



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Chris Robinson CBCO

Position: Chief Building Official

Title / Subject: New Building By-law and Permit Fees

Date of Report: October 30, 2023

Date of Meeting: November 27, 2023

Report No: 2023-DS-018

1.0 Issue / Origin

In the 2023 budget and workplan, Council approved the review and creation of a new Building By-law and permit fee schedule as a capital project.

2.0 Background

A Building By-law that is enacted through a municipality allows for administrative powers such as prescribing classes of permits, requiring payments of fees and prescribing the use of various forms respecting permits which is governed under Section 7 of the Ontario Building Code Act, as well as providing for a Code of Conduct for the Chief Building Official and Building Officials. The Building Code Act allows permit fees to be set to recover the costs associated with the administration and enforcement of the Building Code Act, as well as reasonable contributions to a reserve fund. The reserve fund can be used to offset lean years, implement service enhancements, and cover unexpected expenses related to the administration and enforcement of the Building Code Act.

The proposed fee schedules are what should be considered reasonable for the departmental costs associated with administration and enforcement of the Building Code Act within the Township of Brock.

The existing Building By-law and fee schedule were created in 2011 and the proposed new Building By-law carries over sections of the current by-law where relevant and includes additional sections such as, but not limited to, requirements for lot grading plans and deposits to ensure works are completed as approved and in a specified timeframe. There will also be requirements for having foundation locations confirmed by an Ontario Land Surveyor to ensure close proximities to required setbacks are confirmed.

3.0 Analysis

A new By-law is being proposed as outlined in Attachment 1. The updated By-law includes important changes such, as but not limited to, revised building permit fees, the requirement for lot grading plans, updated defined terms, timeframes to complete grading to ensure construction is completed in a timely manner and the addition of set fines as an added enforcement tool when required.

An internal comprehensive fee review was conducted of surrounding Municipalities that border the Township of Brock, as well as Municipalities that are within the Region of Durham (as outlined in Attachment 2), and is further discussed in the Financial portion of this report.

As the Building department has run deficits, it is imperative that our fees reflect the cost of providing the department's service to ensure we are not draining reserves on a regular basis and the associated costs are covered by permit holders.

An in-depth list of what requires a permit and associated fees has been updated and is within the by-law and schedules in Attachment 1. This will help provide transparency to those looking to do works within the Township and what will require a permit.

4.0 Related Policies / Procedures

The Building By-law is established under the Ontario Building Code Act. Building By-law 2334-2011-PP as amended.

5.0 Financial / Budget Assessment

In an effort to save on costs, a fulsome fee review was conducted internally which included a review of Municipalities within the Region of Durham and other Municipalities that border the Township of Brock, such as Ramara, Georgina and Kawartha Lakes to ensure a fulsome comparison was completed.

Attachment 2 to this report compiles a list of all comparable building permit fees that were readily available online. Of the 11 municipalities that are included within this review, Brock was amongst the lowest in nearly all categories. As the Building Department has relied on reserves recently, an amendment to the fees is necessary to ensure we are collecting fees that are adequate for the associated costs for administering and enforcing the Ontario Building Code and the Building Code Act within the Township of Brock.

Attachment 3 to this report takes the current fees associated within the Township of Brock's Building By-law from 2011 and provides what the fee would be if indexed at 2% annually to the present day. This indexed fee was then compared with the other 11 municipalities average to determine a fair and reasonable fee schedule to administer and enforce the Ontario Building Code and the Building Code Act within the Township of Brock.

The fee schedule provided for within Attachment 3 and the by-law itself further provides a fee schedule increased at 2% annually from 2024 to 2028 so that there is transparency for those planning construction projects in the future and what can be expected as far as permit fees may be unless other changes in the future are required.

It is fair to mention that the new proposed fees are by majority still below the average of the 11 comparable municipalities and are adequate to ensure the costs for the Building Department to administer and enforce the Ontario Building Code and the Building Code Act are covered by the permit holder and will assist in aiding to provide a balanced budget based on permit averages in recent years.

6.0 Climate Change Impacts

N/A

7.0 Communications

In creating a new By-law that will propose a new and amended fees schedule, the Building Code Act requires that a public meeting be held concerning the proposed changes.

As per the requirements for a public meeting, 21 days notice is required. Notice for this public meeting was posted on the Township's social media sites and website on October 16, 2023. Notice was also given via the Brock Township E-Newsletter on October 20, 2023.

An independent legal review of the proposed By-law was conducted by Jay Feehely of Feehely Gastaldi Barristers & Solicitors.

Comments arising from that review were geared towards formatting and the rewording of the section on Notice of Change. The amendments from the legal review have been incorporated in the draft by-law attached to this report. No legal concerns were raised with the proposed new by-law.

8.0 Conclusion

Township staff recommend that the Building By-law appended to this report as Attachment 1 be considered for adoption at a future Council meeting, subject to the consideration of all public, Council and agency input.

9.0 Recommendation

Be it resolved that report number 2023-DS-018 entitled New Building By-law and Permit Fees report, be received; and

THAT staff be directed to consider all public and agency input and bring back a new Building By-law for Council approval at a future date.

The Corporation of the Township of Brock

By-law # XX-2023

A by-law under the Building Code Act respecting permits and related matters.

Whereas the Council of the Township of Brock deems it advisable to enact a new by-law and repeal By-law 2334-2011-PP as amended in order to comply with Bill 124;

Whereas subsection 3(1) of the Building Code Act, 1992, S.O. 1992, chapter 23, provides that the Council of the Corporation of the Township of Brock is responsible for the enforcement of the Building Code Act within the Corporation of the Township of Brock;

Whereas subsection 3(2) of the Building Code Act, requires that the Council shall appoint a Chief Building Official and such Inspectors as are necessary for the enforcement of the Building Code Act within the Corporation of the Township of Brock;

Whereas Section 7.1 of the Building Code Act, requires the Township of Brock to establish and enforce a code of conduct for the Chief Building Official and Inspectors;

Now therefore the Council of the Corporation of the Township of Brock enacts as follows:

1. Short title:

This By-Law may be cited as the "Building By-Law".

2. Definitions:

1) In this By-law;

- (a) **"Act"** means the Building Code Act, S.O. 1992, including amendments thereto
- (b) **"Alternative solution"** means a substitute for an 'acceptable solution' as defined by the building code;
- (c) **"Applicant"** means the owner of a building or property who applies for a permit, or the person authorized in writing by the owner to apply for a permit on the owner's behalf.
- (d) **"Architect"** means a holder of a license, a certificate of practice, or a temporary license under the Architects Act, R.S.O. 1990, c. A.26.

- (e) **"As Constructed Plans"** means as constructed plans as defined in the Building Code.
- (f) **"Base Model"** means plans for the basic design of a detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential building that includes one elevation and no optional features
- (g) **"Building"** means a building as defined in Section 1(1) of the Act.
- (h) **"Building Code"** means the regulations made under Section 34 of the Act.
- (i) **"Building Envelope"** means the area within a 20 metre (approx. 65 feet) radius of the proposed structure, unless otherwise identified in a required study.
- (j) **"Certified Model"** means a unique building design for a detached or semi-detached unit that has been reviewed by the chief building official for compliance with the Building Code and is intended for construction pursuant to a permit issued under the Act.
- (k) **"Chief Building Official"** means the Chief Building Official appointed by The Township of Brock for the purposes of administration and enforcement of the Act.
- (l) **"Construction value"** means the value prescribed by the chief building official to represent the total value of all work, services and material associated with the construction for which a permit is applied.
- (m) **"Council"** means the Council of The Corporation of The Township of Brock.
- (n) **"Deficient permit"** means a permit where:
 - i. an inspection notice or order to comply has been issued by an inspector, or
 - ii. where an inspection required under the building code or this bylaw has not been arranged,
 and six months or more have elapsed after the date the notice was issued or the inspection was required.
- (o) **"Deputy Chief Building Official"** means the person(s) appointed by Council as deputy chief building official under the authority of the Legislation Act, 2006, S.O. 2006, chapter 21, Schedule F, and listed in Schedule 'C' to this by-law, for the purpose of administration and enforcement of the Act.
- (p) **"Holiday"** means days when the offices of the Township of Brock are not open for transaction of business with the public.

- (q) **"Farm Building"** means a farm building as defined in the Building Code.
 - (r) **"Inspector"** means an inspector appointed under section 3.6.1 or Section 3.6.2 of the Act.
 - (s) **"Municipality"** means the Corporation of the Township of Brock.
 - (t) **"Optional feature"** means variations to the basic design of the base model and includes additional elevations, alternate floor layouts, upgrades and other design elements that require additional review for building code compliance for the building, the HVAC system, or the plumbing.
 - (u) **"Owner"** means registered owner of the land and includes a lessee, mortgagee in possession, and any person in charge of the property.
 - (v) **"Permit"** means written permission or written authority from the Chief Building Official to perform work regulated by this by-law and the Act.
 - (w) **"Permit Holder"** means the person to whom the permit has been issued.
 - (x) **"Plumbing"** means plumbing as defined in Section 1(1) of the Act.
 - (y) **"Professional engineer"** means a person who holds a licence or a temporary licence under the Engineers Act, R.S.O. 1990, c. P.28.
 - (z) **"Registered code agency"** means a person or an entity that has the qualifications and meets the requirements set out in the Act.
 - (aa) **"Sewage System"** means a sewage system as defined by the Building Code.
 - (bb) **"Township"** means the Corporation of Township of Brock
- 2) Terms not defined in this By-law shall have the meaning ascribed to them in the Act or the Building Code.

3. **Appointments**

- 1) Each person whose name is set out in Column 2 of Schedule 'C' to this by-law is hereby appointed to the position set out beside that person's name in Column 1 thereof. Also provided are the municipal title and provincial Building Code Identification Number (BCIN) for each person appointed.
- 2) The appointment of the Deputy Chief Building Official is under the authority of the Legislation Act, 2006, S.O. 2006, chapter 21, Schedule F, section 77.

- 3) Acting Deputy Chief Building Official which may be appointed from time to time by Council under this by-law shall have all of the powers and duties of the Chief Building Official under this by-law, and under the Act, and the Building Code.
- 4) The Chief Building Official is authorized to enter into service agreements with registered code agencies and appoint them to perform one or more of the specified functions described in section 15.15 of the Act.

4. Classes of permits:

- 1) For the purposes of the Act and the Building Code, there shall be nine classes of permits as set forth in Schedule 'A' appended to and forming part of this By-law, namely:
 - (a) building permit, respecting the complete construction of a building including farm buildings or a part of a building,
 - (b) partial building permit, respecting the partial construction of a building or part of a building,
 - (c) demolition permit, respecting the demolition of a building or part of a building,
 - (d) conditional building permit, respecting the construction of a building subject to conditions imposed pursuant to subsection 8(3) of the Act,
 - (e) change of use permit, respecting a change in use of a building or part of a building which results in an increase in hazard as determined under the Building Code,
 - (f) notice of change,
 - (g) plumbing permit,
 - (h) sign permit, and
 - (i) occupancy permits for unfinished buildings.

5. Permit applications:

- 1)
 - (a) To obtain a permit, the applicant shall file an application through the Cloud Permit portal by accessing the Township website or in writing by completing a prescribed form available from the Chief Building Official or from the Building Code website www.obc.mah.gov.ca. Forms prescribed by the Township under clause 7(f) of the Act are as set out in Schedule 'E' to this By-law. Every application or any of the permits

set out in this By-law shall be submitted to the Chief Building Official.

- (b) Every type of permit application shall state the name, address, telephone number, e-mail address of the owner, applicant, architect, engineer or other designer, and the constructor or person hired to conduct the construction or demolition, as the case may be.
- (c) Incomplete permit applications will only be held for a maximum of eight weeks where no progress or updates have been provided on the file. Where work has commenced on the application and fees have been paid refunds will be governed by Schedule 'B' to this By-law.
- (d) The administrative fee is non-refundable.

Building permits

- 2) Every building permit application shall:
 - (a) identify and describe in detail the work, use and occupancy to be covered by the permit for which the application is made,
 - (b) identify and describe in detail the existing uses and the proposed use(s) for which the premises are intended,
 - (c) describe the land on which the work is to be done, by a description that will readily identify and locate the site on which the building construction or demolition is to occur,
 - (d) be accompanied by plans and specifications in addition to the requirements set out in section 6,
 - (e) be accompanied by the required fees in accordance with Schedule 'A' and Schedule 'A' Part 'B',
 - (f) when Division C, 1.2.1. of the Building Code applies, be accompanied by a signed Letter of Undertaking from the owner on a form prescribed by the Chief Building Official that an architect or professional engineer, or both, have been retained to conduct the general review of the construction or demolition of the building,
 - (g) when Division C, 1.2.1 of the Building Code applies, be accompanied by a signed statement of the architect or professional engineer retained under (f), or both, on the form prescribed by the Chief Building Official, undertaking to provide general review of the construction or demolition of the building,
 - (h) include, where applicable, the registration number of the builder or vendor as provided in the Ontario New Home Warranties Plan Act,
 - (i) state estimated valuation of the proposed work including consulting

fees, material, and labour,

- (j) be signed by the applicant who shall certify as to the truth of the contents of the application, and
- (k) be accompanied with the applicable fees as per Schedule 'A' and Schedule 'A' Part 'B' or as otherwise noted within this By-law.

Partial building permit

- 3) When, in order to expedite work, approval of a portion of the building or project is requested prior to the issuance of a permit for the complete building or project, application shall be made and fees paid for the complete building or project. Complete plans and specifications covering the portion of the work for which immediate approval is requested shall be filed with the Chief Building Official.

Demolition permits

- 4) Where application is made for a demolition permit under subsection 8(1) of the Act, the application shall:
 - (a) Be accompanied by a site plan indicating the location and size of building to be demolished,
 - (b) be accompanied by satisfactory proof that arrangements have been made with the proper authorities for the termination and capping of all water, sewer, gas, electric, telephone or other utilities and services and that Division C, 1.2.2.3 of the Building Code has been complied with where applicable, and
 - (c) upon final inspection, be accompanied by a Form 357 filled out in its entirety.

Conditional permits

- 5) Where application is made for a conditional permit under subsection 8(3) of the Act, the application shall:
 - (a) contain such information, plans and specifications concerning the complete project as the Chief Building Official may require,
 - (b) state the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted,
 - (c) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be

obtained,

- (d) state the time in which plans and specifications of the complete building will be filed with the Chief Building Official,
- (e) At the discretion of the Chief Building Official, require an agreement between the applicant and/or owner, and the municipality upon issuing a conditional permit, and
- (f) At the discretion of the Chief Building Official, require a replacement dwelling agreement between the applicant and/or owner, and the municipality together with a deposit of an amount equal to the current rate of the Municipal development charges. Where an existing dwelling has not been demolished and site restored within' 30 days of occupancy of the new dwelling, the Chief Building Official may cause the deposit to be forfeited to the Township.

Change of use permits

- 6) Every application for a change of use permit issued under subsection 10(1) of the Act shall be submitted to the Chief Building Official and shall:
 - (a) describe the building in which the occupancy is to be changed, by a description that will readily identify and locate the building;
 - (b) identify and describe in detail the current and proposed occupancies of the building or part of a building for which the application is made;
 - (c) include plans and specifications which show the current and proposed occupancy of all parts of the building, and which contain sufficient information to establish compliance with the requirements of the Building Code, including floor plans, detail of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities, and details of the existing "sewage system", if any; and
 - (d) be signed by the owner or authorized agent who shall certify the truth of the contents of the application.

Notice of change

- 7) Where an application,
 - (a) For a permit,
 - (b) For permission to make a material change to a specific document, or,
 - (c) For permission to make a material change to other information which was the basis for which a permit was issued,

contains an equivalent material, system or building design for which authorization under Section 8 of the Act is requested, the following information shall be provided;

- i. A description of the proposed material, system or building design for which authorization under section 8(v) of the Act is requested;
- ii. Any applicable provisions of the Building Code; and
- iii. Evidence that the proposed material, system or building design will provide the level of performance, as required by the Building Code Division C, part 2.

Plumbing permit

- 8) Plumbing Permits are required for any new construction that involves plumbing works. Alterations or extensions to existing plumbing systems require a permit. Every application for a Plumbing Permit shall comply with the requirements of Section 5(2). A plumber's license number and name shall accompany the application. If a homeowner is doing their own plumbing, they will be required to submit drawings of the plumbing works.

Sign permit

- 9) Every Application for a Sign Permit shall comply with the requirements of Section 5(2).

Occupancy permits for unfinished buildings

- 10) Every application for authorization to occupy an unfinished building under Division C, Part 1, Subsection 1.3.3 of the Ontario Building Code shall:
 - (a) identify and describe in detail the occupancy, the date of such occupancy, and the building or part thereof for which the application for a permit is made;
 - (b) be accompanied by plans which show the areas of the proposed occupancy; and
 - (c) be accompanied by the appropriate fee calculated in accordance with Schedule 'A' to this by-law.

6. Permit issuance:

- 1) No person shall construct or demolish a building unless a permit has been issued under Section 8 of the Act.

- 2) The Chief Building Official shall issue a permit once the requirements of Section 8(2) of the Act are satisfied.

7. Revision to permits:

- 1) 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, must be given in writing, to the Chief Building Official together with the details of such change, which is not to be made without written authorization of the Chief Building Official and shall be accompanied by the non-refundable fee as set out in Schedule 'A' Part 'B' of this By-law. Determination of a material change will be within the sole discretion and jurisdiction of the Chief Building Official.

8. Authorization of alternative solutions:

- 1) Where an alternative solution for an equivalent material, system or building design is proposed in either an application for a permit, or in a material change to a plan, specification, document or other information on the basis of which a permit is issued, the applicant shall submit:
 - (a) a completed "Alternative Solution Application Form" as set out in Schedule 'E';
 - (b) a description of the proposed location(s) where the alternative solution is proposed to be installed;
 - (c) a description of the proposed material, system or building design for which authorization is sought;
 - (d) a description of all applicable provisions of the building code in contravention;
 - (e) supporting documentation demonstrating that the proposed material, system or building design will provide the level of performance required by the Building Code; and
 - (f) payment of the required fee as set out in Schedule 'A' Part 'B' to this by-law.
- 2) The Chief Building Official or Registered Code Agency may accept or reject any proposed alternative solutions and/or may impose conditions or limitations on their use.
- 3) Alternative solutions which are accepted under this section 8 shall be applicable only to the location described in the application and are not transferable to any other building permit.

