof or replacement	$5.32
	Roof membrane replacement	$4.73

(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) $/m^2**
Group A: Assembly occupancies (restaurants, churches, etc.)	$6.45
Group B: Institutional occupancies	$6.45
Group C: Residential occupancies	$6.45
Group D: Business and personal services occupancies	$6.45
Group E: Mercantile occupancies	$6.45
Group F: Industrial occupancies (<10,000m2)	$6.45
Group F: Industrial occupancies (>10,000m2)	$6.45
	$3.35

SCHEDULE "B-2"

Effective January 1, 2021 to December 31, 2021

Building Classifications and Permit Fees

(C) OTHER MISCELLANEOUS WORK:	**Flat Fee**
New portable classrooms, new mobile homes, etc.	$577.00 each
Moving or relocating a building (portable classrooms, etc.)	$295.00 each
Temporary tents	$213.00 each
City temporary tents (see note #7)	$207.00
Communication and transmission towers	$404.00 each
Solar Collectors	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$300.00
(industrial, commercial, institutional, and multi-residential)	$664.00
Foundation for Tanks, Silos, Dust Collectors, etc.	$404.00 each
Demising walls only	$335.00 each
Fire alarm system	$751.00
Fire suppression system	$404.00
Electromagnetic locks	$300.00 each Max. $1,731.00
Decks, porches, basement walkout, etc. to single dwelling	$167.00 each
Fireplaces, wood stoves, etc.	$167.00 each
Window replacements (for multiple unit residential and Non residential buildings)	$8 each Underground
and above ground storage tank	$404.00 per tank
Balcony guard replacements (per m.)	$17.00/ Max. $1,732.00
Balcony repair (concrete)	$167/5 balconies Max. $1,732.00
Retaining walls (per m.)	$11/m
Shoring	$13/linear metre
Public pools	$404.00
New loading dock door	$300/door Max. $1,732.00

(D) MECHANICAL COMPONENTS:	**Service Index (SI) $/m^2**
Heating, ventilation, air conditioning etc. work independent of building **permit**):	
Group A: Assembly occupancies	$1.33
Group B: Institutional occupancies	$1.33
Group C: Residential occupancies	$1.33
Group D: Business and personal service occupancies	$1.33
Group E: Mercantile occupancies	$1.33
Group F: Industrial occupancies	$1.33

Miscellaneous Work:	**Flat Fee per Unit**
Alternate heating systems – solar, geothermal, etc:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$230.00
(industrial, commercial, institutional, and multi-residential)	$404.00
Commercial kitchen exhaust (including related make-up air)	$404.00
Spray booth, dust collector etc.	$404.00/unit
Furnace replacement:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$230.00
Boiler replacement:	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$230.00
(industrial, commercial, institutional, and multi-residential)	$404.00

SCHEDULE "B-2"

Effective January 1, 2021 to December 31, 2021

Building Classifications and Permit Fees

(D) OTHER MISCELLANEOUS WORK: (Continued)

HVAC unit installation:	
(unit heater, rooftop unit, make-up air unit)	$230.00
Alterations to mechanical systems	
(space heater, exhaust fan)	$404.00/unit
(duct work only)	$230.00
Full heating system replacement	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$230.00
(industrial, commercial, institutional, multi residential)	$404.00

(E) PLUMBING AND DRAIN COMPONENTS:

Plumbing Fixtures: (Plumbing review only)	**Fee per Fixture**
Group A: Assembly occupancies	$ 40.00
Group B: Institutional occupancies	$ 40.00
Group C: Residential occupancies	$ 40.00
Group D: Business and personal services occupancies	$ 40.00
Group E: Mercantile occupancies	$ 40.00
Group F: Industrial occupancies	$ 40.00

	$/lin.m
Miscellaneous Work:	
Inside sanitary and storm piping	$1.61
Outside water services, sanitary and storm piping (when not included in complete building **permit** or **permit** for site services)	$4.46
Replacement of Domestic Water Risers:	$8.66 per riser per floor (minimum $262)
Manholes, catchbasins, interceptors, sumps etc. (when not included in complete building **permit** or **permit** for site services)	$ 40.00 each
Backwater valve	$242.00
Backwater preventer	$404.00

(F) Signs

	FEES $/m^2 *
All Signs	$35.00 (minimum $283.00)

* Fee is per m^2 or part thereof, of the sign area of each sign face.

SCHEDULE "B-2"

Effective January 1, 2021 to December 31, 2021

Building Classifications and Permit Fees

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.

