




Building Department Fees – Effective Jan 1,2025

Building and Licensing-Development Services Division

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BUILDING DEPARTMENT FEES		FEES
Building Permit Application Fee Non-refundable payment (credited towards end of Building Permit Fee)		\$214
Permit Fees Based on Construction Value (CV)	\$1.00 - \$25,000	\$214.00 Flat Fee
	\$25,001 - \$750,000	\$14.00 per \$1000 of CV over \$25,000
	\$750,001 - \$2,000,000	\$12.00 per \$1000 of CV over \$750,001
	Over \$2,000,000	\$10.50 per \$1,000 of CV over \$2,000,000
Mechanical Permit Types – Mechanical, Solar and Solid Fuel Burning Appliance		\$96
Commercial Cooking ventilation/spray booth installation or replacement		\$294.00
Demolition Permit		\$218.00
Delayed Demolition Permit Fee		\$520.00
Secondary Suite Permit Fee		\$450.00
Swimming Pool Permit Fee		\$220.00
Plumbing Permits * See Fees and Charges Bylaw for full list of plumbing fees.		
Minimum application (up to 10 Fixtures)	Professional Plumbers	\$96.00
	Non-professional	\$146.00
Per Fixture thereafter (over 10)		\$11.50
For Alteration to an existing system where there is no fixture count changes		\$96.00
Sprinkler Permits (Plumbing)		
For first ten (10) sprinkler heads		\$218.00
For each additional sprinkler head		\$2.50
For each Siamese connection, standpipe, hose cabinet, hose outlet		\$28.00
First 15 m of underground fire lines or portion thereof, plus		\$85.00
Each additional 15 m of fire lines or portion thereof		\$28.00
Each private fire hydrant on private property		\$28.00
Locating/Relocating a Building or Structure		
Minimum Fee for relocating/placement of mobile home or accessory structure, plus		\$294.00
Minimum Fee for relocating/placement of an existing building or manufactured home, plus		\$1,195.00
Additional Building Permit Fee for new work on site for foundations, cribbing, etc.		Calculated as per construction value
See Appendix 4, Fees and Charges Bylaw 2024-28 for all Building Permit Fees (http://bit.ly/4eZblKe)		

Based on Fees and Charges Bylaw No.2024-28

January 1, 2025

Other Miscellaneous Building Permit Fees	
Foundation Permit - Additional Application to above grade Building Permit, plus Additional Fee shall be charged based on the estimated cost of construction	\$220.00 Calculated as per Section 1
Earthworks and/or Blasting Permits	\$295.00 each
Change of Use when a Building Permit is not required	\$220.00
Permit Transfer Fee	\$128.00
Permit Extension Fee - when existing Building Permit has expired	\$128 or 10% of original permit fee(s), whichever is greater
Plan Check Fee For review of revised drawings where more than two plan checks have been submitted or substantial changes to the approved design during construction that requires additional Building Code or Zoning Reviews	\$128.00
Re-Inspection Penalty More than two inspections have been called for. Fee must be paid in full prior to any additional inspections or completion certificate granted.	\$218.00
Alternative Building Code Solutions Review -per alternate solution or substantial revision to an approved alternate solution	\$250.00
After hours inspections (minimum one hour)	\$218.00 for first hour and \$85.00 for every subsequent hour
Preliminary Application Reviews – for Stratifications and potential change of use inquiries, file searches, and/or site inspections prior to permit applications	\$304.00
Permit Fee Reductions:	
Building Permits - Registered Professionals (Standard Buildings)	10% for every Registered Professional (RP) Discipline up to 20% maximum
Building & Plumbing Permits - Registered Professionals (Complex Buildings)	5% if Registered Professional (RP) discipline (including RPC if used). Max 5%
BC Energy Step Code reduction for residential projects designed and certified to Step 04 or certified to EL-02 at occupancy	5%
What is Construction Value?	
<p>Construction costs or value means the total current monetary worth of all construction or work related to the building or structure. The current edition of the Marshall Valuation Services, the Marshall and Swift Residential Cost Handbook or such universal source of calculating valuation, as the building official deems reasonable, practical and expedient.</p> <p>Construction costs shall include:</p> <ol style="list-style-type: none"> site preparation and civil work including excavation and the use of hoisting, pile driving, compaction or erection devices; all design documents, labour and fees involved in the design, investigative testing, consulting services, construction labour and management, even if provided by the owner, or donated voluntarily by others, contractor's profit and overhead, sales taxes and the construction insurance; and all mechanical, electrical, plumbing, drainage and gas installations necessary for the carrying out of the construction to its completed form. 	