9. Revocation of permits:

- 1) Pursuant to section 8(10) of the Act, the Chief Building Official may revoke a permit if after six (6) months of 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. The Chief Building Official may also revoke a permit due to additional reasons as stipulated in Section 8(10) of the Act.
- 2) Prior to revoking a permit under Section 8(10) of the Act, the Chief Building Official may serve a notice by personal service or registered mail at the last known address to the permit holder and following a thirty (30) day period from the date of service, the Chief Building Official may revoke the permit if grounds to revoke still exist, without any further notice.
- 3) A permit holder may within thirty (30) days from the date of service of a notice under this Part, request in writing that the Chief Building Official defer the revocation by stating reasons why the permit should not be revoked. The Chief Building Official having regard to any changes to the Act, Building Code or other applicable law may allow the one-time deferral, applicable to a period of no later than twelve (12) months from the date the permit was issued, in writing. In the event where a permit was issued as a result of an Order issued under the Building Code Act, no deferral of revocation shall be granted.
- 4) A request for deferral shall be made in writing to the Chief Building Official and shall be accompanied by the non-refundable fee as set out in Schedule 'A' Part 'B' of this By-law.

10. Incomplete permit applications:

- 1) An application shall be deemed not to be complete according to Division C, Section 1.3.1.3(5) of the Building Code where any of the applicable requirements of section 5 to this by-law have not been complied with.
- 2) Except as provided in 9(3), an application deemed to be incomplete shall not be accepted by the Chief Building Official.
- 3) The Chief Building Official may accept an incomplete application where the applicant acknowledges, in writing, that the application is incomplete and waives the time period prescribed in the Building Code within which a permit must be issued or refused.
- 4) Where an applicant declares that an application is complete in all respects and complies with the Act, the Building Code and applicable law, the Chief Building Official shall issue or refuse to issue a permit within the time period prescribed in the Building Code.

- 5) Where an applicant declares that an application is complete in all respects, but the application is determined to be incomplete or does not comply with the Act, the Building Code or applicable law, an additional fee as prescribed in Schedule 'A' Part 'B' may be applied to the re-examination of the documents required to be submitted by an applicant.

11. Abandoned permit applications:

- 1) An application for a permit shall be deemed to have been abandoned by the applicant where:
 - (a) the application is incomplete according to section 10 in this by-law and remains incomplete six months after it was submitted;
 - (b) six months have elapsed after the applicant was notified that the proposed building, construction, demolition or change of use will not comply with the Act or the Building Code or will contravene any other applicable law; or,
 - (c) the application is substantially complete, and six months have elapsed from the date upon which the applicant was notified that a permit was available to be issued.
- 2) Where an application is deemed abandoned, all submitted plans, specifications and documents shall be disposed of, or upon written request from the applicant, returned to the applicant.
- 3) Where a permit holder wishes to re-activate a deficient permit, the permit holder shall pay the fee set out in Schedule 'A' Part 'B' to this by-law.

12. Model home certification:

- 1) All condominium developments, detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential buildings located in an assumed or new subdivision may be subject to Site Plan Approval and Certificate of Basic Servicing prior to the submission of any application, unless otherwise approved by the Chief Building Official. It is preferred that certified model applications are submitted prior to registration of the subdivision plan.
- 2) All models to be constructed in a plan of subdivision must be reviewed through the model certification process. A Certified Model includes a Base Model (plans for the basic design of a detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential building that includes one elevation and no optional features) and all Optional Features.
- 3) The total fee for a Certified Model includes a flat rate with each elevation or optional plan being an additional fee as noted in Schedule 'A' Part 'B' of the

By-law.

- 4) A complete Certified Model submission includes:
- (a) a completed Certified Model Application attached in Schedule 'E' (only fully and accurately completed applications will be accepted);
 - (b) payment of applicable Certified Model fees;
 - (c) A PDF copy of all plans and items noted shall be provided for each model including details for optional features (all elevations, options, upgrades, alternate floor layouts and special corner treatments offered for that model, walkout or lookout condition, etc.) including:
 - i. architectural plans on a size no larger than 11x17 (scaled and legible) all elevations stamped approved by the control architect for the subdivision,
 - ii. engineer's stamped truss specifications for each elevation,
 - iii. HVAC layout and 1 set of calculations per other floor layouts and other optional features which influence HVAC design and calculations,
 - iv. designer qualification and/or registration BCIN as applicable in conformance with OBC Division C, Section 3.2, and
 - v. design elements outside of the scope of the Ontario Building Code must be stamped by a professional engineer.
 - (d) If requested by the Chief Building Official, two (2) sets of all drawings shall be provided.
- 5) Building Permit Applications cannot be accepted until the plan of subdivision is registered and shall include:
- (a) The first submission in a plan of subdivision must include a letter provided by the "owner's" solicitor verifying the name of the registered owner of the lots for which applications are being submitted and the TARION registered "builder / vendor" company name and registration number. The owner and TARION registered builder/vendor must be accurately represented on the permit application form.
 - (b) Provide certification from the subdivision engineer of all lots and blocks in the plan of subdivision with engineered fill together with the soils engineer's compaction report.
 - (c) Provide certification from the acoustical engineer that the builder's plans for dwelling units shows all the noise attenuation works required by the approved acoustical report and approved plans, including locating the air conditioning units on the siting's.

- (d) Identify fire break lots on the subdivision plan.
 - (e) If models have not been 'pre-certified' a certified model submission, as per this By-law, must be submitted.
 - (f) Site plans prepared before registration must be updated to include reference to the registered plan number.
- 6) A complete building permit application for a detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential building located in a subdivision must include:
- (a) Completed building permit application forms, schedules, and addenda. The description of work proposed on the application form must include the model's name (base model and elevation) and all optional features such as other elevation, basement finish, basement rough-in and walkout condition, as examples.
 - (b) The applicable building permit fees as outlined in Schedule 'A' and Schedule 'A' Part 'B' of this bylaw. A lot grading deposit shall be as outlined in this By-law and its schedules or as determined by the subdivision agreement and will be charged on each detached, semi-detached, townhouse, row-house, duplex or 'live/work' residential building. The deposit will be fully refundable upon lot grading certification of each property.
 - (c) A PDF copy unless otherwise requested of a site plan of the lot (siting) and the adjacent lots on three sides for each property. The site plan must be stamped by the developer's grading consultant, the subdivision control architect and the acoustic engineer (noise consultant), where applicable, and must include the designer qualification and/or registration BCIN as applicable. If the site plan submitted incorporates lots (sitings) for several applications all of those applications must be reviewed and issued together as a "batch".

13. Plans and specifications:

- 1) Every applicant shall submit sufficient plans, specifications, documents, and other 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 applicable law.
- 2) Lot grading plans are required for permit applications, unless this requirement is waived because the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work conforms, to the Act, the Building Code, and any other applicable law,
 - (a) For all residential development constructing a dwelling and for all

accessory structures or buildings greater than or equal to 50 square meters (approx. 538 square feet) on lots that are 1 hectare (approx. 2.47 acres) or less in size a lot grading plan shall encompass the entire lot.

- (b) For all residential development as noted above on lots larger than 1 hectare, the lot grading plan shall encompass at minimum the building envelope as defined in this by-law unless otherwise required by the Chief Building Official.
- (c) For all other occupancies and development, a lot grading plan shall encompass the entire lot unless otherwise required by the Chief Building Official.

A lot grading plan must include and show;

- i. the elevations of the dwelling, all existing and proposed structures of the land within the building envelope of the proposed dwelling;
- ii. lot description including registered plan/lot number and address;
- iii. all lot dimensions and setbacks;
- iv. percentage (%) of grades on driveway;
- v. proposed ground elevation adjacent to the buildings and at the house corners;
- vi. proposed elevations on the swales where the grade changes and elevations adjacent to the building corners;
- vii. finished first floor elevations, top of foundation wall, basement slab grade and underside of footing;
- viii. finished garage floor elevation;
- ix. proposed elevations at lot corners;
- x. driveway location, width, elevation at property line for driveway and grade of driveway;
- xi. locations of house entrances, and number of risers required;
- xii. grass surfaces with a minimum of 2% slope, maximum of 8%;
- xiii. maximum embankment slope to be 3:1 (4:1 preferred);
- xiv. grading around houses and buildings directing the water away from the structure;
- xv. the minimum flat area (2% to 5% slope) immediately adjacent

to the building shall be 5 metres at the back and 0.6m on the sides, with the slope directing drainage away from the building,

- xvi. all swale grades shall be at least 2%,
 - xvii. grades swales will have a maximum side slope of 3:1, and a minimum depth of 0.15 metres or 2%,
 - xviii. locations of sanitary and water services and sidewalks,
 - xix. above ground electrical equipment and hydrants to ensure clearance from driveway and structures,
 - xx. any trees to be preserved,
 - xxi. any culvert together with showing material, length, diameter, gauge, and specific end wall treatment, if applicable;
 - xxii. any porches, decks, terracing or retaining walls.
- 3) Site Plans are required for permit applications and shall refer to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the Township unless this requirement is waived if the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work conforms, to the Act, the Building Code, and any other applicable law. A Site Plan will include:
- (a) lot size and dimensions of the property;
 - (b) setbacks from property boundaries for existing and proposed buildings, septic systems, wells and water courses, including distance separation from each of these features;
 - (c) existing and proposed finished ground levels or grades; and
 - (d) existing rights of way, easements, and municipal services.
- 4) Plans submitted shall be legible and drawn upon paper or other suitable and durable material along with a digital copy. If submitted through an electronic permitting process then only a digital copy is required.
- 5) The Chief Building Official shall determine the type (PDF unless otherwise requested) and number of copies of plans, specifications, documents, and other information required to be furnished with an application for permit having regard for the requirements of any Act, regulation or by-law respecting the examination or circulation of the application.
- 6) On completion of the construction of a building, or part thereof, the Chief Building Official may require a set of as constructed plans, including a plan of survey showing the location of the building.

- 7) The Chief Building Official may refuse an application if any of the above is deemed to be incomplete or insufficient at the time of the application or during the review process.
- 8) Plans and specifications furnished according to this By-law or otherwise required by the Act become the property of the Township and will be disposed of or retained in accordance with relevant legislation and the Township's retention policy.
- 9) Plumbing plans are not required for a house that has no more than two (2) dwelling units if using a qualified plumber. Fixtures are required to be noted on construction plans. Plumbing plans are required for any other Building or Occupancy or for a house where an owner is doing their own plumbing.
- 10) Where a building permit for an addition is applied for, if the square footage of the proposed addition is 50% or more the size of the original space, a revised heat loss calculation and duct layout will be required unless otherwise determined by the Chief Building Official.
- 11) Where a new house or building is being proposed, heat loss calculations and a duct layout completed by a qualified person shall be submitted with the permit application, along with the required energy efficiency design summary form.
- 12) Where a building permit for a secondary unit within a house or an accessory building is applied for, HVAC calculations and duct layouts may be required at the discretion of the Chief Building Official.
- 13) Air conditioning units and other mechanical units shall not be permitted within sideyards with 1.2m or less between the principal building and a required setback unless otherwise approved by the Chief Building Official.

14. Fees and refunds:

- 1) The Chief Building Official shall determine the required fees in accordance with Schedule 'A' and Schedule 'A' Part 'B' or as otherwise noted in this By-law and the applicant shall pay the fees so calculated. Fees are due at the time of submission or when fees have been calculated. The applicant will be notified of any required fees due. No permit application will be considered complete or reviewed until such time as the fees calculated are paid in full.
- 2) In the case of withdrawal, or abandonment of an application, or refusal for issuance of a permit, upon written request, the Chief Building Official shall determine the amount of fees, if any, that may be refunded, in accordance with Subsection (4) below.

- 3) There shall be no refund of permit fees where a permit has been revoked, except where the permit was issued in error, or where the applicant requests revocation no more than six months after the permit is issued. In such cases, the amount of refund shall be calculated in accordance with Subsection (4) below.
- 4) Subject to Section 5(2) the fees that may be refunded shall be in accordance with Schedule 'B'.
- 5) Fees are subject to an increase of 2% annually unless otherwise determined.

15. Transfers:

- 1) Permits are transferable only upon the new owner or their authorized agent completing a permit application and paying the fee prescribed in Schedule 'A' Part 'B'. The new owner shall then be the permit holder for the purpose of the Act and the Building Code and any other applicable law.

16. Occupancy or building code compliance letters:

- 1) Where an applicant or owner requests a letter for occupancy, conditional occupancy or Building Code compliance, a fee shall apply as set out in Schedule 'A' Part 'B' of this by-law.

17. Inspection requirements and notice:

- 1) The permit holder shall notify the Chief Building Official or a Registered Code Agency where one is appointed, of each stage of construction for which a mandatory notice is required under Article 1.3.5.1 -Division C of the Building Code. These inspections are listed as:
 - (a) readiness to construct footings,
 - (b) substantial completion of footings and foundations prior to commencement of backfilling,
 - (c) substantial completion of structural framing and ductwork and piping for heating and air-conditioning systems, if the building is within the scope of Part 9 of Division B;
 - (d) substantial completion of structural framing and roughing-in of heating, ventilation, air-conditioning and air-contaminant extraction equipment, if the building is not a building to which Clause (c) applies,
 - (e) substantial completion of insulation and vapour barriers,
 - (f) substantial completion of air barrier systems,

- (g) substantial completion of all required fire separations and closures and all fire protection systems including standpipe, sprinkler, fire alarm and emergency lighting systems,
 - (h) substantial completion of fire access routes,
 - (i) readiness for inspection and testing of:
 - i. building sewers and building drains,
 - ii. water service pipes,
 - iii. fire service mains,
 - iv. drainage systems and venting systems,
 - v. the water distribution system, and
 - vi. plumbing fixtures and plumbing appliances.
 - (j) readiness for inspection of suction and gravity outlets, covers and suction piping serving outlets of an outdoor pool described in Clause 1.3.1.1.(1)(j) of Division A, a public pool or a public spa,
 - (k) substantial completion of the circulation / recirculation system of an outdoor pool described in Clause 1.3.1.1.(1)(j) of Division A, a public pool or public spa and substantial completion of the pool before it is first filled with water,
 - (l) readiness to construct the sewage system (to be conducted by the Region of Durham Health Unit unless otherwise required),
 - (m) substantial completion of the installation of the sewage system before the commencement of backfilling (to be conducted by the Region of Durham Health Unit unless otherwise required), ,
 - (n) substantial completion of installation of plumbing not located in a structure, before the commencement of backfilling,
 - (o) completion of construction and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.1.(3) or to permit occupancy under Sentence 1.3.3.2.(1), if the building or part of the building to be occupied is not fully completed, and
 - (p) completion of construction and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.4.(4) or 1.3.3.5.(3).
- 2) In addition to the inspections listed above, the permit holder shall notify the Chief Building Official or a Registered Code Agency where one is appointed, of the additional notices that may be required at the discretion of the Chief Building Official under section 1.3.5.2:

- (a) commencement of construction of the building;
 - (b) substantial completion of structural framing for each storey, if the building is a type of building that is within the scope of Division B, other than Part 9,
 - (c) commencement of construction of:
 - i. masonry fireplaces and masonry chimneys,
 - ii. factory-built fireplaces and allied chimneys, or
 - iii. stoves, ranges, space heaters and add-on furnaces using solid fuels and allied chimneys,
 - (d) substantial completion of interior finishes,
 - (e) substantial completion of heating, ventilating, air-conditioning and air-contaminant extraction equipment,
 - (f) substantial completion of exterior cladding,
 - (g) substantial completion of site grading,
 - (h) substantial completion of the pool deck and dressing rooms for a public pool or public spa and readiness for inspection of the emergency stop system for a public pool or public spa,
 - (i) completion and availability of drawings of the building as constructed, and
 - (j) completion of a building for which an occupancy permit is required under Article 1.3.3.4. or 1.3.3.5.
- 3) In addition to the notice of completion as prescribed by Section 11 of the Act, the permit holder shall provide another mandatory notice after the completion of demolition work to ensure the completion of site grading and other works.
- 4) Upon receipt of proper notice, the inspector or a Registered Code Agency, if one is appointed, shall, no later than two days as per article 1.3.5.3- Division C of the Building Code, after receipt of the notice, undertake a site inspection for notices to which articles 1.3.5.1. and 1.3.5.2. – Division C of the Building Code apply, except where the notice relates to matters described in clauses 1.3.5.1.(2)(k) or (l), the site inspection shall be conducted no later than five (5) days after the receipt of notice.
- 5) A notice pursuant to this section is not effective until written or oral notice is received by the Chief Building Official, by a Building Inspector or designate.
- 6) An additional inspection fee as determined in Schedule 'A' Part 'B' shall be charged for each additional inspection requested outside of the prescribed and mandatory listed in articles 1.3.5.1. and 1.3.5.2. – Division C of the

Building Code.

- 7) An additional inspection fee as determined in Schedule 'A' Part 'B' shall be charged for each additional inspection after two inspections have occurred per stage of inspection. Fees are required to be paid in full prior to an inspection being conducted.
- 8) In the event of an inspection being booked prematurely and the requested stage is not substantially completed at the time of inspection, an additional inspection fee as determined in Schedule 'A' Part 'B' is applicable at the discretion of the Chief Building Official.
- 9) Where a compliance inspection is required when a building without permit complaint has been received or where an Inspector has become aware of such works and noncompliance with the Act has been found, the compliance inspection fee shall be determined in Schedule 'A' Part 'B' of this by-law and be applicable to each additional inspection until compliance is obtained. Building permit fees shall be doubled in accordance with Schedule 'A' and Schedule 'A' part 'B' in these instances.
- 10) At the discretion of the Chief Building Official, where a building is proposed within 10% of a required setback the permit holder is required to have an Ontario Land Surveyor confirm the location of the footings prior to the placement of concrete and shall provide confirmation from the Ontario Land Surveyor to the Township prior to a footing inspection.

18. Lot grading certificates and deposits:

Where lot grading plans are required under 13. (2) of this By-law, the permit holder shall:

- 1) Prior to giving notice for final inspection, provide to the Chief Building Official, or a Registered Code Agency where one is appointed, a lot grading certificate bearing the signature and seal of a Professional Engineer, or an Ontario Land Surveyor certifying that the grading is in conformity with the approved lot grading plan.
- 2) Provide to the Chief Building Official, or a Registered Code Agency where one is appointed, within twelve (12) months from the date an occupancy permit has been issued, a final grading certificate:
 - (a) bearing the signature and seal of the subdivider's Professional Engineer certifying that the finished elevations and grading of the land conforms with the accepted area or subdivision grading plans and the lot grading plan; or
 - (b) where no accepted area or subdivision grading plan exists, bearing the signature and seal of a Professional Engineer, or an Ontario Land

Surveyor certifying that the finished elevations and grading of the land conforms to the lot grading plan.

- 3) Lot grading deposits are required as per Schedule 'A' Part 'B' or as per the established subdivision agreement if applicable, whichever is greater. Deposits will be refunded once a lot grading certificate is received from the qualified person and an inspection has been passed by the Township. Where a lot grading remains incomplete and uncertified after eighteen (18) months of permit issuance or twelve (12) months after an occupancy has been permitted, whichever is sooner, the Township may cause the deposit to be forfeited. All fees associated with this task will be deducted from the deposit amount. Where another deposit system is established by means of a subdivision agreement or any other agreement and the property remains uncertified after twenty-four (24) months of the permit issued or twelve (12) months after occupancy, whichever is sooner, the fees may be forfeited from the deposit in the same manner.