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "B-3"

Effective January 1, 2022 to December 31, 2022

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) $/m^2$
New Buildings and Additions		
Group A	Assembly Occupancies:	
	Schools, libraries, churches, theatres, arenas, pools, restaurants, recreation centre, transit stations, bus terminals, etc.	$25.98
	Restaurant (shell)	$23.10
Group B	Institutional Occupancies:	
	Hospital, nursing homes, care homes, etc.	$28.87
Group C	Residential Occupancies:	
	Detached, semis, townhouses, duplexes	$18.44
	All other multiple unit residential buildings (apts. etc)	$19.93
	Hotels, motels	$20.79
	Residential addition	$13.55
	Unheated addition	$11.89
	Detached garage/shed building to single dwelling	$6.24
	Issued Repeats to detached, semis, townhouses, duplexes	$17.09
	Basement apartment (plus min. Residential Fee)	$11.00
Group D	Business and Personal Services Occupancies	
	Office buildings (shell)	$19.06
	Office buildings (finished)	$23.15
	Funeral homes, banks, medical clinic, fire halls, etc.	$23.15
Group E	Mercantile Occupancies	
	Retail stores (shell/ strip plazas)	$14.51
	Retail stores (finished) supermarkets, department stores, car dealerships, etc.	$19.32
Group F	Industrial Occupancies	
	Warehouses, factories (shell)(<10,000m^2)	$12.41

	(Single tenancy) (finished) (<10,000m^2)	$14.44
	Warehouses, factories (shell)(>10,000m^2)	$9.81
	(Single tenancy) (finished) (>10,000m^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.	$4,157
	Trailers or buildings on construction sites for office or sales purpose	$12.48
	New roof or replacement	$5.48
	Roof membrane replacement	$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) $/m^2**
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 (<10,000m2)	$6.64
Group F: Industrial occupancies (>10,000m2)	$6.64
	$3.45

SCHEDULE "B-3"

Effective January 1, 2022 to December 31, 2022

Building Classifications and Permit Fees

(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

(D) MECHANICAL COMPONENTS:	Service Index (SI) $/m^2
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

SCHEDULE "B-3"

Effective January 1, 2022 to December 31, 2022

Building Classifications and Permit Fees

(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)	$416.00/unit
(duct work only)	$237.00
Full heating system replacement	
(detached dwelling, semi-detached dwelling, townhouse dwelling)	$237.00
(industrial, commercial, institutional, multi residential)	$416.00

(E) PLUMBING AND DRAIN COMPONENTS:

	Fee per Fixture
Plumbing Fixtures: (Plumbing review only)	
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 $/m^2 *
All Signs	$36.00 (minimum $292.00)

* Fee is per m^2 or part thereof, of the sign area of each sign face.

SCHEDULE
"B-3"

Effective January 1, 2022 to December 31, 2022

Building Classifications and Permit Fees

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.

FORM 457

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "C"

FORMS

Applicable provincially mandated **forms** and municipal **forms** authorized under clause 7(1)(f) of the *Building Code Act*.

Form 1	Application for a Permit to Construct or Demolish
Form 2	Supplementary Information to Application for a Permit to Construct or Demolish
Form 3	COMMITMENT TO GENERAL REVIEWS BY ARCHITECT AND ENGINEERS
Form 4	APPLICATION FOR PERMIT TO OCCUPY A BUILDING PRIOR TO COMPLETION
Form 5	Alternative Solution Authorization Form & Alternative Solution Application
Form 6	GENERAL REVIEW DEMOLITION COMMITMENT CERTIFICATE

NOTE: *Forms are prescribed by the **Chief Building Official**, but not attached. As such, they may be amended to reflect changes to Provincial legislation, municipal by-laws, etc. Forms are available at the Building Division, 3rd floor, City Hall or on the website at www.mississauga.ca.*

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "D"

PLANS AND SPECIFICATIONS

General

Every application shall, unless otherwise determined by the **Chief Building Official**, be accompanied by two complete sets of working drawings, for applications not requiring Fire Prevention review, else three complete sets of **plans and specifications** are required under this By-law.

Where application and plans, and specifications are received in a digital format through an electronic application channel, additional requirements may apply in addition to those listed below.

All working drawings shall be prepared in accordance with generally accepted architectural and engineering practices, for the construction of the proposed building.

Submitted working drawings shall:

1. Be of sufficient details and contain all information to enable the **Chief Building Official** to determine whether the proposed construction, demolition or change of use conforms to the Act, the **Building Code**, and any other law;

2. Be dated and marked as "issued for construction";

3. Be of sufficient detail to construct in accordance with submitted **plans and specifications**; and

4. Shall contain the necessary designer information as required by the **Act**.

Guidelines for Electronic Plans and Specifications

The **Chief Building Official** shall determine any additional submission standards for digitally submitted **plans and specifications**. This information can be found in the Applicant Submission Guide at www.mississauga.ca

5. An Applicant shall include the following information as part of any drawing submitted:
   (a) property address
   (b) project name
   (c) drawing name and number
   (d) date of drawing and date of any revisions made to drawings

THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING BY-LAW

SCHEDULE "E"

