



COUNCIL REPORT

Report Date: August 12, 2023
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Meeting Date: September 13, 2023
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: Chief Building Official
SUBJECT: Clarifications of Construction and Project Values in the *Building By-law*

Recommendations

- A. THAT Council approve, in principle, amendments to the *Building By-law* as set out in this report that will provide greater consistency in determining building construction and project values, to take effect upon enactment;
- FURTHER THAT Council instruct the Director of Legal Services to bring forward the necessary by-law amendments for enactment by Council, generally in accordance with Appendix A.
- B. THAT Council approve, in principle, amendments to the *Building By-law* as set out in this report that will sunset the refund process for Certified Professional projects, to take effect on January 1, 2024;
- FURTHER THAT Council instruct the Director of Legal Services to bring forward the necessary by-law amendments for enactment by Council, generally in accordance with Appendix A.
- C. THAT Council approve, in principle, amendments to the *Building By-law* as set out in this report that establish a 20% reduction in building permit fees for certain social housing projects, to take effect on January 1, 2024;
- FURTHER THAT Council instruct the Director of Legal Services to bring forward the necessary by-law amendments for enactment by Council, generally in accordance with Appendix A.
- D. THAT Council direct Staff to report back in Q3 of 2024, with recommendations for further amendments to the *Building By-law* regarding the calculation of building permit fees that:

- a. Improve the clarity around the process and that are simpler to apply; and
- b. Are more equitable and supportive of construction in the public interest.

Purpose and Executive Summary

This report responds to the recent Auditor General report on Building Permit Fees, and proposes interim changes that align the *Building By-law* with current construction valuation processes, in order to improve the current practice.

This report also proposes sunsetting the discretionary Certified Professional program refund program, which has fulfilled its intended purpose, and to enable a building permit fee reduction for qualifying projects supported by the affordable housing permitting program.

Council Authority/Previous Decisions

The general authority to regulate the construction of buildings, establish minimum standards of performance, and a system for the certification of a building is provided by section 306 of the *Vancouver Charter*. Through subsection 306(1)(w), Council may adopt by reference, in whole or in part and with any change Council considers appropriate, any code relating to fire safety or energy conservation or affecting the construction, alteration, or demolition of buildings.

On September 1, 1987, Council enacted the *Certification of Professionals By-law* which provided for the establishment of the Certified Program pursuant to Subsection 306(z) of the *Vancouver Charter*, and corresponding amendments to the *Building By-law*, to administer the program including the authority for the Chief Building Official to issue building permit fee refunds.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

In January 2023, the Auditor General for the City of Vancouver presented to Council an audit report of building permit fees. This report examined the methods by which building permit fees were calculated and administered, and established five recommendations for process improvements to enhance accuracy and consistency of establishing building permit fees for the benefit of applicants, taxpayers, and the City.

The recommendations established by the Auditor General, generally restated, are:

- Address discrepancies between the *Building By-law* and the administrative design of the building permit fee assessment process.
- Develop guidelines, standard procedures, and training for staff who determine permit fees.
- Enhance the guidance provided to permit applicants with respect to the submittal of complete and accurate information.

- Develop an administrative process to monitor the consistency of the fee assessment process.
- Review the value estimates of proposed work submitted as part of the rezoning process for assessing reasonableness of fees provided in the building permit process.

Staff have been considering these recommendations, and are advancing a two phase plan responding to the above recommendations.

Discussion

Given the broad scope of the Auditor General's reports, staff have proposed a phased approach.

The first phase of the proposed response is to propose an interim response to stabilize and improve the current processes, and is the subject of this report.

The second phase proposed is to look at the building permit fee methodology on a broader basis, and identify and quantify its impacts. Staff will establish options for further clarifying and improving the current building permit fee process for Council's consideration.

This report also proposes immediate actions to

- Sunset the Certified Professional (CP) Building Permit Refunds process; and
- Establish building permit fee reductions for affordable housing projects

Consistency in the Determination of Building Construction Values

The Auditor General's report on building permit fees identified irregularities in the manner in which the value of construction was calculated for certain types of buildings. These irregularities appear to arise from a lack of clarity, or through an alternative process intended to be a simpler and consistent method reflective of the type of building.