19. Fences at construction and demolition sites:

- 1) Where, in the opinion of the Chief Building Official or inspector, a construction or demolition site presents a hazard to the public, the Chief Building Official or inspector may require the owner to erect such fences as the Chief Building Official or inspector deems appropriate to the circumstances.
- 2) In considering the hazard presented by the construction or demolition site, the necessity for fences and the height and characteristics of such fences, the Chief Building Official or inspector shall have regard for:
 - (a) the proximity of the building site to other buildings;
 - (b) the proximity of the construction or demolition site to lands accessible to the public;
 - (c) the hazards presented by the construction or demolition activities and materials;
 - (d) the feasibility and effectiveness of site fences; and,
 - (e) the duration of the hazard.
- 3) Every fence required by this section shall:
 - (a) be erected so as to fully enclose all areas of the site which present a hazard;
 - (b) create a continuous barrier and be sufficient to deter unauthorized entry;
 - (c) have a height not less than 1.2 metres above grade at any point, unless

the Chief Building Official or inspector determines that a greater minimum height is necessary;

- (d) if constructed of plastic mesh, snow fencing or other similar materials, be securely fastened at 200 mm o.c. to vertical posts not more than 2.4 metres apart, and to horizontal members or a minimum 11 gauge cable at the top and bottom; and,
- (e) be maintained in a vertical plane and in good repair.

20. Registered Code Agencies:

The Chief Building Official is authorized to enter into service agreements with registered code agencies and appoint them to perform one or more of the specified functions described in section 15.15 of the Act.

21. Limiting Distance Agreements:

The Chief Building Official is authorized to enter into limiting distance agreements, as set out in Division B, Sentences 9.10.15.2(4) and (5), and Sentences 3.2.3.1. (8) and (9) of the building code, on behalf of the municipality and the owners of the properties on which the limiting distance is measured. A fee shall apply as set out in Schedule 'A' Part 'B' of this by-law.

22. Wells:

- 1) Prior to the issuance of a building permit for any new residential, commercial, industrial, institutional, or other building requiring a supply of potable water within an area not serviced by municipal water supply, the applicant shall submit to the Building Department a copy of a water well record prepared by a licensed water well contractor as verification that an individual drilled well has been constructed on the site and verification that an adequate supply of potable water is available.
- 2) At the Chief Building Official's discretion, exemptions from the requirement that an individual drilled well be constructed prior to the issuance of a building permit may be considered, subject to the applicant:
 - (a) submitting a deposit, sufficient to cover the estimated cost of well construction, in the amount of \$10,000.00 and,
 - (b) providing a letter of undertaking that is satisfactory to the Chief Building Official to:
 - i. not proceed past the framing stage of construction prior to providing a water well record prepared by a licensed water

well contractor confirming that an individual drilled well has been constructed and providing confirmation that an adequate supply of potable water is available on the site via the drilled well;

- ii. acknowledge that the applicant accepts full responsibility and risk and further agrees that the Township would not incur any liability should an adequate supply of potable water via drilled well not be available on the site;
 - iii. acknowledge that the exemption from the requirement that an individual drilled well be installed prior to the issuance of a building permit would not in any way relieve the applicant of any other obligation and necessary approvals, including payment of applicable funds, required in the normal process of obtaining a building permit.
- 3) Where the redevelopment of a site is proposed using an existing water supply not involving a drilled well, the Chief Building Official may grant exemptions from the drilled well requirement, subject to the applicant providing sufficient evidence of an adequate supply of potable water on site.

23. Offences:

- 1) No person shall;
 - (a) Construct a building or sewage system without a permit contrary to subsection 8.(1) of the Building Code Act,
 - (b) Cause construction of building or sewage system without a permit contrary to subsection 8.(1) of the Building Code Act,
 - (c) Demolish a building without a permit contrary to subsection 8.(1) of the Building Code Act,
 - (d) Cause demolition of a building without a permit contrary to subsection 8.(1) of the Building Code Act,
 - (e) Change plans without authorization contrary to subsection 8.(12) of the Building Code Act,
 - (f) Construct a building not in accordance with plans contrary to subsection 8.(13) of the Building Code Act,
 - (g) Change the use of a building without a permit contrary to subsection 10.(1) of the Building Code Act,
 - (h) Occupy a building newly erected without notice or inspection contrary to section 11.(1) of the Building Code Act,

- (i) Obstruct or remove a posted order with authorization contrary to section 20 of the Building Code Act,
 - (j) Furnish false information on an application for a permit contrary to clause 36.(1)(a) of the Building Code Act,
 - (k) Commence demolition before a building has been vacated contrary to Division C, sentence 1.3.1.1.(4) of the Building Code,
 - (l) Fail to post a permit on the construction site contrary to Division C, article 1.3.2.1 of the Building Code,
 - (m) Fail to post a permit on the demolition site contrary to Division C, article 1.3.2.1 of the Building Code,
 - (n) Occupy an unfinished building without a permit contrary to Division C, sentence 1.3.3.1.(1) of the Building Code,
 - (o) Fail to provide notification of construction phase contrary to Division C, sentence 1.3.5.1.(1) of the Building Code, and
 - (p) Hinder or obstruct a person lawfully carrying out the enforcement of this By-Law.
- 2) No person shall fail to comply with,
- (a) An order to comply made by an inspector under subsection 12.(2) of the Building Code Act,
 - (b) An order not to cover made by an inspector under subsection 13.(1) of the Building Code Act,
 - (c) An order to uncover made by the Chief Building Official under subsection 13.(6) of the Building Code Act,
 - (d) A stop work order made by the Chief Building Official under subsection 14.(1) of the Building Code Act,
 - (e) An order to remedy an unsafe building made by an inspector under subsection 15.9(4) of the Building Code Act,
 - (f) An order to prohibit use or occupancy of an unsafe building made by the Chief Building Official under subsection 15.9(6) of the Building Code Act, and
 - (g) An order to repair a dangerous building made by the Chief Building Official under subsection 15.10(1) of the Building Code Act.

24. Penalties:

- 1) Every person who contravenes any provision of this By-Law or the Building Code Act or is party to such contravention is guilty of an offence and upon

conviction is liable to a fine, in accordance with section 36 of the Building Code Act with respect to offences arising from section 14 of this By-Law, or otherwise as provided for in the Provincial Offences Act R.S.O. 1990, c. P.33,

- 2) Every person who is guilty of an offence under this by-law may, if permitted under the Provincial Offences Act, R.S.O. c 1990, c. P33 as amended, pay a set fine, and the Chief Judge of the Ontario Court of Justice shall be requested to establish set fines as set out in Schedule 'F'
- 3) In addition to the penalties prescribed in this By-law, the Chief Building Official may apply under subsection 36(1) and or 38(1) of the Building Code Act for additional penalties and/or fine up to Five Thousand Dollars (\$5,000.00) or the maximum fine applicable pursuant to the provisions of the Provincial Offences Act, R.S.O. 1990, Chapter P33., and
- 4) Schedule 'F' shall not come into force and effect until approved and filed by the Regional Senior Justice, pursuant to Provincial Offences Act Part 1. A copy of this approval shall be attached and form part of this By-law.

25. Code of conduct:

The Township shall enforce a Code of Conduct for the Chief Building Official and inspectors, as set out in Schedule "C". The code of conduct as prescribed in the Building Code Act will be strictly adhered to.

26. Schedules

Schedules 'A', 'A' Part 'B', 'B', 'C', 'D', 'E', and 'F' are incorporated into and form part of this By-law.

27. Severability:

Should any section, subsection, clause, or provision of 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.

- 28. That** By-law 2334-2011-PP as amended shall be deemed to be repealed upon the coming into force of this By-law. Upon coming into force, this By-law shall supersede any corresponding By-laws of the Township of Brock which, through inadvertence, may not have been repealed;

- 29. That** this By-law shall come into force and take effect on and from the date of passage hereof;

30. **That**, notwithstanding anything contrary to the rules of procedure, this By-law, be introduced and read a first and second time and be considered read a third time and finally passed this XX day of XXXXX, 2023.

Walter Schummer, Mayor

Fernando Lamanna, Clerk

Schedule 'A' to **by-law number 23-**

Classes of permits and permit fees

- 1) Except where a minimum flat fee is indicated for the Occupancy Classification or Type of Construction, the fee per m² of floor area set out in Schedule "A" shall be used by the Chief Building Official in determining the permit fee.
- 2) For the purpose of this Schedule the occupancy classification and floor area shall be determined on the following basis,
 - (a) The occupancy classification shall be established in accordance with the occupancy definitions of the Ontario Building Code and its appendices.
 - (b) The floor area shall be measured to the outer face of exterior walls and to the centre line of party walls or demising walls. No deductions shall be made for openings within the floor area (e.g. stairs and stair openings, ducts, elevators, escalators). Floor area shall include all habitable areas, including mezzanines, finished attics and enclosed balconies. The following shall apply to Part B of Schedule A in determining the fee payable for a given building type:
 - Assembly Occupancies – The "Assembly Occupancies" rate shall apply to the total floor area of floors which are principally of assembly use. Other rates shall be applied to other floors based on the principal use of the total floor area.
 - Institutional Occupancies – The "Institutional Occupancies" rate shall apply to the floor areas of floors which are principally of institutional use. Other rates shall be applied to other floors based on the principal use of these areas.
 - Residential Occupancies – For detached, semi-detached and townhouses dwellings, the floor areas of unfinished basements shall not be included in the area calculations, but the fee is inclusive of these areas. For walkout basements, 50% of the basement area shall be considered as living space and fees calculated accordingly.

For other residential occupancies, the "Residential Occupancies" rate shall apply to the floor areas of floors which are principally of residential use. Other rates shall be applied to other floors based on the principal use of the total floor area.
 - Business and Personal Services Occupancies – The applicable "shell" rate shall be applied to the floor areas of a speculative structure, where the only finished floor areas are to be the common areas (e.g. lobby,

corridors, washrooms).

The “Interior Partitioning and Finishing” rate shall be applied where finished floor areas are to be provided in other than common areas. Other rates shall be applied to other floors based on the principal use of the total floor area.

- Mercantile Occupancies - The “Mercantile Occupancies” rate shall be applied to the floor areas of a speculative structure, where the only finished floor areas are to be the common areas (e.g. lobby, corridors, washrooms). The “Interior Partitioning and Finishing” rate shall be applied where finished floor areas are to be provided in other than common areas. Other rates shall be applied to other floors based on the principal use of the total floor area.
 - Industrial Occupancies – Each “Industrial Occupancies” rate includes incidental finished office space to a maximum of 10% of the total floor area. The “Interior Partitioning and Finishing” rate shall be applied where additional finished space is provided. Other rates shall be applied to other floors based on the principal use of the total floor area.
- 3) “Construction Value”, as used in Schedule ‘A’ Part ‘B’, means the value of the proposed construction as determined by the Chief Building Official, whose determination of that value shall be final.
 - 4) No additional fee applies for sprinklers, fire alarms, electromagnetic locks, emergency lighting, hvac mechanical systems or equipment proposed and installed at the same time as the construction they serve.
 - 5) Where a building permit is submitted for foundation only, the fee stated in Schedule ‘A’ Part ‘B’ shall apply.
 - 6) A minimum fee of \$255 unless otherwise stated in Schedule ‘A’ and Schedule ‘A’ Part ‘B’ shall be charged for all work.
 - 7) The administrative fee in Schedule ‘A’ Part ‘B’ is applicable to all permit applications at the discretion of the Chief Building Official.
 - 8) Where an order to comply, a stop work order or any Order under the requirements of the Building Code Act (as amended) has been issued with respect to construction and demolition where works have commenced prior to issuance of permit, the permit fee prescribed in Schedule “A” and or Schedule ‘A’ Part ‘B’ shall be doubled. Where an Inspector leaves notice on site in regards to construction and or demolition where work has commenced without the benefit of permit, the permit fee prescribed in Schedule ‘A’ and or Schedule ‘A’ Part ‘B’ shall be doubled.
 - 9) With respect to partial permits, the fee shall be the normal fee for the proposed construction.

- 10) With respect to conditional permits, the fee shall be the normal fee for the proposed construction.
- 11) With respect to transferring a permit from one permit holder to another, the fee shall be found in shedule 'A' Part 'B'.
- 12) With respect to revisions of plans already examined the fee will be determined within Schedule 'A' Part 'B'.
- 13) With respect to revocation of permits, a deferral fee listed in Schedule 'A' Part 'B' shall be applied.

Schedule 'A' Continued
Fees payable for specific classes of permits

CLASS OF PERMIT	FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Partial Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Demolition Building Permit	\$255.00 SFD and Accessory Bldgs.	\$260.10 SFD and Accessory Bldgs.	\$265.30 SFD and Accessory Bldgs.	\$270.61 SFD and Accessory Bldgs.	276.02 SFD and Accessory Bldgs.
	\$255.00 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$260.10 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$265.30 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$270.61 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges	\$276.02 for Replacement Dwellings and a deposit in the amount of Municipal Development Charges
	\$255.00 for all other buildings + \$0.26 per m2	\$260.10 for all other buildings + \$0.27 per m2	\$265.30 for all other buildings + \$0.28 per m2	\$270.61 for all other buildings + \$0.29 per m2	\$276.02 for all other buildings + \$0.30 per m2
Conditional Building Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Change of Use Permit	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Notice of Change Permit	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Plumbing Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Sign Permit	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'	See Schedule 'A' Part 'B'
Occupancy Permit for Unfinished Building	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

Schedule 'A' part 'B'
Fees payable for building permits

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
TYPE	ITEM	\$ Per m2 min fee \$255.00	\$ Per m2 min fee \$260.10	\$ Per m2 min fee \$265.30	\$ Per m2 min fee \$270.61	\$ Per m2 min fee \$276.02
Group A Assembly Occupancies	New or Additions	\$20.52	\$20.93	\$21.35	\$21.78	\$22.21
	Renovations / Interior Partitioning and Finishing	\$7.96	\$8.11	\$8.28	\$8.44	\$8.61
Group B Institutional Occupancies	New or Additions	\$22.03	\$22.47	\$22.92	\$23.38	\$23.84
	Renovations / Interior Partitioning and Finishing	\$8.01	\$8.17	\$8.33	\$8.50	\$8.67
Group C Residential Occupancies	New or Additions	\$15.36	\$15.67	\$15.98	\$16.30	\$16.62
	Interior Renovations / Finished Basements	\$7.32	\$7.47	\$7.62	\$7.77	\$7.93
	Walkout Basements charged at 50% of basement area	\$15.36	\$15.67	\$15.98	\$16.30	\$16.62
	Attached Garage	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
	Carport Attached to House	\$6.99	\$7.13	\$7.27	\$7.42	\$7.56
	Accessory Building	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
	Decks, Landings, Ramps, Uncovered Porches	\$5.10	\$5.20	\$5.31	\$5.41	\$5.52
	Covered or Enclosed Porches	\$6.99	\$7.13	\$7.27	\$7.42	\$7.56
	Creation of a secondary unit within a house or an accessory building.	\$8.55	\$8.72	\$8.89	\$9.07	\$9.25
	Basement Entrance Flat fee	\$510.00	\$520.20	\$530.60	\$541.22	\$552.04
	Model Certification (Subdivisions, per	\$765.00 + \$255.00	\$780.30 + \$260.10 per	\$795.91 + \$265.30 per	\$811.82 + \$270.61 per	\$828.06 + \$276.02 per

	model and each optional or elevation change)	per optional plan	optional plan	optional plan	optional plan	optional plan
Group D Business and Personal Services	New or Addition	\$14.55	\$14.84	\$15.14	\$15.44	\$15.75
	Renovations / Interior Partitioning and Finishing	\$7.44	\$7.58	\$7.74	\$7.89	\$8.05
Group E Mercantile	New or Addition	\$14.55	\$14.84	\$15.14	\$15.44	\$15.75
	Renovations / Interior Partitioning and Finishing	\$7.44	\$7.58	\$7.74	\$7.89	\$8.05
Group F1, F2, F3 Industrial	New or Addition	\$10.71	\$10.93	\$11.14	\$11.37	\$11.59
	Renovations / Interior Partitioning and Finishing	\$6.55	\$6.68	\$6.81	\$6.95	\$7.10
	Parking Garage	\$7.48	\$7.63	\$7.78	\$7.94	\$8.10
	Motor Vehicle Facility	\$10.71	\$10.93	\$11.14	\$11.37	\$11.59
Farm Buildings	New, Additions, Renovations	\$3.72	\$3.80	\$3.87	\$3.95	\$4.03
Lot Grading Deposits	New Single-Family Dwelling (no more than 2 units)	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
	Accessory buildings greater than 50m2	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
	Group C not listed above and residential buildings with more than 2 units – 1% of the building permit fee subject to the minimum	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Group A, B, D, E, F Occupancies - 1% of the building permit fee subject to the minimum	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Transfer Permit	To be applied where ownership has changed prior to the completion of a permit (flat fee)	\$190.24	\$194.04	\$197.92	\$201.88	\$205.92
File Opening Fee	Administrative Fee	\$25.50	\$26.01	\$26.53	\$27.06	\$27.60

**Schedule 'A' part 'B' continued
Plumbing and HVAC systems**

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
TYPE	ITEM	Per Item	Per Item	Per Item	Per Item	Per Item
Plumbing Permit (to be used to ensure compliance with Part 7 of the Ontario Building Code)	Permit Fee	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
	Per Fixture Unit	\$13.11	\$13.37	\$13.64	\$13.92	\$14.19
	Water Service Connection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Drains / Sewer Connection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Conversion from Septic	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Private Servicing Sanitary Line	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Private Servicing Storm Drain	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	Manhole	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Catch Basin	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Fire main / Suppression Tank	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
	Fire Hydrant	\$42.37	\$43.21	\$44.08	\$44.96	\$45.86
	Backflow Preventer (Commercial)	\$51.21	\$52.23	\$53.28	\$554.35	\$55.43
HVAC Systems	ITEM	\$ Per item	\$ Per item	\$ Per item	\$ Per item	\$ Per item
	Commercial Kitchen Exhaust, Spray Booth, Dust Exhaust	\$262.77	\$268.03	\$273.39	\$278.86	\$284.43
	HVAC system Single Family Dwelling	\$187.09	\$190.83	\$194.65	\$198.54	\$202.51
	HVAC System or Alterations for Additions and Second Units	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
	HVAC System for Small Buildings ≤ 600m ²	\$405.96	\$414.08	\$422.36	\$430.81	\$439.42
	HVAC System for Large Buildings > 600m ²	\$663.00	\$676.26	\$689.79	\$703.58	\$717.65