PERSCRIBED NOTICES / INSPECTIONS

PRESCRIBED NOTICES / INSPECTIONS*		
Notice / Inspection	**Reference OBC Division C**	**Description**
Footing	1.3.5.1.(2)(a)	Readiness to construct footings.
Backfill	1.3.5.1.(2)(b)	Substantial completion of footings and foundations prior to commencement of backfilling.
Framing	1.3.5.1.(2)(c)	Substantial completion of structural framing, if the building is within the scope of Division B Part 9.
	1.3.5.1.(2)(d)	Substantial completion of structural framing, if the building is not within the scope of Division B Part 9.
HVAC Rough-In	1.3.5.1.(2)(c)	Substantial completion of ductwork and piping for heating and air conditioning systems, if the building is within the scope of Division B Part 9.
	1.3.5.1.(2)(d)	Substantial completion of rough-in of heating, ventilation, air-conditioning and air-contaminant extraction equipment, if the building is not within the scope of Division B Part 9.
Insulation	1.3.5.1.(2)(e)	Substantial completion of insulation and vapour barriers.
	1.3.5.1.(2)(f)	Substantial completion of air barrier systems.
Fire Separations	1.3.5.1.(2)(g)	Substantial completion of all required fire separations and closures.
Fire Protection Systems	1.3.5.1.(2)(g)	Substantial completion of all fire protection systems including standpipe, sprinkler, fire alarm, and emergency lighting systems.
Fire Access Routes	1.3.5.1.(2)(h)	Substantial completion of fire access routes.
Building Sewers	1.3.5.1.(2)(i)(i)	Readiness for inspection and testing of building sewers.
Building Drains	1.3.5.1.(2)(i)(i)	Readiness for inspection and testing of building drains.
Water Service Pipe	1.3.5.1.(2)(i)(ii)	Readiness for inspection and testing of water service pipes.
Fire Service Main	1.3.5.1.(2)(i)(iii)	Readiness for inspection and testing of fire service mains.
Plumbing Rough-in (DWV)	1.3.5.1.(2)(i)(iv)	Readiness for inspection and testing of drainage systems and venting systems.
Plumbing Rough-in (Water Distribution)	1.3.5.1.(2)(i)(v)	Readiness for inspection and testing of the water distribution system.
Pool/Spa Suction and Gravity Outlet System	1.3.5.1.(2)(j)	Readiness for inspection of suction and gravity outlets, covers and suction piping outlets of an outdoor pool described in Clause 1.3.1.1.(1)(j) of Division A, a public pool or spa.

SCHEDULE "E" (continued)

PRESCRIBED NOTICES / INSPECTIONS		
Notice / Inspection	**Reference OBC Division C**	**Description**
Pool/Spa Circulation/ Recirculation System	1.3.5.1.(2)(k)	Substantial completion of the circulation/recirculation system of an outdoor pool as described in Clause 1.3.1.1.(1)(j) of Division A, a public pool or spa and substantial completion of the pool before it is filled with water.
Sewage System Excavation	1.3.5.1.(2)(l)	Readiness to construct the **sewage system**.
Completion	1.3.5.1.(2)(m)	Substantial completion of the installation of the **sewage system** before the commencement of backfilling.
Site Services	1.3.5.1.(2)(n)	Substantial completion of installation of **plumbing** not located in a structure before the commencement of backfilling.
Occupancy (Unfinished Building)	1.3.5.1.(2)(o)	Completion of construction and installation of components required to permit the issue of an occupancy **permit** under Sentence 1.3.3.1.(3) of Division C or to permit occupancy under Sentence 1.3.3.2.(1) of Division C, if the building or part of the building to be occupied is not fully completed.
Occupancy (Residential)	1.3.5.1.(2)(p)	Completion of construction and installation of components required to permit the issue of an occupancy **permit** under Article 1.3.3.4. of Division C.
Final (Plumbing)	1.3.5.1.(2)(i)(vi)	Readiness for inspection and testing of **plumbing** fixtures and **plumbing** appliances.
Final (HVAC)	1.3.5.2.(e)	Substantial completion of heating, ventilation, air-conditioning and air-contaminant extraction equipment.
Final (Completion of Unfinished Building)	1.3.3.3.(1)	Completion of a building where a person has occupied or permitted the occupancy under Article 1.3.3.1 or 1.3.3.2. of Division C.
Final (Residential)	1.3.5.2.(j)	Completion of a building for which an occupancy **permit** is required under Article 1.3.3.4. of Division C.
Final (General)	Building Code Act, 11.(1)	Occupancy or use after completion of building*.

* As defined in the Building Code Act, **"building"** means,

(a) a structure occupying an area greater than ten square metres, consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all **plumbing**, works, fixtures and service systems appurtenant thereto;

(b) a structure occupying an area of ten square metres or less that contains **plumbing**, including the **plumbing** appurtenant thereto;

(c) **plumbing** not located in a structure;

(c.1) a **sewage system**; or

(d) structures designated in the **building code**.