	Outdoor Woodburning Appliance	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
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**Schedule 'A' part 'B' continued
Designated structures**

		FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
ITEM	Description (Ontario Building Code references as amended)	\$ as noted, or min fee \$255.00	\$ as noted, or min fee \$260.10	\$ as noted, or min fee \$265.30	\$ as noted, or min fee \$270.61	\$ as noted, or min fee \$276.02
Retaining wall	That exceeds 1 000 mm in exposed height adjacent to, (i) public property, (ii) access to a building, or (iii) private property to which the public is admitted	\$7.84 per linear metre	\$7.99 per linear metre	\$8.15 per linear metre	\$8.32 per linear metre	\$8.48 per linear metre
Pedestrian Bridge	That is appurtenant to a building	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Crane Runway	As per Div. A 1.3.1.1. of the OBC	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Exterior storage tank and its supporting structure	Above or below ground that is not regulated by the Technical Standards and Safety Act, 2000	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Signs	Signs regulated by Section 3.15. of Division B	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Solar Collector	Mounted on a building and has a face area greater than or equal to 5m ²	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

	Ground mounted solar collectors with a foundation area greater than 10m2	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Structure that supports a Wind Turbine generator	That has a rated output of more than 3 kW	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Dish Antennae	That is mounted on a building and has a face area equal to or greater than 5 m ²	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Outdoor Pool	As per Div. A 1.3.1.1. and Part 3 of OBC	\$20.52 per m2	\$20.93 per m2	\$21.35 per m2	\$21.78 per m2	\$22.21 per m2
Outdoor Public Spa	As per Div. A 1.3.1.1. and Part 3 of OBC	\$20.52 per m2	\$20.93 per m2	\$21.35 per m2	\$21.78 per m2	\$22.21 per m2
Permanent Solid Nutrient Storage facility	With supporting walls exceeding 1,000 mm in exposed heigh	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Demountable Stage	As per Div. A 1.3.1.1. of the OBC	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Demountable Support Structure	As per Div. A 1.3.1.1. of the OBC	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02

**Schedule 'A' part 'B' continued
Stand alone and miscellaneous works**

	FEE PAYABLE (2024)	FEE PAYABLE (2025)	FEE PAYABLE (2026)	FEE PAYABLE (2027)	FEE PAYABLE (2028)
ITEM	\$ as noted, or min fee \$255.00	\$ as noted, or min fee \$260.10	\$ as noted, or min fee \$265.30	\$ as noted, or min fee \$270.61	\$ as noted, or min fee \$276.02
Issuance of an Order under the Building Code Act and/or Ontario Building Code	\$357.00	\$364.10	\$371.42	\$378.85	\$386.43
Registering and or Discharging an Order on Title	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%
Limiting Distance Agreements	\$357.00 + Legal Fees	\$364.10 + Legal Fees	\$371.42 + Legal Fees	\$378.85 + Legal Fees	\$386.43 + Legal Fees
Registering and or Discharging Agreements on Title	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%	Legal Fee +10%
Search and copy of documents	\$25.50 + applicable rate per page copied	\$26.01 + applicable rate per page copied	\$26.53 + applicable rate per page copied	\$27.06 + applicable rate per page copied	\$27.60 + applicable rate per page copied
Overtime fee per hour (requested after hours inspection or review)	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Additional Inspection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Compliance Inspection	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Occupancy or Compliance Letter	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
LCBO Additional Inspection	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Alternative solution review per hour	\$153.00	\$156.06	\$159.18	\$162.37	\$165.61
Air Supported Tent Structure Per m2	\$7.08	\$7.22	\$7.27	\$7.42	\$7.56
Wall recladding (limiting distance) Per m2	\$0.71	\$0.73	\$0.74	\$0.76	\$0.77
Ceiling (adding or replacing a fire rated assembly) per m2	\$0.71	\$0.73	\$0.74	\$0.76	\$0.77

Demising wall only (separating tenant space) per linear metre	\$4.09	\$4.18	\$4.26	\$4.34	\$4.43
Electromagnetic locks Each	\$93.27	\$95.14	\$97.04	\$98.98	\$100.96
Emergency lighting Per storey	\$74.32	\$75.81	\$77.32	\$78.87	\$80.45
Fire alarm systems (new, retrofit) each	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Fire doors (new, retrofit) Each	\$32.34	\$32.99	\$33.65	\$34.32	\$35.01
Fireplace, Woodstove Flat fee	\$155.23	\$158.34	\$161.50	\$164.73	\$168.03
Foundation only or repair per linear metre	\$8.36	\$8.53	\$8.70	\$8.88	\$9.05
Guard replacement per linear metre	\$2.59	\$2.64	\$2.70	\$2.75	\$2.80
New Roof, Residential Occupancies (structural only) per m2	\$6.12	\$6.24	\$6.37	\$6.50	\$6.62
New Roof, Non-Residential Occupancies (structural only) per m2	\$9.18	\$9.36	\$9.55	\$9.74	\$9.93
Sprinklers only Per linear m	\$0.78	\$0.79	\$0.81	\$0.82	\$0.84
Portable Classroom Each	\$387.60	\$395.32	\$403.26	\$411.32	\$419.55
Temporary Structure – Tent greater than 60m2 (each)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Temporary Structure – Construction Trailer, Temporary building (each)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Temporary Structure – Sales pavilion (each)	\$403.27	\$411.33	\$419.56	\$427.95	\$436.51
Telecommunication Tower exceeding 16.2m above grade, Flat fee + 1% of construction value	\$357.00	\$364.14	\$371.42	\$378.85	\$386.43
Underpinning per linear metre	\$10.60	\$10.81	\$11.03	\$11.25	\$11.47
Mezzanine (open) per m2	\$7.81	\$7.96	\$8.12	\$8.28	\$8.45
Mezzanine (enclosed) per m2	\$8.98	\$9.16	\$9.34	\$9.53	\$9.72

Misc. Works not listed herein. Fee is per \$1,000 of construction value	\$12.95	\$13.21	\$13.48	\$13.75	\$14.02
Window Replacement (larger opening) (per window)	\$100.00 + \$51 per window	\$102.00 + \$52.02 per window	\$104.04 + \$53.06 per window	\$106.12 + \$54.12 per window	\$108.24 + \$55.20 per window
Where a single shipping container is removed from a trailer and placed on the ground or a foundation and used as a storage building occupying an area more than 15m2 per m2.	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
Where two (2) or more shipping containers are removed from a trailer and placed on the ground or foundation and a roof is to be constructed over to connect them and occupying an area more than 15m2 per m2	\$7.62	\$7.78	\$7.93	\$8.09	\$8.25
Revocation of Permit (deferral)	\$255.00	\$260.10	\$265.30	\$270.61	\$276.02
Review for revisions of plans already examined where a permit has been issued or where review is requested under section 10 of this By-law	\$125.00 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$127.50 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$130.05 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$132.65 per hour, min 1 hour for residential plans with no more than 4 dwelling units	\$135.30 per hour, min 1 hour for residential plans with no more than 4 dwelling units
	\$500.00 min. fee for occupancies / buildings not noted above. Additional rate of \$125.00 per hour of review required after 4 hours.	\$510.00 min. fee for occupancies / buildings not noted above. Additional rate of \$127.50 per hour of review required after 4 hours.	\$520.20 min. fee for occupancies / buildings not noted above. Additional rate of \$130.05 per hour of review required after 4 hours.	\$530.60 min. fee for occupancies / buildings not noted above. Additional rate of \$132.65 per hour of review required after 4 hours.	\$541.22 min. fee for occupancies / buildings not noted above. Additional rate of \$135.30 per hour of review required after 4 hours.

**Schedule B to by-law 23-XX
Refunds**

Purpose

To govern the refunds of building and demolition permits.

Permit application percent refund eligibility

1. Application filed, administrative function has been performed – 75%.
2. Administrative and planning functions have been performed – 60%.
3. Administrative, planning and plan review functions have been performed – 40%.
4. Permit issued, no field inspections have been performed – 30%.
5. Permit issued, minimum one field inspection has been performed – 0%.
6. Administrative fee is non-refundable.

Notwithstanding the above, no refund shall be made for an amount less than \$224.00.
Interpretation of this schedule will be at the sole discretion of the Chief Building Official.

**Schedule C to by-law 23-
Appointments**

Under the authority of the Building Code Act, S.O. 1992, chapter 23.

The following persons listed in Column 2 of Table A below are appointed by Council under the authority of the Building Code Act, in the positions listed in Column 1.

Table A

	Column 1	Column 2	Column 3	Column 4
Item	Provincial Appointment	Name	Municipal Title	Provincial BCIN
1.	Chief Building Official	Chris Robinson	Chief Building Official	101677
2.	Inspector	Luke Puckrin	Inspector	102991
3.	Inspector	Richard Ferguson	Inspector	13969
4.	Inspector	Nicholas Dawkins	Inspector	43270
5.	Inspector	Ryan Nolan	Inspector	116064

The following persons listed in Column 2 of Table B are appointed as Inspectors by Council under the authority of the Building Code Act, for plans review and inspection as described on Table C, Column B.

Table B

	Column 1	Column 2	Column 3	Column 4
Item	Provincial Appointment	Name	Municipal Title	Provincial BCIN

Table C

Column A	Column B														
Inspectors listed in Schedule "A", Table A are appointed for the enforcement of the Building Code Act in the roles and jurisdictions identified in the categories of qualification pursuant to Division C, Part 3, Section 3.1 of the Ontario Building Code.	<p>Inspectors listed in Schedule "A", Table B are appointed for plans review and inspection in the role and jurisdiction identified in the category of qualification for Fire Protection pursuant to Division C, Part 3, Section 3.1 of the Ontario Building Code, specifically for:</p> <table border="0"> <tr> <td>Fire alarm and detection systems;</td> <td>Emergency electrical power supply (including related emergency and exit lighting);</td> </tr> <tr> <td>Standpipe and hose systems;</td> <td>Access for fire fighters;</td> </tr> <tr> <td>Fire suppression systems (including sprinkler systems), excluding items noted in Schedule "C", Part 1, rows 1(a) and 1(b);</td> <td>Fire access routes;</td> </tr> <tr> <td>Voice communication systems;</td> <td>Fire hydrants;</td> </tr> <tr> <td>Fire fighters' elevators;</td> <td>Fire extinguishers;</td> </tr> <tr> <td></td> <td>Exterior tanks; and,</td> </tr> <tr> <td></td> <td>Hazardous substances.</td> </tr> </table>	Fire alarm and detection systems;	Emergency electrical power supply (including related emergency and exit lighting);	Standpipe and hose systems;	Access for fire fighters;	Fire suppression systems (including sprinkler systems), excluding items noted in Schedule "C", Part 1, rows 1(a) and 1(b);	Fire access routes;	Voice communication systems;	Fire hydrants;	Fire fighters' elevators;	Fire extinguishers;		Exterior tanks; and,		Hazardous substances.
Fire alarm and detection systems;	Emergency electrical power supply (including related emergency and exit lighting);														
Standpipe and hose systems;	Access for fire fighters;														
Fire suppression systems (including sprinkler systems), excluding items noted in Schedule "C", Part 1, rows 1(a) and 1(b);	Fire access routes;														
Voice communication systems;	Fire hydrants;														
Fire fighters' elevators;	Fire extinguishers;														
	Exterior tanks; and,														
	Hazardous substances.														

Inspectors listed in Schedule "A", Table B shall report deficiencies to the Chief Building Official or a Deputy Chief Building Official for determination of issuance of orders and compliance.

Schedule D to by-law 23-__

Code of conduct Code of conduct for building officials

Purpose:

The Township of Brock Building Department maintains this Code of Conduct in accordance with the provisions of the Building Code Act. In addition to Article 5: “Code of Conduct” in the Township’s Personnel Policy Manual, which applies to all Township staff, this Code of Conduct for Building Officials applies to the Chief Building Official and all Building Officials appointed under the Building Code Act in the performance of their duties under the Building Code Act and the Building Code.

This Code of Conduct promotes the appropriate standards of behaviour by Building Officials in the exercise of their powers and the performance of their duties. It prevents practices which may constitute an abuse of power including unethical or illegal practices and promotes appropriate standards of honesty and integrity.

Statement:

Building Officials are exposed to potential conflicts of interest because of the special powers conferred on them. The Township of Brock Building Department is committed to the highest standards of professionalism, technical competence, skill, honesty, fairness, and independence. The Township’s Building Officials observe both the letter and the spirit of this Code of Conduct as it pertains to situations that arise in the performance of their duties.

Procedures:

Township of Brock Building Officials always undertake to:

1. Act in the public interest, particularly regarding the safety of building works and structures;
2. Avoid situations where there may be, or where there may appear to be, a conflict between their duties to their clients, their profession, their peers, and the public at large and their personal interests;

3. Avoid any conduct that could bring the Building Officials, the Township Brock or any of the Township's Local Municipalities into disrepute;
4. Extend professional courtesy to all;
5. Not divulge any confidential or sensitive information or material that they become privy to in the performance of their duties, except in accordance with the laws governing the Municipal Freedom of Information and Protection of Privacy Act. Any requests for information that is not considered public information will be referred to the Township Clerk;
6. Apply all relevant building laws, regulations, and standards strictly and without favour and independent of the influence of interested parties;
7. Comply with the provisions of the Building Code Act, the Building Code and any other Act, Law or By-Law that regulates or governs Building Officials or their functions;
8. Maintain their knowledge and understanding of the best current building practices, building laws and regulations by committing to a process of continuous education;
9. Perform their inspections and certifying duties impartially and in accordance with the highest professional standards; and
10. Not act beyond their level of competence or outside their area of expertise.

Responding to Allegations of Misconduct

The Building Code Act provides that the performance of Building Officials will be measured against this Code of Conduct. In response to any allegation of a breach of this Code, the Chief Building Official shall direct an investigation and, where appropriate, recommend disciplinary action against any Building Official who fails to comply with this Code of Conduct. Where an allegation is made against the Chief Building Official, the Chief Administrative Officer will direct the investigation and make such recommendations as are reasonable.

Disciplinary action arising from violations of this Code of Conduct will be based on the severity and frequency of the violation in accordance with Township Policies, and relevant employment laws and standards.

Schedule E to by-law 23-__

Applications and forms prescribed by regulation under the Building Code Act and the Township of Brock

1. Application for a Permit to Construct or Demolish.
2. Schedule One Designer Form.
3. Energy Efficiency Design Summary Form (Residential).
4. Energy Efficiency Design Summary Form (Commercial).
5. Commitment to General Review.
6. Model Home Certification Form.
7. Agent Authorization Form.
8. Application for Building Permit Extension
9. Alternative Solutions Application

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
<p style="font-size: 1.2em; margin: 0;">TOWNSHIP OF BROCK</p> <p style="margin: 0;">Application submitted to: _____ <small>(Name of municipality, upper-tier municipality, board of health or conservation authority)</small></p>			
A. Project information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building		Current use of building	
Description of proposed work			
C. Applicant			
Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number		Fax		Cell number
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I _____ declare that: (print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
_____ Date		_____ Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name		Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description	
B. Individual who reviews and takes responsibility for design activities			
Name		Firm	
Street address		Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax number ()	Cell number ()	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1 of Division C]			
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems	
Description of designer's work			
D. Declaration of Designer			
I _____ declare that (choose one as appropriate):			
(print name)			
<input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
<input type="checkbox"/> I review and take responsibility for the design work and am qualified in the appropriate category as an "other designer" under subsection 3.2.5 of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
_____		_____	
Date		Signature of Designer	

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7.(1) d). of Division C, Article 3.2.5.1 of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.4 of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority

Application No:	Model/Certification Number
-----------------	----------------------------

A. Project Information

Building number, street name		Unit number	Lot/Con
Municipality	Postal code	Reg. Plan number / other description	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: _____ Table: _____

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
<input type="checkbox"/> Zone 1 (< 5000 degree days)	<input type="checkbox"/> ≥ 92% AFUE	<input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel
<input type="checkbox"/> Zone 2 (≥ 5000 degree days)	<input type="checkbox"/> ≥ 84% < 92% AFUE	<input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m ² or _____ ft ²	W, S & G % = _____	<input type="checkbox"/> Log/Post&Beam <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> ICF Basement <input type="checkbox"/> Slab-on-ground <input type="checkbox"/> Walkout Basement <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Combo Unit <input type="checkbox"/> Air Sourced Heat Pump (ASHP) <input type="checkbox"/> Ground Sourced Heat Pump (GSHP)
Area of W, S & G = _____ m ² or _____ ft ²	Utilize window averaging: <input type="checkbox"/> Yes <input type="checkbox"/> No	

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions			
<input type="checkbox"/> ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))			
<input type="checkbox"/> Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))			
<input type="checkbox"/> Airtightness substitution(s)	<input type="checkbox"/> Table 3.1.1.4.B Required: _____ Permitted Substitution: _____		
Airtightness test required (Refer to Design Guide Attached)	<input type="checkbox"/> Table 3.1.1.4.C Required: _____ Permitted Substitution: _____		
Required: _____		Permitted Substitution: _____	
Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾		Building Component
Thermal Insulation	Nominal	Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space			Windows/Sliding Glass Doors
Ceiling without Attic Space			Skylights/Glazed Roofs
Exposed Floor			Mechanicals
Walls Above Grade			Heating Equip.(AFUE)
Basement Walls			HRV Efficiency (SRE% at 0° C)
Slab (all >600mm below grade)			DHW Heater (EF)
Slab (edge only ≤600mm below grade)			DW HR (CSA B55.1 (min. 42% efficiency))
Slab (all ≤600mm below grade, or heated)			Combined Heating System
			# Showers _____

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature

Guide to the Prescriptive Energy Efficiency Design Summary Form

This form must accurately reflect the information contained on the drawings and specifications being submitted. Refer to Supplementary Standard SB-12 for details about building code compliance requirements. Further information about energy efficiency requirements for new buildings is available from the provincial building code website or the municipal building department.

The building code permits a house designer to use one of four energy efficiency compliance options:

1. Comply with the SB-12 Prescriptive design tables (this form is for this option (Option 1)),
2. Use the SB-12 Performance compliance method, and model the design against the prescriptive standards,
3. Design to Energy Star, or
4. Design to R2000 standards.

COMPLETING THE FORM

B. Compliance Options

Indicate the compliance option being used.

- SB-12 Prescriptive requires that the building conforms to a package of thermal insulation, window and mechanical system efficiency requirements set out in Subsection 3.1.1. of SB-12. Energy efficiency design modeling and testing of the building is not required under this option. Certain substitutions are permitted. In which case, the applicable airtightness targets in Table 3.1.1.4.A must be met.

C. Project Design Conditions

Climatic Zone: The number of degree days for Ontario cities is contained in Supplementary Standard SB-1 **Windows, Skylights and Glass Doors:** If the ratio of the total gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the total gross area of walls is more than 17%, higher efficiency glazing is required. If the ratio is more than 22%, the SB-12 Prescriptive option may not be used. The total area is the sum of all the structural rough openings. Some exceptions apply. Refer to 3.1.1.1. of SB-12 for further details.

Fuel Source and Heating Equipment Efficiency: The fuel source and efficiency of the proposed heating equipment must be specified in order to determine which SB-12 Prescriptive compliance package table applies.

Other Building Conditions: These construction conditions affect SB-12 Prescriptive compliance requirements.

D. Building Specifications

Thermal Insulation: Indicate the RSI or R-value being proposed where they apply to the house design. Under the SB-12 Prescriptive option, alternative ICF wall insulation is permitted in certain conditions where other design elements meet higher standards. Refer to SB-12 for further details. Where effective insulation values are being used, the Authority Having Jurisdiction may require supporting documentation.

BUILDING CODE REQUIREMENTS FOR AIRTIGHTNESS IN NEW HOUSES

All houses must comply with increased air barrier requirements in the building code. Notice of air barrier completion must be provided and an inspection conducted prior to it being covered.

The air leakage rates in Table 3.1.1.4.A are not requirements. This provision is a voluntary provision for when credits for airtightness are claimed. Credit for air tightness allows the designer to substitute the requirements of compliance packages as set out in Table 3.1.1.4.B or 3.1.1.4.C. Neither the air leakage test nor compliance with airtightness targets given in Table 3.1.1.4.A are required, unless credit for airtightness is claimed. Table 3.1.1.4.A provides airtightness targets in three different metrics; ACH, NLA, NLR. Any one of them can be used. **OBC Reference Default Air Leakage Rates (Table 3.1.1.4.A)**

Building Type	Airtightness Targets				
	ACH @ 50 Pa	NLA @ 10 Pa		NLR @ 50 Pa	
Detached dwelling	2.5	1.26 cm ² /m ²	1.81 in ² /100ft ²	0.93 L/s/m ²	0.18 cfm50/ft ²
Attached dwelling	3.0	2.12 cm ² /m ²	3.06 in ² /100ft ²	1.32 L/s/m ²	0.26 cfm50/ft ²

The building code requires that a blower door test be conducted to verify the air tightness of the house during construction if the SB-12 Prescriptive option with airtightness credit being applied. Results of the airtightness test may need to be submitted to the Authority Having Jurisdiction. Airtightness of less than 2.5 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of detached houses, or 3.0 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of attached houses is necessary to meet the required energy efficiency standard.

E. House Designer

The building code requires designers providing information about whether a building complies with the building code to have a BCIN. Exemptions apply to architects, engineers and owners designing their own house.

Energy Efficiency Design Summary: Performance & Other Acceptable Compliance Methods

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the Performance or Other Acceptable Compliance Methods described in Subsections 3.1.2. and 3.1.3. of SB-12,

This form must accurately reflect the information contained on the drawings and specifications being submitted. Refer to Supplementary Standard SB-12 for details about building code compliance requirements. Further information about energy efficiency requirements for new buildings is available from the provincial building code website or the municipal building department.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
Municipality	Postal code	Reg. Plan number / other description	

B. Compliance Option [indicate the building code compliance option being employed in this house design]

<input type="checkbox"/> SB-12 Performance* [SB-12 - 3.1.2.]	* Attach energy performance results using an approved software (see guide)
<input type="checkbox"/> ENERGY STAR®* [SB-12 - 3.1.3.]	* Attach Builder Option Package [BOP] form
<input type="checkbox"/> R-2000®* [SB-12 - 3.1.3.]	* Attach R-2000 HOT2000 Report

C. Project Building Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
<input type="checkbox"/> Zone 1 (< 5000 degree days)	<input type="checkbox"/> ≥ 92% AFUE	<input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel
<input type="checkbox"/> Zone 2 (≥ 5000 degree days)	<input type="checkbox"/> ≥ 84% < 92% AFUE	<input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m ² or _____ ft ²	W, S & G % = _____	<input type="checkbox"/> Log/Post&Beam <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> ICF Basement
Area of W, S & G = _____ m ² or _____ ft ²		<input type="checkbox"/> Slab-on-ground <input type="checkbox"/> Walkout Basement <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Combo Unit <input type="checkbox"/> Air Source Heat Pump (ASHP) <input type="checkbox"/> Ground Source Heat Pump (GSHP)
SB-12 Performance Reference Building Design Package indicating the prescriptive package to be compared for compliance		
SB-12 Referenced Building Package (input design package): Package: _____ Table: _____		

D. Building Specifications [provide values and ratings of the energy efficiency components proposed, or attach ENERGY STAR BOP form]

Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Building Component	Efficiency Ratings
Thermal Insulation	Nominal Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating	
Ceiling with Attic Space		Windows/Sliding Glass Doors	
Ceiling without Attic Space		Skylights/Glazed Roofs	
Exposed Floor		Mechanicals	
Walls Above Grade		Heating Equip.(AFUE)	
Basement W alls		HRV Efficiency (SRE% at 0° C)	
Slab (all >600mm below grade)		DHW Heater (EF)	
Slab (edge only ≤600mm below grade)		DW HR (CSA B55.1 (min. 42% efficiency))	# Showers _____
Slab (all ≤600mm below grade, or heated)		Combined Space / Dom. Water Heating	

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Performance Design Verification [Subsection 3.1.2. Performance Compliance]

The annual energy consumption using Subsection 3.1.1. SB-12 Reference Building Package is _____ GJ (1 GJ =1000MJ)
The annual energy consumption of this house as designed is _____ GJ
The software used to simulate the annual energy use of the building is: _____
The building is being designed using an air tightness baseline of: <input type="checkbox"/> OBC reference ACH, NLA or NLR default values (no depressurization test required) <input type="checkbox"/> Targeted ACH, NLA or NLR. Depressurization test to meet _____ ACH50 or NLR or NLA
<input type="checkbox"/> Reduction of overall thermal performance of the proposed building envelope is not more than 25% of the envelope of the compliance package it is compared against (3.1.2.1.(6)). <input type="checkbox"/> Standard Operating Conditions Applied (A-3.1.2.1 - 4.6.2) <input type="checkbox"/> Reduced Operating Conditions for Zero-rated homes Applied (A-3.1.2.1 - 4.6.2.5)
<input type="checkbox"/> On Site Renewable(s): Solar: _____ Other Types: _____

F. ENERGY STAR or R-2000 Performance Design Verification [Subsection 3.1.3. Other Acceptable Compliance Methods]

<input type="checkbox"/> The NRCan “ENERGY STAR for New Homes Standard Version 12.6” technical requirements, applied to this building design result in the building performance meeting or exceeding the prescriptive performance requirements of the Supplementary Standard SB12 (A-3.1.3.1).
<input type="checkbox"/> The NRCan, “2012 R-2000 Standard ” technical requirements, applied to this building design result in the building performance meeting or exceeding the prescriptive performance requirements of the Supplementary Standard SB12 (A-3.1.3.1).

Performance Energy Modeling Professional Energy Evaluator/Advisor/Rater/CEM Name and company: _____ Accreditation or Evaluator/Advisor/Rater License # _____
ENERGY STAR or R-2000 Energy Evaluator/Advisor/Rater/ Name and company: _____ Evaluator/Advisor/Rater License # _____

G. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer: Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature

Guide to the Energy Efficiency Design Summary Form for Performance & Other Acceptable Compliance Methods

COMPLETING THE FORM

B. Compliance Options

Indicate the compliance option being used.

- ***SB-12 Performance*** refers to the method of compliance in Subsection 3.1.2. of SB-12. Using this approach the designer must use recognized energy simulation software (such as HOT2000 V10.51 or newer), and submit documents which show that the annual energy use of the proposed building is equal to or less than a prescriptive (referenced) building package.
- ***ENERGY STAR*** houses must be designed to *ENERGY STAR* requirements and verified on completion by a licensed energy evaluator and/or service organization. The *ENERGY STAR* BOP form must be submitted with the permit documents.
- *R-2000* houses must be designed to the *R-2000 Standard* and verified on completion by a licensed energy evaluator and/or service organization. The HOT2000 report must be submitted with the permit documents.

C. Project Design Conditions

Climatic Zone: The number of degree days for Ontario cities is contained in Supplementary Standard SB-1
Windows, Skylights and Glass Doors: If the ratio of the total gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the total gross area of walls is more than 17%, higher efficiency glazing is required. The total area is the sum of all the structural rough openings. Some exceptions apply. Refer to 3.1.1.1. of SB-12 for further details.

Fuel Source and Heating Equipment Efficiency: The fuel source and efficiency of the proposed heating equipment must be specified in order to determine which ***SB-12 Prescriptive*** compliance package table applies.

Other Building Conditions: These construction conditions affect ***SB-12 Prescriptive*** compliance requirements.

D. Building Specifications

Thermal Insulation: Indicate the RSI or R-value being proposed where they apply to the house design. Refer to SB-12 for further details.

E. Performance Design Summary

A summary of the performance design applicable only to the ***SB-12 Performance*** option.

F. ENERGY STAR or R-2000 Performance Method

Design to ENERGY STAR or R-2000 Standards.

G. House Designer

The building code requires designers providing information about whether a building complies with the building code to have a BCIN. Exemptions apply to architects, engineers and owners designing their own house.

BUILDING CODE REQUIREMENTS FOR AIRTIGHTNESS IN NEW HOUSES

All houses must comply with increased air barrier requirements in the building code. Notice of air barrier completion must be provided and an inspection conducted prior to it being covered.

The air leakage rates in Table 3.1.2.1. are not requirements. The Table is not intended to require or suggest that the building meet those airtightness targets. They are provided only as default or reference values for the purpose of annual energy simulations, should the builder/owner decide to perform such simulations. They are given in three different metrics; ACH, NLA, NLR. Any one of them can be used. They can be used as a default values for both a reference and proposed building or, where an air leakage test is conducted and credit for airtightness is claimed, the airtightness values in Table 3.1.2.1. can be used for the reference building and the actual leakage rates obtained from the air leakage test can be used as inputs for the proposed building.

OBC Reference Default Air Leakage Rates (Table 3.1.2.1.)

Detached dwelling	3.0 ACH50	NLA 2.12 cm ² /m ²	NLR 1.32 L/s/m ²
Attached dwelling	3.5 ACH50	NLA 2.27 cm ² /m ²	NLR 1.44 L/s/m ²

The building code requires that a blower door test be conducted to verify the air tightness of the house during construction if the ***SB-12 Performance*** option is used and an air tightness of less than 3.0 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of detached houses, or 3.5 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of attached houses is necessary to meet the required energy efficiency standard.

ENERGY EFFICIENCY LABELING FOR NEW HOUSES

ENERGY STAR and *R-2000* may issue labels for new homes constructed under their energy efficiency programs. The building code does not currently regulate or require new home labeling.

**ONTARIO BUILDING CODE SUPPLEMENTARY STANDARD SB-10
PROJECT INFORMATION**

Project:	Location:
Building Permit Application No.:	Date:

Architectural Designer Information*	Mechanical Designer Information*	Electrical Designer Information*
_____	_____	_____
Name	Name	Name
_____	_____	_____
Address	Address	Address
_____	_____	_____
City Province	City Province	City Province
_____	_____	_____
Signature Date(YY/MM/DD)	Signature Date(YY/MM/DD)	Signature Date(YY/MM/DD)

*IF MORE DESIGNERS ARE INVOLVED, PROVIDE ADDITIONAL COPIES OF THIS FORM.

THIS CHECKLIST IS A CONVENIENCE DOCUMENT ONLY AND IS BASED ON THE ENERGY EFFICIENCY REQUIREMENTS DESCRIBED IN THE ONTARIO BUILDING CODE SUPPLEMENTARY STANDARD SB-10 DIVISION 3. THIS CHECKLIST IS NOT A SUBSTITUTE FOR COMPLYING WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. WHILE CARE HAS BEEN TAKEN TO ENSURE ACCURACY OF THIS CHECKLIST, DESIGNERS AND BUILDING OFFICIALS MUST REFER TO THE ACTUAL WORDING AND REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.REG. 350/06 AND AMENDMENTS UP TO AMENDING O.REG. 315/12).

THIS CHECKLIST IS MADE AVAILABLE FOR CODE USERS BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING. USERS SHOULD ALWAYS CONSULT WITH THE AUTHORITY HAVING JURISDICTION, IF THE CHECKLIST IS GOING TO BE SUBMITTED TO THAT AUTHORITY. THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OVERSIGHTS RESULTING FROM THE INFORMATION CONTAINED HEREIN.

PLEASE FILL IN THE ACTUAL VALUES INSTALLED AND CHECK BOXES AS THEY APPLY.

OBC SB-10 COMPLIANCE SUMMARY

Energy Efficiency Design:

There are three energy compliance options to meet the requirements of OBC SB-10 Division 3. Please select the compliance option selected for this project. The energy efficiency of all buildings must be designed to:

Compliance Path		Forms to Complete
(A) Achieve the energy efficiency levels attained by conforming to the ASHRAE 90.1-2013, "Energy Standard for Buildings Except Low-Rise Residential Buildings" and Chapter 2 of SB-10 (Division 3). This compliance path includes both prescriptive and performance path options. Please proceed to Form A.	<input type="checkbox"/> YES	FORM A
(B) Achieve the energy efficiency levels attained by conforming to the National Energy Code of Canada for Buildings 2015 and Chapter 3 of SB-10 (Division 3). This compliance path includes both prescriptive and performance path options. Please proceed to Form B.	<input type="checkbox"/> YES	NECB
(C) Section 7 "Energy Efficiency" of 2014 ANSI/ASHRAE/USGBC/IES 189.1, excluding Sections 7.2.b, 7.4.7.3, 7.4.8 and 7.5	<input type="checkbox"/> YES	

**ONTARIO BUILDING CODE SUPPLEMENTARY STANDARD SB-10
PROJECT INFORMATION – ADDITIONAL DESIGNER SIGNATURES**

Project:	Location:
Building Permit Application No.:	Date:

Designer Information (Other)*:	Designer Information (Other)*:	Designer Information (Other)*:
_____	_____	_____
Specialty	Specialty	Specialty
_____	_____	_____
Name	Name	Name
_____	_____	_____
Address	Address	Address
_____	_____	_____
City Province	City Province	City Province
_____	_____	_____
Signature Date(YY/MM/DD)	Signature Date(YY/MM/DD)	Signature Date(YY/MM/DD)

*AS APPLICABLE TO SB-10 2017 PROVISIONS AND REQUIREMENTS.

THIS CHECKLIST IS A CONVENIENCE DOCUMENT ONLY AND IS BASED ON THE ENERGY EFFICIENCY REQUIREMENTS DESCRIBED IN THE ONTARIO BUILDING CODE SUPPLEMENTARY STANDARD SB-10 DIVISION 3. THIS CHECKLIST IS NOT A SUBSTITUTE FOR COMPLYING WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. WHILE CARE HAS BEEN TAKEN TO ENSURE ACCURACY OF THIS CHECKLIST, DESIGNERS AND BUILDING OFFICIALS MUST REFER TO THE ACTUAL WORDING AND REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.REG. 332/12 AND AMENDMENTS UP TO AMENDING O.REG. 194/14 AND MINISTER RULING M-16-S-27.).

THIS CHECKLIST IS MADE AVAILABLE FOR CODE USERS BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING. USERS SHOULD ALWAYS CONSULT WITH THE AUTHORITY HAVING JURISDICTION, IF THE CHECKLIST IS GOING TO BE SUBMITTED TO THAT AUTHORITY. THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OVERSIGHTS RESULTING FROM THE INFORMATION CONTAINED HEREIN.

OBC SB-10 AND ASHRAE 90.1 - 2013 – COMPLIANCE SUMMARY
Form A

Project:	Location of Project:
Building Permit Application No.:	Climatic Zone (SB-10 Division 3 Section 1.3):

ASHRAE 90.1 – 2013 COMPLIANCE AS MODIFIED BY OBC SB-10 DIVISION 3
The building design complies with the mandatory provisions of the following sections regardless of the compliance path:

ASHRAE 90.1-2013 Standard Section	Compliance Column	Form
5.4 BUILDING ENVELOPE AND SB-10 DIVISION 3	<input type="checkbox"/> YES	FORM 5.4
6.4 HEATING, VENTILATING AND AIR CONDITIONING	<input type="checkbox"/> YES	FORM 6.3 or FORM 6.4
7.4 SERVICE WATER HEATING SYSTEMS AND EQUIPMENT	<input type="checkbox"/> YES	FORM 7.4
8.4 POWER	<input type="checkbox"/> YES	FORM 8.4
9.4 LIGHTING	<input type="checkbox"/> YES	FORM 9.4
10.4 OTHER EQUIPMENT AND SB-10 DIVISION 3	<input type="checkbox"/> YES	FORM 10.4

METHOD OF COMPLIANCE
Building Design must comply with either the Prescriptive Requirements or the Energy Cost Budget Method. Indicate which method was selected.

Compliance Method	Compliance Column	Form
PRESCRIPTIVE COMPLIANCE	<input type="checkbox"/> YES	COMPLETE SECTION A-1
ENERGY COST BUDGET METHOD	<input type="checkbox"/> YES	COMPLETE SECTION A-2

A-1: PRESCRIPTIVE COMPLIANCE – ASHRAE 90.1-2013 AND OBC SB-10
The building design complies with the Prescriptive Compliance requirements of the following sections:

Standard Section Reference	Compliance Column	Form
Sec 5 BUILDING ENVELOPE Prescriptive Requirements (5.5 of 90.1) Building Envelope Trade-Off (5.6 of 90.1)	<input type="checkbox"/> YES <input type="checkbox"/> YES	FORM 5.5 or FORM 5.6
Sec 6 HVAC SYSTEMS Simplified Approach for HVAC Systems Mandatory + Prescriptive Path Option	<input type="checkbox"/> YES <input type="checkbox"/> YES	FORM 6.3 or FORM 6.4
Sec 7 SERVICE WATER HEATING Prescriptive Path Option	<input type="checkbox"/> YES	FORM 7.4
Sec 9 LIGHTING Prescriptive Requirements	<input type="checkbox"/> YES	FORM 9.5

A-2: ENERGY COST BUDGET METHOD – ASHRAE 90.1-2013 AND OBC SB-10

	Compliance Column	Form
The building design complies with the provisions of Section 11 of ASHRAE 90.1-2013, based on Division 3 of SB-10.	<input type="checkbox"/> YES	FORM 11

SECTION 5.4 MANDATORY PROVISIONS

Building insulation has been designed to comply with section 5.4.1 of ASHRAE 90.1-2013 as modified by Chapter 2 of OBC SB-10.	<input type="checkbox"/> YES
Building fenestration and doors have been designed to comply with section 5.4.2 of ASHRAE 90.1-2013 as modified by Chapter 2 of OBC SB-10.	<input type="checkbox"/> YES
Building air leakage has been designed to comply with section 5.4.3 of ASHRAE 90.1-2013 as modified by Chapter 2 of OBC SB-10.	<input type="checkbox"/> YES

Section 5.5 Overall Building Design Requirements

The building design must comply with the following general requirements. If any of these requirements are not met, the prescriptive path cannot be pursued. Consider the building envelope trade-off compliance or the Energy Cost Budget Method Described in Chapter 11 of ASHRAE 90.1-2013:

Gross Wall Area: _____m ² Vertical Fenestration Area: _____m ² Vertical fenestration area is less than 40% of the gross wall area	<input type="checkbox"/> YES
Gross Roof Area: _____m ² Skylight Area: _____m ² Total skylight area does not exceed 3% of the gross roof area	<input type="checkbox"/> YES
Where the main entrance is located on the south orientation and the south-oriented wall area is larger than west-oriented wall area, and where the south-oriented wall area is larger than east-oriented wall area, per ASHRAE 90.1-2013 5.5.4.5, either: (a) total east and west vertical fenestration areas are each less than 25% of total vertical fenestration area for the whole building, or (b) east and west area-weighted SHGC is less than area-weighted SHGC for total fenestration Exception (from ASHRAE 90.1-2013 Section 5.5.4.5): _____	<input type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> N/A
Where electric space heating provides more than 10 per cent of the heating capacity, the building envelope shall comply with the requirements of Table SB 5.5-7 of SB-10, regardless of its climatic location	<input type="checkbox"/> YES <input type="checkbox"/> N/A
For Climate Zone 5, minimum skylight fenestration area conforms to the requirements of ASHRAE 90.1-2013 5.5.4.2.3.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
Identify SB-10 Table used for maximum U-Factors or minimum RSI-Values: _____	

Complete the table on Form 5.5-2 to show compliance for all envelope components. Attach as many copies of this form as required to ensure that all envelope components are represented.

For all opaque surfaces, compliance must be demonstrated by meeting either:

1. The minimum R-values of insulation added in framing cavities and continuous insulation as specified in Tables SB5.5-5 to SB5.5-7.
2. The maximum U-factor, C-factor, or F-factor for the entire assembly as specified in Tables SB5.5-5 to SB5.5-7. U-factor is to be determined from tables in Appendix A of ASHRAE 90.1-2013 or through calculation methods described in ASHRAE 90.1-2013 Appendix Section A9.

For all fenestration products, compliance with U-factors, SHGC and VT must be determined for the overall fenestration product.

1. Fenestration shall have a U-factor and SHGC not greater than those specified in SB-10 Tables SB5.5-5 to SB5.5-7.
2. Where automatic daylighting controls are required in accordance with Section 9.4.1.1(e) or (f), fenestration shall have a ratio of VT divided by SHGC not less than that specified in Tables SB5.5-5 through SB5.5-7 for the appropriate fenestration area.
3. U-factor to be determined through CSA or NFRC rating or by using ASHRAE 90.1-2013 Appendix A default values.

Please complete the following table to include information on all walls, roofs, doors, and floors used in the design.

OPAQUE BUILDING ENVELOPE COMPONENTS					
Opaque Element - Description ⁽¹⁾	Space Conditioning Category ⁽²⁾	Class of Construction ⁽³⁾	Criteria Max. U-Value ⁽⁴⁾ or Min RSI	Design U-Value ⁽⁴⁾ or RSI	Area Weighted Avg. Used ⁽⁵⁾ ?
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH				<input type="checkbox"/> Y <input type="checkbox"/> N

Please complete the following table to include information on all fenestration products used in the design.

FENESTRATION ENVELOPE COMPONENTS									
Fenestration - Description ⁽¹⁾	Space Conditioning Category ⁽²⁾	Class of Construction ⁽³⁾	U-Value ⁽⁴⁾		SHGC ⁽⁶⁾		VT/SHGC		Area Weighted Average Used ⁽⁵⁾ ?
			Crit.	Des.	Crit.	Des.	Crit.	Des.	
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N
	<input type="checkbox"/> NR <input type="checkbox"/> R <input type="checkbox"/> SH								<input type="checkbox"/> Y <input type="checkbox"/> N

- (1) Indicate if Element is a Wall, Roof, Floor, Door, Window or Skylight and a Tag or Description (eg Wall – W1).
- (2) Select from Non-residential (NR), Residential (R), or Semiheated (SH).
- (3) Select from the subclasses of roofs, walls, floors, doors and fenestration provided in Tables SB5.5-5 to SB5.5-7 (eg. Steel Framed for walls). Note that curtain wall systems are considered a steel framed wall.
- (4) F-Factors can be used for floors and C-Factors for below Grade Walls as applicable.
- (5) Elements of the same type, space category, and class of construction can be averaged using area weighting to show compliance only if U-Values are used.
- (6) Design SHGC may be higher than the criteria if one of the exceptions from ASHRAE 90.1-2013 5.5.4.4.1 or 5.5.4.4.2 is applicable. Please use the space below to identify the fenestration elements (if any) which an exception for SHGC is being claimed.
- (7) Design VT/SHGC ratio may be lower than the criteria if one of the exceptions from ASHRAE 90.1-2013 5.5.4.6 is applicable. Please use the space below to identify the fenestration elements (if any) which an exception for VT/SHGC is being claimed.

SHGC and VT/SHGC EXCEPTIONS	
Fenestration Element	SHGC or VT/SHGC exception from ASHRAE 90.1-2013 5.5.4.4.1, 5.5.4.4.2, or 5.5.4.6

Note that this option may only be pursued using the procedure described in ASHRAE 90.1-2013 Section 5.6 as modified by the requirements of Chapter 2 of SB-10

Calculated EPF for proposed building*: _

Calculated EPF for budget building*: _____

Envelope performance factor (EPF) for proposed building is less than or equal to the envelope performance factor of the budget building.	<input type="checkbox"/> YES
All components of the building envelope shown on architectural drawings or installed in existing buildings have been separately described and modeled in the proposed building design, with exception for envelope assemblies that cover less than 5% of the total area of its corresponding assembly type, and whose area can be included with another similar assembly (based on thermal properties and orientation) as noted in Section 5.6.1.1.	<input type="checkbox"/> YES
A software program* incorporating the requirements of ASHRAE 90.1-2013 as modified by SB-10 has been used to calculate the EPF. A report from this software is attached. Name of software: _____	<input type="checkbox"/> YES

***Note that the EPF must be calculated by a simulation program which includes the requirements of ASHRAE 90.1-2013 as modified by SB-10.**

If simplified HVAC method is used complete this form, otherwise proceed to Form 6.4.

Number of Stories:	Gross floor area:	m ²
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Reference		Standard Compliance
6.3.1	The building is 2 stories or less in height and has a gross floor area less than 2,300 m ² .	<input type="checkbox"/> YES
6.3.2	All of the requirements in Section 6.3 as outlined below must be met by each HVAC system in the facility.	
6.3.2.a	System serves a single HVAC zone.	<input type="checkbox"/> YES
6.3.2.b	The equipment meets the variable flow requirements of Section 6.5.3.2.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.c	If a cooling is installed, it is provided by a unitary packaged or split-system air conditioner that is either air-cooled or evaporatively cooled and meets the efficiency requirements shown in Tables 6.8.1-1, 6.8.1-2, and 6.8.1-4.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.d	The system has an air economizer with outside airflow capacity and controls as required per Section 6.5.1., unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.e	Heating is provided by a unitary packaged or split-system heat pump, a fuel-fired furnace, an electric resistance heater or a baseboard system connected to a boiler. All heating equipment meets the efficiency requirements shown in Table 6.8.1-2, 6.8.1-4, 6.8.1-5, and 6.8.1-6 as modified by SB-10 Table SB 6.8.1-2017.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.f	System meets the exhaust air energy recovery requirements of Section 6.5.6.1 as modified by SB-10, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.g	The system is controlled by a manual changeover or dual setpoint thermostat.	<input type="checkbox"/> YES
6.3.2.h	Heat pumps equipped with auxiliary internal electric resistance heaters (if any) have controls to prevent supplemental heater operation when the heating load can be met by the heat pump alone, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.i	The system controls do not permit reheat or any other form of simultaneous heating and cooling for humidity control.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.j	Systems are provided with a time switch that (1) can start and stop the system under different schedules for seven different day-types per week; (2) is capable of retaining programming and time setting during a loss of power for a period of at least 10 h; (3) includes an accessible manual override that allows temporary operation of the system for up to 2 h; (4) is capable of temperature setback down to 13° C during off hours; and (5) is capable of temperature setup to 32° C during off hours unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.k	Piping is insulated in accordance with values given in Table 6.8.3A and 6.8.3B. Insulation exposed to weather is suitable for outdoor service (i.e. protected by aluminum, sheet metal, etc. or painted with a coating that is water retardant and provides shielding from solar radiation).	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.l	Ductwork and plenums are insulated in accordance with Tables 6.8.2A and 6.8.2B and sealed in accordance with Section 6.4.4.2.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.m	Specifications call for ducted air systems to be balanced.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.n	Outdoor air intake and exhaust systems meet the controls requirements of Section 6.4.3.4.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.o	Where separate heating and cooling equipment serve the same temperature zone, thermostats are interlocked to prevent simultaneous heating and cooling.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.p	Systems with a design supply air capacity greater than 5,000 L/s have optimum start controls.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.q	In spaces larger than 50m ² and with design occupancy ≥ 25 people per 100m ² , the system complies with the demand control ventilation requirements in Section 6.4.3.8, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.3.2.r	The system complies with the door switch requirements of Section 6.5.10.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

SECTION 6 HVAC – 6.4 MANDATORY PROVISIONS AND 6.5 PRESCRIPTIVE REQUIREMENTS Form 6.4

Reference		Standard Compliance
Mandatory Provisions – Complete only if simplified HVAC method is not used.		
6.4.1	Equipment shown in 6.8.1-1 through 6.8.1-13 meets the minimum performance (as modified by SB-10 Table SB 6.8.1-2017) at the specified rating conditions in accordance with the test procedures in the tables or those in SB-10 Section 6.4.1.A.	<input type="checkbox"/> YES
6.4.2.1	Load calculations for heating and cooling systems are done as per ASHRAE Standard 183-2007 for selection of all equipment and systems.	<input type="checkbox"/> YES
6.4.2.2	Pressure drop through each device and pipe segment in the critical circuit at design conditions has been calculated in accordance with generally accepted engineering standards and handbooks.	<input type="checkbox"/> YES
6.4.3	Mandatory controls requirements are met by all the equipment in the building as outlined in Section 6.4.3.	<input type="checkbox"/> YES
6.4.4.1	Ductwork, piping, and equipment insulation meets the requirements of Section 6.4.4.1.	<input type="checkbox"/> YES
6.4.4.2	Construction documents specify sealing and pressure testing of ductworks and plenums as per Section 6.4.4.2.	<input type="checkbox"/> YES
6.4.5	Site-assembled or site-constructed walk-in coolers and freezers shall conform to the requirements of Section 6.4.5.	<input type="checkbox"/> YES
6.4.6	All refrigerated display cases shall conform to the requirements of Section 6.4.6., including Section 6.4.1.1 and Tables 6.8.1-1 through 6.8.1-13 as modified by SB-10.	<input type="checkbox"/> YES
Prescriptive Requirements – Complete this section if not using Energy Cost Budget Method.		
6.5.1	Each cooling system that has a fan employs either airside or waterside economizer unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.1	Airside economizers are capable of modulating outdoor air dampers to provide up to 100% design airflow for cooling and the system provides relief capacity for such airflow.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.2.1	Waterside economizers are capable of cooling supply air up to 100% of the expected system cooling load at the conditions listed under Section 6.5.1.2.1, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.2.2	Waterside economizer systems with pressure drop greater than 45kPa are isolated from main cooling loop to reduce pumping input in the normal cooling mode.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.3	Economizer systems incorporate integrated economizer controls per ASHRAE 90.1-2013 6.5.1.3	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.4	Economizer operation does not increase the building heating energy use during normal operation, except as allowed under ASHRAE 90.1-2013 6.5.1.4	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.1.5	Systems with hydronic cooling and humidification systems designed to maintain inside humidity at a dew-point temperature greater than 2°C use a water economizer if required by ASHRAE 90.1- 2013 6.5.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.2	Simultaneous heating and cooling is limited with compliant zone, hydronic system, dehumidification, and humidification controls as per Section 6.5.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.3	Cooling system fan controls comply with the requirements of 6.5.3.2 and 6.5.3.3.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.3.1	Fan systems exceeding 4kW nameplate power have fan power limitations 10% below limitations specified in ASHRAE 90.1-2013 Table 6.5.3.1.1-1 and Section 6.5.3.1.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.4.1	Boiler systems with design input of ≥ 293 kW comply with the turndown ratio specified in Table 6.5.4.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.4.2	Pumping systems greater than 7.5 kW employ compliant variable flow controls, unless exempt	
6.5.4.3	Chilled water plants with more than one chiller and boiler plants with more than one boiler reduce loop water flow automatically whenever a chiller or boiler is shut down and isolated.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.4.4	Hydronic systems exceeding design capacity of 88 kW include controls to reset supply water temperature based on building loads or outdoor air temperature, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.4.5	Hydronic heat pumps and unitary air-conditioners include automatic water shutoff when the compressor is off (unless units are employing water economizer) and those having total pump system power greater than 3.7 kW have variable speed control.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.4.6	Chilled water and condenser water pipe is sized according to Table 6.5.4.6.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.5	Open-circuit cooling towers have fans meeting the energy efficiency requirements of Section 6.5.5.3 and have flow turndown in compliance with 6.5.5.4.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

SECTION 6 HVAC – 6.4 MANDATORY PROVISIONS AND 6.5 PRESCRIPTIVE REQUIREMENTS Form 6.4

6.5.5.2	All heat rejection equipment provide fan controls that comply with Section 6.5.5.2, with variable speed drives on fan motors \geq 5.6 kW.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.6.1	Exhaust air energy recovery is provided for fan systems meeting the conditions listed on Table 6.5.6.1. Energy recovery is at least 55% effective and bypass is available to permit air economizer operation as per Section 6.5.1.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.6.2	Condenser heat recovery system for heating or preheating hot water is provided, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.7.1	Kitchen exhaust systems are designed as per Section 6.5.7.1.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.7.1.5	Specifications call for performance testing of kitchen exhaust systems.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.7.2	Laboratory fume hoods with a total exhaust system flow $>$ 2,360 L/S comply with the variable air volume control requirements of 6.5.7.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.8.1	Heating of unenclosed spaces is done by radiant heating, except loading docks with air curtains.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.9	Cooling equipment with hot-gas bypass controls is designed with multiple steps of unloading or continuous capacity modulation, with capacity limits as indicated in Table 6.5.9 for VAV systems. Constant volume units do not have hot gas bypass.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.10	All conditioned spaces with a door to the exterior have door switches interlocked with heating and cooling controls per Section 6.5.10, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
6.5.11	Refrigeration systems that are comprised of refrigerated display cases, walk-in coolers, or walk-in freezers connected to remote compressors, remote condensers, or remote condensing units meet the requirements of Sections 6.5.11.1 through 6.5.11.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

SECTION 7 SERVICE WATER HEATING – 7.4 MANDATORY PROVISIONS AND 7.5 PRESCRIPTIVE REQUIREMENTS		
Reference	Item	Standard Compliance
7.4.1	Load calculations for heating and cooling systems are done in accordance with manufacturer's published sizing guidelines or generally accepted engineering standards and handbooks for selection of all equipment and systems.	<input type="checkbox"/> YES
7.4.2	All equipment used solely for the following purposes meets or exceeds the efficiency requirements and testing criteria of Table 7.8, as modified by SB-10 7.4.2.A, unless exempt.: <ul style="list-style-type: none"> • heating potable water • pool heaters • hot water storage tanks Exemptions:	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.3	The following service hot water piping is insulated to levels shown in Table 6.8.3-1: <ol style="list-style-type: none"> a. Recirculating system piping, including piping of a circulating tank type water heater. b. The first 2.4m of outlet piping for a constant temperature non-recirculating storage system. c. Inlet pipe between storage tank and heat trap in a non-recirculating storage system. d. Pipes that are externally heated (e.g. heat tracing). 	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.4.1	All water-heating systems have temperature controls that are adjustable down to 49°C or lower. <ul style="list-style-type: none"> • Exception: Equipment that must be protected from corrosion, as per manufacturer's installation instructions. 	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.4.2	Systems designed with pipe heating systems such as heat trace have temperature or time controls to disable during extended periods without hot water demand.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.4.3	Public lavatories have outlet temperature controls that limit the discharge temperature to 43°C.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.4.4	Tanks with remote heaters have circulation pump controls to limit operation of circulation pumps to a maximum of five minutes after the end of the heating cycle.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.5.1	Pool heaters have readily accessible ON/OFF switch without adjusting the thermostat setting. Gas-fired heaters do not have standing pilot lights.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.5.2	Per SB-10 7.4.5.2, heated exterior public pools and public spas shall be equipped with pool covers, unless over 60% of their energy for heating (computed over an annual operating season) is derived from site-recovered or site-solar energy.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.5.3	Pool heaters and circulation pumps have time switches, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.4.6	Heat traps are provided to all vertical risers serving storage water heaters and storage tanks.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
Prescriptive Requirement – Complete this section if not using Energy Cost Budget Method.		
7.5	Boiler systems that provide space heating as well as service water heating meet the conditions of Sections 7.5.1 and 7.5.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
7.5.3	Gas service hot-water systems with a total installed gas water-heating input capacity of 293 kW or greater, shall have a minimum input capacity-weighted average thermal efficiency of 90%, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

ASHRAE 90.1 & SB-10- SECTION 8,9 &10 POWER, LIGHTING AND OTHER EQUIPMENT

SECTION 8 POWER – 8.4 MANDATORY PROVISIONS		Form 8.4
Reference	Item	Standard Compliance
8.4.1	Feeder conductors and branch conductors are sized as per Section 8.4.1.	<input type="checkbox"/> YES
8.4.2	At least 50% of all 125 volt 15- and 20-Ampere receptacles (installed in conference rooms, rooms used primarily for printing and/or copying functions, breakrooms, classrooms, and individual workstations), and at least 25% of branch circuit feeders (installed for modular furniture not shown on the construction documents), are provided with automatic receptacle controls that function on a) time-of-day schedule or b) occupant sensor or c) occupancy signal from another control or alarm system, with exceptions as listed, as modified by SB-10.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
8.4.3	Unless exempted, measurement devices are shown in design documents to monitor the total electrical energy, as well as the electrical energy use separately for HVAC systems, interior lighting, exterior lighting, and receptacle circuits. For buildings with tenants, these systems are separately monitored for the total building and (excluding shared systems) for each individual tenant. Data recording and storage capabilities meet the requirements of 8.4.3.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
8.4.4	Low Voltage Dry-Type Distribution Transformers meet nominal efficiencies shown in Table 8.4.4, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

SECTION 9 LIGHTING– MANDATORY PROVISIONS CHECKLIST		Detailed Form 9.4-1
Reference	Item	Standard Compliance
9.4.1.1	For each space in the building, all of the lighting control functions indicated in ASHRAE 90.1-2013 Table 9.6.1, for the appropriate space type in column A, have been implemented, as described by Section 9.4.1.1: <ul style="list-style-type: none"> a. Local Control b. Restricted to manual ON c. Restricted to partial automatic ON d. Bilevel lighting control e. Automatic daylight responsive controls for sidelighting f. Automatic daylight responsive controls for toplighting g. Automatic partial OFF (full OFF complies) h. Automatic full OFF i. Scheduled shutoff 	<input type="checkbox"/> YES
	Lighting for parking garages is controlled by automatic shutoff controls meeting the requirements outlined in Section 9.4.1.2.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Lighting for parking garages is controlled by one or more devices that reduce lighting power of each luminaire by at least 30% when there is no activity within a zone for at most 30 minutes. Each lighting zone for this requirement cannot exceed 334 m ² , except daylight transition zones and ramps without parking.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Daylight transition zones in parking garages are controlled separately. These are automatically controlled to reduce by at least 50% from sunset to sunrise.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Parking garage luminaires within 6m of perimeter walls that have a net opening-to-wall ratio of at least 40% automatically reduce power in response to daylight, except daylight transition zones and ramps without parking.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
9.4.1.3	Additional control is provided to the special applications listed in Section 9.4.1.3	<input type="checkbox"/> YES <input type="checkbox"/> N/A
9.4.1.4	Exterior lights are shut off by an automatic photosensor when available daylight is sufficient, unless exempt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	All building façade and landscape lighting is automatically shut off overnight as per 9.4.1.4. Exterior lighting not for façade or landscape, including for signage, is automatically controlled to reduce lighting power by at least 30% overnight or during inactive periods as per 9.4.1.4. (Uncovered parking areas are exempt per SB-10)	<input type="checkbox"/> YES
9.4.2	Exterior building lighting power complies with ASHRAE 90.1-2013 9.4.2 as modified by SB-10. Form 9.4.2 may be used to demonstrate compliance.	<input type="checkbox"/> YES
9.4.3	Third party functional testing of all lighting control devices and systems is specified in the construction documents.	<input type="checkbox"/> YES

SECTION 9.4 LIGHTING – EXTERIOR LIGHTING POWER MANDATORY COMPLIANCE		Form 9.4-2
Reference		Standard Compliance
9.4.3	Exterior Lighting Zone _____ (Table SB 9.4.2-2–2017) Total Installed Exterior Lighting Power _____ W ≤ value of exterior LPA _____ W * List any exemptions that apply:	<input type="checkbox"/> YES <input type="checkbox"/> N/A

* Calculation worksheet (FORM 9.4-3) is required.

SECTION 9.5 LIGHTING – INSTALLED LIGHTING POWER PRESCRIPTIVE COMPLIANCE		Form 9.5-1
Prescriptive Requirements – Complete if not using Energy Cost Budget Method		
Reference		Standard Compliance
9.5 9.6	9.5 INTERIOR LIGHTING POWER ALLOWANCE BY BUILDING TYPE Calculation of Interior Lighting Power Allowance (ILPA) by Building Type based on Table SB 9.5.1–2017 * Building Type _____ Gross Lighted Area _____ m ² Lighting Power Density _____ W/m ² Total Installed Interior Lighting Power _____ W ≤ value of Interior LPA _____ W *	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	9.6 INTERIOR LIGHTING POWER ALLOWANCE BY SPACE FUNCTION Calculation of Interior Lighting Power Allowance (ILPA) for each space based on Table SB 9.6.1–2017 * Total Installed Interior Lighting Power _____ W ≤ value of Interior LPA _____ W * List any exemptions that apply:	<input type="checkbox"/> YES <input type="checkbox"/> N/A

* Calculation worksheet (FORM 9.5-2) is required.

Project:	Designer Name:
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Exterior Building Lighting Power Allowance - refer to Table SB 9.4.2-2-2017			
Location / Application	Allowance	Area or Length (m ² or m)	Tradable Power Allowance
Exterior Lighting Zone		Base Site Allowance	
		Tradable Power Allowance	

Exterior Installed Lighting Power				
ID	Luminaire description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/ Luminaire	Total Watts
		Total Exterior Lighting Power		

* If additional space is required to provide further information, please attach a separate sheet(s) of paper.
 ** If trade-offs or exceptions are used attach calculations.

ASHRAE 90.1 & SB-10 - SECTION 9 – LIGHTING COMPLIANCE WORKSHEET

FORM 9.5-2

Project:	Designer Name:
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Interior Power Allowance (Building Area Method) -refer to Table SB 9.5.1–2017			
Building Type	Lighting Power Density Allowance (W/m ²)	Gross Lighted Floor Area (m ²)	Lighting Power Allowance (W) (LPDxGLFA)
Total Power Allowance			

Interior Lighting Power Allowance (Space by Space Method) - refer to Table SB 9.6.1–2017				
Building Type	Common/Specific Space Type	Lighting Power Density Allowance (W/m ²)	Space Area (m ²)	Lighting Power Allowance (W)
Total Power Allowance				

Interior Connected Lighting Power				
Space ID	Luminaire Description (including number of lamps per fixture, watts per lamp, type of ballast, type of fixture)	Number of Luminaires	Watts/Luminaire	Total Watts
Total Interior Lighting Power				

* If additional space is required to provide further information, please attach a separate sheet(s) of paper.
 ** If additional interior lighting power, trade-offs or exceptions are used attach calculations.

SECTION 10 OTHER EQUIPMENT - MANDATORY PROVISIONS		Form 10.4
Reference	Item	Standard Compliance
10.4.1	Electric motors are in compliance with Table SB-10 Table 10.4.1.A where applicable; otherwise, they comply with ASHRAE 90.1-2013 Tables 10.8-1, 10.8-2, 10.8-3 and 10.8-6, as applicable.	<input type="checkbox"/> YES
10.4.2	Service water pressure booster pumps have pressure sensors to vary pump speed and/or start and stop pumps.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	No devices are installed to reduce the pressure of all of the water supplied by any booster system or pump, except for safety devices.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Booster pumps shut off when there is no service water flow.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
10.4.3	All elevator cab lighting systems have efficacy of not less than 35 lumens per Watt.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Elevator cab ventilation fans for elevators without air conditioning consume less than 0.7 W-s/L at maximum speed.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
	Cab interior light and ventilation is de-energized when elevators are stopped and unoccupied with doors closed for over 15 minutes.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
10.4.4	Escalators and moving walks automatically slow to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> YES <input type="checkbox"/> N/A
10.4.5	The building is designed to facilitate future installation of means to measure and monitor energy use by each energy type described in Section 10.4.5.1, per SB-10 10.4.5.3.	<input type="checkbox"/> YES <input type="checkbox"/> N/A

Project:		Designer Name:			
Occupancies	Floor Area	Annual Consumption Summary⁽¹⁾	Reference Building Energy	Proposed Building Energy	Units
<input type="checkbox"/> Assembly	_____	Space Heating	_____	_____	_____
<input type="checkbox"/> Health/Institutional	_____	Space Cooling	_____	_____	_____
<input type="checkbox"/> Hotel/Motel	_____	HVAC Fans	_____	_____	_____
<input type="checkbox"/> Light Manufacturing	_____	Pumps	_____	_____	_____
<input type="checkbox"/> Multifamily	_____	Service Hot Water	_____	_____	_____
<input type="checkbox"/> Office	_____	Interior Lighting	_____	_____	_____
<input type="checkbox"/> Restaurant	_____	Other _____	_____	_____	_____
<input type="checkbox"/> Retail	_____	Other _____	_____	_____	_____
<input type="checkbox"/> School	_____				
<input type="checkbox"/> Warehouse	_____	Total Annual Energy	_____	_____	_____
<input type="checkbox"/> Other	_____	Total Annual Energy Cost	\$ _____	> \$ _____	
Total	_____	Total Annual CO2e Emissions	_____	> _____	_____
<input type="checkbox"/> Proposed Building Description		Peak Electric Demand*	_____	> _____	_____
_____		*OR Building components specified in SB-10 Division 3 Chapter 1 Clause 1.1.2.3(5) comply with the prescriptive requirements of ASHRAE 90.1-2013 <input type="checkbox"/> YES			
_____		Reference and Proposed Building Energy Consumptions are calculated by:			
_____		Please specify modelling software: _____			

HVAC System Descriptions		Energy Efficiency Features in Proposed Building Design⁽²⁾			
Reference Building Design		_____			
_____		_____			
_____		_____			
Proposed Building Design		_____			
_____		_____			
_____		_____			
_____		_____			
Building is in compliance with mandatory requirements of sections 5.4, 6.4, 7.4, 8.4, 9.4, and 10.4.		<input type="checkbox"/> YES			

Compliance Result

The design detailed in the above referenced plans complies with the mandatory requirements of the ASHRAE 90.1-2013 Standard and the additional requirements of Supplementary Standard SB-10. The calculated proposed building energy cost (design energy cost), CO₂ emissions and peak electric demand do not exceed the calculated reference building energy cost (energy cost budget) CO₂ emissions and peak electric demand. Therefore, this design **DOES COMPLY** with the ASHRAE 90.1-2013 ECB compliance methodology and the additional requirements of Supplementary Standard SB-10.

Individual certifying authenticity of the data provided in this analysis:

Signature:	Name/Title:
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- Notes: (1) Verify with building official whether full modelling report is required to be submitted
 (2) Explain major energy saving features utilized to achieve modelled savings



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
(705) 432-2355

APPLICATION FOR CERTIFIED MODEL APPROVAL

Date Received:				Certified Model Number:			
Applicant Information				Model:			
Applicant is the		Owner or		Authorized Agent			
<i>If corporation or partnership, provide name of contact applying on its behalf.</i>							
Last Name:				First Name:			
Corporation or Partnership (if applicable)							
Address:				City/Province			
Phone:			Ext:	Cell:		Fax:	
E-mail:							
Required Documentation							
Architectural Plans/Specifications/Details/Engineering				Schedule 1 – Building Designer			
Engineered Floor (Layout)				Schedule 1 – HVAC Designer			
Engineered Truss (Layout and individual trusses)				SB12 Energy Efficiency Design Summary			
Heat Loss/Gain Design/Layout/Ventilation Summary							
Project and Model Plumbing Information							
Model Name:				Elevation:			
Dwelling to be:		Detached	Semi-detached		Townhouse	Number of bedrooms:	
Description		Area (square metres)		Plumbing Fixture Type		Number of Fixtures (Include rough-ins)	
						Basement	1st Floor
Finished Basement				Bathtubs or showers			
1 st Floor				Floor drains			
2 nd Floor				Kitchen/bar sinks/DW			
3 rd Floor				Laundry/utility sinks			
Deck		Porch		Toilets			
Deck		Porch		Wash basin			
Garage (attached)				Other			
Total:				Other			
Basement (Unfinished)				Total Fixtures per floor:			
				Total all fixtures:			

If this information is required in an accessible format, please contact the Township at 705-432-2355.



If your project includes any of the following “alternate options”, a separate certified model will be required:

- ✓ Alternate garage configuration
- ✓ Basement walkout or walkup
- ✓ Deck (when not included on plans)
- ✓ Solid Fuel Burning Appliances (e.g., Wood stove)

Production house models are generally distinguished by a unique model name assigned by the builder along with varying elevation options. The following results apply in the establishment of each certified model application.

1. Each certified model must be consistent in gross floor area. Deviations in floor area, even minor in nature, require a separate application or a site-specific permit application.
2. Optional variations within each model (e.g., bedroom layouts) are permitted but must be limited to elevation options that do not increase floor area.
3. Development Services will assign each certified model a unique alphanumeric reference number. This number will be provided to the builder and referenced on all future permits issued for the same model.

NOTE: Changes to regulations may result in requirement for re-review of existing certified models.

Declaration of Applicant

I, _____, certify that:

1. The information contained in this application and the attached drawings and other documentation is true to the best of my ability.
2. I have the authority to bind the corporation or partnership (if applicable).

For Office Use Only

Comments:

Approval by	Signature	Approval date:



**TOWNSHIP OF BROCK
1 CAMERON ST. E.
CANNINGTON, ON L0E 1E0
PHONE - 705-432-2355
FAX - 705-432-2189**

Letter of Authorization

Building Permit Number _____
Owner Name(s) _____
Property Address _____
Date _____

The undersigned, registered property owner(s) of the above noted property, do hereby authorize _____, to make applications and amendments to applications on our behalf, as well as act as out agent for the property. It is understood that we will abide by all by-law and acts of the Township of Brock and that any approvals granted by any applicable application will be carried out in accordance with the municipal requirements.

Property Owner Signature(s): _____

Application for Approval of an Alternative Solution

Pursuant to the Building Code Act, Section 9 and the Ontario Building Code Div A – 1.2.1.1

For use by Principal Authority			
Application number:	Building Permit number:		
Date received:			
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Building Type	
B. Designer Information			
<input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name	First name		
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number
BCIN #	Qualifications		
C. Owner Information			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax		Cell number
D. Description of Proposed Alternative Solution			

E. Supporting Documentation

<input type="checkbox"/> Past Performance	
<input type="checkbox"/> Tests	
<input type="checkbox"/> Other Evaluations	

F. Applicable Division B Provisions

Numeric Reference	Summary of Provision

G. Identification of Functional Statements/ Objectives/"Areas of Performance"

Sentence	F.S.	Objective	Summary of "Areas of Performance"

H. Evaluation of Level of Performance

Division B Provisions	Proposed Alternative Solution

I. Assumptions, Limiting or Restricting Factors

J. Reason for Proposed Alternative Solution

K. Declaration of applicant

I _____ declare that:
(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.

_____ Date _____ Signature of applicant

Checklist for Application for Evaluation of Alternative Solution:

1. Completed Section A, B and C of this form
2. Completed Section D- Description of Proposed Alternative Solution
3. Completed Section E- Identification of and submission of testing and background information
4. Completed Section F- Code Analysis and Identification of applicable Division B (Acceptable Solution) provisions
5. Completed Section G- Identification of applicable linked pairs of objectives and functional statements
6. Completed Section H- Evaluation of level of Performance of applicable Division B provisions and Evaluation of level of Performance of proposed alternative solution
7. Completed Section I- Identification of assumptions, limiting or restricting factors including any information concerning any special maintenance or operation requirements
8. Payment of applicable fees

Reviewed By:			BCIN:			Date:		
Summary of Proposal								
Additional Applicable Division B Provisions not listed by applicant								
Numeric Reference			Summary of Provision					
Evaluation								

Conditions of Approval

Your Application and supporting documentation in support of this application for approval of an Alternative Solution has been reviewed and the application is hereby:

- Approved
- Approved subject to Attached Conditions of Approval
- Refused for the following reasons:
 - a)
 - b)

Chief Building Official Name: _____ BCIN: _____

Signature: _____

Date: _____

Where an application for the Use of an Alternative Solution has been denied by the Chief Building Official the Applicant may:

- a) Appeal the decision to the Building Code Commission under Section 24 of the Building Code Act
- b) Appeal the decision to the Superior Court of Justice under Section 25 of the Building Code Act
- c) Apply to the Minister for a binding interpretation under Section 28.1 of the Building Code Act
- d) Comply with the Acceptable Solution as outlined in Division B of the Ontario Building Code

SCHEDULE F TO BY-LAW 23-

PART 1 PROVINCIAL OFFENCES ACT

TOWNSHIP OF BROCK
BY-LAW 23-XX – “BUILDING BY-LAW”
A BY-LAW UNDER THE BUILDING CODE ACT RESPECTING PERMITS AND RELATED MATTERS

Item	Column 1 Short Form Wording	Column 2 Provision Creating or Defining Offence	Column 3 Set Fine
1.	Construct building or sewage system without permit	20.1(a)	\$300
2.	Cause construction of building or sewage system without permit	20.1(b)	\$300
3.	Demolish building without permit	20.1(c)	\$300
4.	Cause demolition of building without permit	20.1(d)	\$300
5.	Change plans without authorization	20.1(e)	\$150
6.	Construct building not in accordance with plans	20.1(f)	\$150
7.	Change the use of building without permit	20.1(g)	\$300
8.	Occupy newly erected building without notice or inspection	20.1(h)	\$300
9.	Obstruct or remove posted order without authorization	20.1(i)	\$300
10.	Furnish false information on permit application	20.1(j)	\$300
11.	Commence demolition before building vacated	20.1(k)	\$300

NOTE: The penalty provisions for offences listed above are Section 23 of By-law 23-XX, as amended, certified copy of which has been filed.

PART 1 PROVINCIAL OFFENCES ACT

TOWNSHIP OF BROCK
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Item	Column 1 Short Form Wording	Column 2 Provision Creating or Defining Offence	Column 3 Set Fine
12.	Fail to post permit on construction site	20.1(l)	\$150
13.	Fail to post permit on demolition site	20.1(m)	\$150
14.	Occupy unfinished building without permit	20.1(n)	\$300
15.	Fail to provide notification of construction phase	20.1(o)	\$150
16.	Hinder or obstruct person lawfully carrying out enforcement of Building By-law	20.1 (p)	\$500
17.	Fail to comply with order to comply	20.2(a)	\$500
18.	Fail to comply with order to not cover	20.2(b)	\$500
19.	Fail to comply with order to uncover	20.2(c)	\$500
20.	Fail to comply with stop work order	20.2(d)	\$500
21.	Fail to comply with order to remedy unsafe building	20.2(e)	\$500

NOTE: The penalty provisions for offences listed above are Section 23 of By-law 23-XX, as amended, certified copy of which has been filed.

TOWNSHIP OF BROCK
BY-LAW 23-XX – “BUILDING BY-LAW”
 A BY-LAW UNDER THE BUILDING CODE ACT RESPECTING PERMITS AND RELATED MATTERS

Item	Column 1 Short Form Wording	Column 2 Provision Creating or Defining Offence	Column 3 Set Fine
22.	Fail to comply with an order prohibiting use or occupancy of unsafe building	20.2(f)	\$500
23.	Fail to comply with order to repair dangerous building	20.2(g)	\$500

NOTE: The penalty provisions for offences listed above are Section 23 of By-law 23-XX, as amended, certified copy of which has been filed.

Demising wall only (per linear m)	\$3.000		\$5.450				\$385.00 flat fee					\$4.225
Electromagnetic locks (each)	\$25.000	\$200.000	\$83.240	\$99.000		\$155.000			\$166.000	\$330.000		\$151.177
Emergency Lighting (per storey)	\$40.000		\$79.980				\$165.000					\$94.993
Fire Alarms (retrofit) (each)	\$150.000		\$231.000	\$1,787.000		\$779.000	Flat fee \$341.00			\$380.000		\$665.400
Fire Doors (retrofit) (each)	\$25.000		\$45.710									\$35.355
Fireplace / Woodstove (each)	\$120.000	\$134.000	\$115.000		\$255.000	\$155.000		\$125.000	\$220.000	\$143.000		\$158.375
Sprinklers Only (per linear m)	\$0.600		\$0.680	Flat fee \$1787.00		\$0.790	Flat fee \$341.00		Flat fee \$1,104.00	Flat fee \$380.00		\$0.690
Portable Classroom	\$300.000	\$300.000	\$460.000	\$704.000	\$663.000	\$600.000	\$380.000	\$309.000	\$200.000	\$400.000		\$431.600
Portapak Classroom	\$8.200		\$19.340						\$200.000	\$400.000		\$156.885
Temporary Structure - Tent	\$80.000	\$300.000	\$138.740	\$309.000	\$255.000	\$272.000	\$275.000	\$309.000	\$200.000	\$220.000	\$400.000	\$250.795
Temporary Structure - Trailers & Temp Buildings	\$120.000		\$231.000	\$423.000	\$663.000	\$545.000	\$380.000	\$309.000	\$200.000	\$25.47 per sqm	\$400.000	\$363.444
Temporary Structure - Sales pavillion	\$120.000	\$500.000	\$12.650		\$663.000			\$309.000	\$1,050.000	\$25.47 per sqm	\$1,815.000	\$638.521
Underpinning (per linear m)	\$3.500		\$10.920	\$46.982			\$3.970					\$16.343
Window Replacement if larger opening (each)	\$50.000		\$5.530			\$9.36 per linear meter						\$27.765
Sign (3.15 of OBC) (each)	\$100.000	\$250.000	\$231.000	\$423.000		\$312.000					\$565.000	\$313.500

Stand Alone (HVAC & Plumbing)	BROCK	AJAX	CLARINGTON	GEORGINA	KAWARTHA LAKES	OSHAWA	RAMARA	SCUGOG	UXBRIDGE	WHITBY	PICKERING	
Commercial Kitchen Exhaust (each)	\$150.000		\$276.000	\$591.000		\$468.000			\$140.000			\$325.000
New HVAC system SFD (each)	\$110.000		\$276.000	\$331.000		\$155.000	\$352.000		\$140.000			\$227.333
HVAC systems - Buildings ≤ 3000 sqft (per L.M.)	\$0.450		Flat fee \$276.00			\$1.540	Flat fee \$550.00		\$0.520			\$0.837
HVAC systems - Buildings ≥ 3000 sqft (per L.M.)	\$0.350		\$1.240			\$1.540	Flat fee \$880.00		\$0.400			\$0.883
SFD Plumbing permit 25.00 + per fixture	\$6.000		\$19.590			\$26.000	Flat fee \$495.00	Flat fee \$100.00	\$13.520	\$25.390		\$18.100
All other buildings plumbing \$25.00 + per fix	\$6.000		\$24.480				\$28.000		\$13.520			\$18.000
Backflow preventor (each)	\$25.000		\$45.710			\$80.000	\$28.000		\$13.520	\$220.000		\$68.705
Manhole, Catchbasin (each)	\$25.000		\$32.650			\$80.000	\$46.000		\$13.520	\$111.000		\$51.362
Interceptor, Sump, etc. (each)	\$25.000		\$32.650						\$13.520	\$111.000		\$45.543
Water, Sanitary, Storm service (each)	\$100.000	\$134.000	\$139.000	\$113.000		\$155.000	\$275.000		\$13.520		\$143.000	\$134.065

OTHER ITEMS	BROCK	AJAX	CLARINGTON	GEORGINA	KAWARTHA LAKES	OSHAWA	RAMARA	SCUGOG	UXBRIDGE	WHITBY	PICKERING	
Demo Permit	\$100.000	\$0.23 per sq m	\$116.000	\$282.000	\$250.000	\$31.18 per 100sqm	\$385.000	\$100.000	\$150.000	\$220.000	\$140.000	\$193.667
Occupancy permit	\$100.000		\$231.000		\$150.000	\$779.000	\$220.000		\$250.000		\$383.000	\$301.857
Transfer permit	\$150.000	\$134.000	\$173.000	\$85.000	\$150.000	\$155.000	\$253.000	\$185.000	\$130.000	\$220.000	\$143.000	\$161.636
Additional inspection	\$100.000		\$173.000	\$175.000	\$150.000	\$155.000	\$55.000	\$95.000			\$440.000	\$167.875
LCBO Inspection	\$150.000				\$50.000							\$100.000
Alternative solution review per hour	\$100.000	\$500 or 10% permit fee	\$152.840	Flat fee \$675.00	Flat fee \$1,000.00	\$155.000	\$500.000	\$100.000	\$100.000	Flat fee \$1,104.00	\$440.000	\$221.120
Change of use	\$50.000	\$300.000	\$114.250	\$704.000	\$325.000	\$155.000		\$125.000	\$70.000	\$220.000	\$310.000	\$237.325

ITEMS NOT LISTED WITH BROCK	BROCK	AJAX	CLARINGTON	GEORGINA	KAWARTHA LAKES	OSHAWA	RAMARA	SCUGOG	UXBRIDGE	WHITBY	PICKERING	
Below Grade Entrance		\$300.000		\$633.000			\$330.000					\$421.000
Overtime fee			\$172.480			\$161.000	\$185.000					\$172.827
Basement apartment / 2nd suite		\$8.810	\$5.610		\$12.000					\$9.720	\$5.750	\$8.378
Model Certification			\$17.545 per m2	\$914.200				\$2,500.000		\$551.000	\$7.75 per m2	\$1,321.733
Search and copy of documents				\$28.00 + \$0.22 per pg	\$50.000						\$12.500	\$31.250
Issuance of Order				\$423.000								\$423.000
Registering Order on Title				\$790.000			\$121.000					\$455.500
Building Compliance Letter					\$225.000	\$155.000						\$190.000
Fire Code retrofit					\$235.000							\$235.000
Lot grading deposit							\$3,500.000	\$5,000.000			\$2,200.000	
Storage tanks										\$220.000		

BROCK FEE PROPOSAL

FEE IS PER SQUARE METRE UNLESS OTHERWISE NOTED

BROCK BUILDING BYLAW FEE ITEMS

PROPOSED FEES 2024 - 2028 BASED ON A 2% INCREASE PER ANNUM

Group A - Assembly	BROCK CURRENT FEE	INDEXING 2% 2011 - 2023	11 MUNICIPALITY AVERAGE CURRENT	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Assembly Occupancy	\$15.064	\$19.105	\$21.129	\$20.520	\$20.930	\$21.349	\$21.776	\$22.212
Public Pool	\$4.300	\$5.450	\$11.487	\$8.638	\$8.811	\$8.987	\$9.167	\$9.350
Transit Station	\$11.300	\$14.330	\$19.000	\$16.998	\$17.338	\$17.685	\$18.038	\$18.399
Group B Institutional all	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Group B occupancy	\$16.140	\$20.470	\$22.719	\$22.027	\$22.467	\$22.917	\$23.375	\$23.843
Group C - Residential	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
NSFD - Semi Link	\$11.300	\$14.330	\$15.783	\$15.358	\$15.665	\$15.978	\$16.298	\$16.624
Duplex, Towns	\$11.300	\$14.330	\$15.783	\$15.358	\$15.665	\$15.978	\$16.298	\$16.624
Other Multiples C	\$9.146	\$11.599	\$14.527	\$15.358	\$15.665	\$15.978	\$16.298	\$16.624
Motels, Hotels ≥ 2 Storeys	\$11.300	\$14.330	\$16.412	\$15.358	\$15.665	\$15.978	\$16.298	\$16.624
Group D - Business & Personal Svcs.	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Shell Only	\$10.550	\$13.380	\$14.702	\$14.550	\$14.841	\$15.138	\$15.441	\$15.749
Complete	\$12.374	\$15.693	\$15.688	\$14.550	\$14.841	\$15.138	\$15.441	\$15.749
Group E - Mercantile	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Shell only	\$10.540	\$13.367	\$14.660	\$14.550	\$14.841	\$15.138	\$15.441	\$15.749
Complete	\$12.374	\$15.693	\$15.356	\$14.550	\$14.841	\$15.138	\$15.441	\$15.749
Group F - Industrial	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Shell area	\$8.010	\$10.160	\$11.262	\$10.711	\$10.925	\$11.144	\$11.367	\$11.594
Complete, partitioned office area	\$10.222	\$12.960	\$11.643	\$10.711	\$10.925	\$11.144	\$11.367	\$11.594
Motor Vehicle Facility	\$10.222	\$12.960	\$11.932	\$10.711	\$10.925	\$11.144	\$11.367	\$11.594
Parking Garage	\$5.380	\$6.823	\$7.844	\$7.481	\$7.631	\$7.783	\$7.939	\$8.098
Open Mezzanine	\$5.380	\$6.823	\$8.480	\$7.805	\$7.961	\$8.120	\$8.283	\$8.448
Farm Buildings	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Farm Buildings	\$2.690	\$3.410	\$3.886	\$3.721	\$3.795	\$3.871	\$3.949	\$4.028
Covered Fabric Buildings	\$1.400	\$1.780	\$3.739	\$3.721	\$3.795	\$3.871	\$3.949	\$4.028
Silos	\$160.000	\$203.000	\$4.103	\$3.721	\$3.795	\$3.871	\$3.949	\$4.028
Alterations and Renovations	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Interior Reno - Group A	\$5.000	\$6.340	\$9.258	\$7.955	\$8.114	\$8.276	\$8.442	\$8.611
Interior Reno - Group B	\$5.000	\$6.340	\$9.366	\$8.010	\$8.170	\$8.334	\$8.500	\$8.670
Interior Reno - Group C	\$5.000	\$6.340	\$8.016	\$7.322	\$7.468	\$7.618	\$7.770	\$7.926
Interior Reno - Group D	\$5.000	\$6.340	\$8.864	\$7.435	\$7.584	\$7.735	\$7.890	\$8.048
Interior Reno - Group E	\$5.000	\$6.340	\$8.237	\$7.435	\$7.584	\$7.735	\$7.890	\$8.048
Interior Reno - Group F	\$5.000	\$6.340	\$6.502	\$6.549	\$6.680	\$6.814	\$6.950	\$7.089
Designated Structures	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Telecommunications Tower flat fee	\$250.000	\$317.060	\$415.125	\$357.000	\$364.140	\$371.423	\$378.851	\$386.428
Pedestrian Bridge flat fee	\$250.000	\$317.060	\$335.250	\$357.000	\$364.140	\$371.423	\$378.851	\$386.428
Retaining Wall (per linear m)	\$4.000	\$5.070	\$10.294	\$7.836	\$7.993	\$8.153	\$8.316	\$8.482

Solar Collectors flat fee	\$250.000	\$317.060	\$253.556	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Wind Turbine (each) flat fee	\$250.000	\$317.060	\$251.667	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Mic. Work not listed herein \$ per \$1,000 of const value	\$10.000	\$12.700		\$12.954	\$13.213	\$13.477	\$13.747	\$14.022

Stand Alone and Misc work	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Accessory buildings - Attached or detached	\$5.000	\$6.340	\$8.606	\$7.622	\$7.774	\$7.930	\$8.089	\$8.250
Enclosed or Roofed Porches	\$5.000	\$6.340	\$7.360	\$6.987	\$7.127	\$7.269	\$7.415	\$7.563
Decks - Porch no roof	\$5.000	\$6.340	\$5.000	\$5.100	\$5.202	\$5.306	\$5.412	\$5.520
Canopies - Carports	\$5.000	\$6.340	\$7.360	\$6.987	\$7.127	\$7.269	\$7.415	\$7.563
Air supported tent structure	\$4.500	\$5.710	\$8.165	\$7.077	\$7.219	\$7.363	\$7.510	\$7.660
Balcony Guard replacement (per linear m)	\$2.000	\$2.540	\$2.377	\$2.590	\$2.642	\$2.695	\$2.749	\$2.803
Unfinished basement (house raising or move	\$5.000	\$6.340	\$7.813	\$7.219	\$7.363	\$7.511	\$7.661	\$7.814
Wall recladding (for limiting distance)	\$0.540	\$0.699	\$0.517	\$0.713	\$0.727	\$0.742	\$0.757	\$0.772
Ceiling (added or replacement) rated assembly	\$0.540	\$0.699	\$0.640	\$0.713	\$0.727	\$0.742	\$0.757	\$0.772
Demising wall only (per linear m)	\$3.000	\$3.800	\$4.225	\$4.093	\$4.175	\$4.258	\$4.344	\$4.430
Electromagnetic locks (each)	\$25.000	\$31.706	\$151.177	\$93.270	\$95.135	\$97.038	\$98.979	\$100.958
Emergency Lighting (per storey)	\$40.000	\$50.730	\$94.993	\$74.319	\$75.805	\$77.321	\$78.868	\$80.445
Fire Alarms (retrofit) (each)	\$150.000	\$190.236	\$665.400	\$357.000	\$364.140	\$371.423	\$378.851	\$386.428
Fire Doors (retrofit) (each)	\$25.000	\$31.706	\$35.355	\$32.340	\$32.987	\$33.647	\$34.319	\$35.006
Fireplace / Woodstove (each)	\$120.000	\$152.189	\$158.375	\$155.233	\$158.338	\$161.504	\$164.735	\$168.029
Sprinklers Only (per linear m)	\$0.600	\$0.761	\$0.690	\$0.776	\$0.792	\$0.807	\$0.823	\$0.840
Portable Classroom flat fee	\$300.000	\$380.000	\$431.600	\$387.600	\$395.352	\$403.259	\$411.324	\$419.551
Portapak Classroom flat fee	\$8.200	\$10.400	\$156.885	\$416.916	\$425.254	\$433.759	\$442.435	\$451.283
Temporary Structure - Tent flat fee	\$80.000	\$101.460	\$250.795	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Temporary Structure - Trailers & Temp Buildings flat fee	\$120.000	\$152.189	\$363.444	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Temporary Structure - Sales pavillion flat fee	\$120.000	\$152.189	\$638.521	\$403.267	\$411.332	\$419.559	\$427.950	\$436.509
Underpinning (per linear m)	\$3.500	\$4.440	\$16.343	\$10.600	\$10.812	\$11.028	\$11.249	\$11.474
Window Replacement if larger opening (each)	\$50.000	\$63.410	\$27.765	\$51.000	\$52.020	\$53.060	\$54.122	\$55.204
Sign (3.15 of OBC) (each)	\$100.000	\$126.824	\$313.500	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020

HVAC & Plumbing	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Commercial Kitchen Exhaust (each)	\$150.000	\$190.236	\$325.000	\$262.772	\$268.027	\$273.388	\$278.856	\$284.433
New HVAC system SFD (each)	\$110.000	\$139.507	\$227.333	\$187.088	\$190.830	\$194.646	\$198.539	\$202.510
HVAC system or alteration for addition/second unit				\$153.000	\$156.060	\$159.181	\$162.365	\$165.612
HVAC systems - Buildings ≤ 3000 sqft (per L.M.)	\$0.450	\$0.571	\$0.837	\$405.960	\$414.079	\$422.361	\$430.808	\$439.424
HVAC systems - Buildings . 3000 sqft (per L.M.)	\$0.350	\$0.444	\$0.883	\$663.000	\$676.260	\$689.785	\$703.581	\$717.653
SFD Plumbing permit 25.00 + per fixture	\$6.000	\$7.609	\$18.100	\$13.112	\$13.374	\$13.642	\$13.915	\$14.193
All other buildings plumbing \$25.00 + per fix	\$6.000	\$7.609	\$18.000	\$13.112	\$13.374	\$13.642	\$13.915	\$14.193
Backflow preventor (each)	\$25.000	\$31.706	\$68.705	\$51.210	\$52.234	\$53.279	\$54.344	\$55.431
Manhole, Catchbasin (each)	\$25.000	\$31.706	\$51.362	\$42.365	\$43.212	\$44.077	\$44.958	\$45.857
Interceptor, Sump, etc. (each)	\$25.000	\$31.706	\$45.543	\$39.398	\$40.186	\$40.990	\$41.809	\$42.646
Water, Sanitary, Storm service (each)	\$100.000	\$126.824	\$134.065	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612

OTHER ITEMS	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEES	2026 FEES	2027 FEES	2028 FEES
Demo Permit	\$100.000	\$126.824	\$193.667	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Occupancy permit	\$100.000	\$126.824	\$301.857	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Transfer permit	\$150.000	\$190.236	\$161.636	\$190.236	\$194.041	\$197.922	\$201.880	\$205.918
Additional inspection	\$100.000	\$126.824	\$167.875	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612
LCBO Inspection	\$150.000	\$190.236	\$100.000	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612
Alternative solution review per hour	\$100.000	\$126.824	\$221.120	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612

Change of use	\$50.000	\$63.412	\$237.325	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
ITEMS NOT LISTED WITH BROCK	BROCK CURRENT FEE	INDEXING 2% 2011 - CURRENT	11 MUNICIPALITY AVERAGE	2024 FEES	2025 FEED	2026 FEES	2027 FEES	2028 FEES
Below Grade Entrance			\$421.000	\$510.000	\$520.200	\$530.604	\$541.216	\$552.040
Overtime fee per hour			\$172.827	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612
Basement apartment / 2nd suite			\$8.378	\$8.546	\$8.717	\$8.891	\$9.069	\$9.250
Model Certification			\$750.000	\$765.000	\$780.300	\$795.906	\$811.824	\$828.061
Search and copy of documents fee + 0.25 per page			\$31.250	\$25.500	\$26.010	\$26.530	\$27.061	\$27.602
Issuance of Order			\$423.000	\$357.000	\$364.140	\$371.423	\$378.851	\$386.428
Registering Order on Title			\$455.500	\$510.000	\$520.200	\$530.604	\$541.216	\$552.040
Building Compliance Letter			\$190.000	\$153.000	\$156.060	\$159.181	\$162.365	\$165.612
Lot grading deposit			\$3,566.667	\$3,500.000	\$3,500.000	\$3,500.000	\$3,500.000	\$3,500.000
Storage tanks			\$220.000	\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Foundation only, foundation repair				\$8.364	\$8.531	\$8.702	\$8.876	\$9.053
New roof				\$6.120	\$6.242	\$6.367	\$6.495	\$6.624
File opening fee (admin fee)				\$25.500	\$26.010	\$26.530	\$27.061	\$27.602
Shipping container (1)				\$255.000	\$260.100	\$265.302	\$270.608	\$276.020
Shipping container (more than 1 to create a storage building)				\$500.000	\$510.000	\$520.200	\$530.604	\$541.216