As an interim measure, **Recommendation A** is intended to stabilize the current fee process by establishing the current alternate floor area based calculation, for detached houses, duplexes, and ancillary residential buildings (such as laneways and single dwelling unit in-fill houses), as the principle manner by which fees are assessed in the *Building By-law*, generally as shown in **Appendix A** of this report. This provides a consistent, transparent, and simple method for calculating fees, in a manner supported by the *Vancouver Charter*.

Recommendation A also provides further direction on the calculation of Construction Value for renovations to existing detached houses and duplexes in the same manner as for new construction, but with a different cost multiplier to reflect the nature of the renovation work.

Supplementing this, the terms used for construction value through out Part 11 of the *Building By-law* will be harmonized, and new explanatory notes are recommended to provide more clarity to City staff and permit applicants.

Sunsetting the Certified Professional Building Permit Refund Process

At the beginning of the CP program in 1987, the City permitted a portion of the building permit fees to be refunded to the applicant on a discretionary basis upon the successful completion of the project. This encouraged the adoption of the CP program as an alternative building permit

processing stream. Over the course of 35 years the program has succeeded and grown significantly. It is now the predominant permit process for complex projects.

Given the success that the program now enjoys, **Recommendation B** proposes that the discretionary refund process be ended and that consequential amendments to be *Building By-law* outlined in **Appendix B** be enacted. The authority to issue a refund is discretionary, and the amount often varies based on the performance of the CP. A prior review of other municipalities that have mature CP programs shows that no other municipalities offer a refund, and the current and ongoing CP projects continue to generate ongoing financial liabilities that will encumber the City for years to come. The current refund process is complex, and staff have not always accounted for all the time spent on a project, particularly where time is allocated in small increments. This has resulted in larger refunds than may be otherwise warranted, which is further compounded by the time staff spend administering the refund process.

Regardless of any potential financial incentives, the CP program continues to offer value to developers. Reviews of applications under the CP program are limited to conceptual reviews and spot checks, facilitating permit approvals. Permits can be issued within 10 working days after all review groups are cleared – on the basis that specially trained registered professionals (CPs) are taking the lead on these projects, and conducting the detailed code compliance reviews. Further to this, the City of Vancouver also only offers staged permitting to CP projects. This allows construction crews to get into the ground faster, and allows additional stages of building permit review to run concurrently with construction, reducing the impact on the construction schedule.

If **Recommendation C** is accepted by Council, Staff are proposing a 5 year period starting 31 December 2023 during which the City will continue to offer refunds for CP projects that are or will be in-stream as of that date. Eligible projects will be able to request a refund during this period, if such projects achieve final occupancy by 31 December 2028. This degree of in-stream refund eligibility protection acknowledges the reasonable expectation that proponents had at the time of initial building permit application.

Projects accepted for Building permit after 31 December 2023 will not be eligible for a refund.

In recognition of the implications of this recommended change for applicants and certified professionals, staff have provided clear messaging over the last year with respect to a pending recommendation to wind down the refund process as proposed in **Recommendation B**.

Establishing Building Permit Fee reduction for affordable housing projects

In order to promote more affordable housing, Staff are proposing that Council authorize amendments to the *Building By-law*, generally in accordance with **Appendix C**, that will permit the reduction of building permit fees for qualified housing projects in the public interest. Such housing is facilitated through the affordable housing permitting program (formerly SHORT), which seeks to promote faster construction of affordable housing through a dedicated project facilitation team and streamlined development process.

The Chief Building Official is recommending a 20% building permit fee reduction for Social Housing projects administered through the affordable housing permitting program and proceeding via the Certified Professional building permit stream, that receive a building permit on or after 1 January 2024.

The proposed 20% building permit fee reduction should materially impact the feasibility of affordable housing initiatives. This will be limited to new CP projects that are administered under

the affordable housing permitting program, ensuring that the program benefits from a high degree of city support, and is well managed through an efficient and proven permit stream.

If accepted by Council, **Recommendation C** will, in effect, carry forward the current CPrefund program for affordable housing projects, offered via an up front fee discount instead of a refund. This will help to reduce project financing costs, providing financial stability and increasing project viability.

Consistency in the Determination of Building Construction Values

Recommendation D proposes that Council provide direction to DBL to report back by Q3 2024 with additional options to improve the building permit fees process by simplifying it, clarifying it and making it more consistent. Staff will also identify possible improvements to the building permit fee process that can improve equity, and better support construction in the public interest.

Financial Implications

Recommendations A to D are not expected to increase City costs. Recommendation A maintains the current in-practice building permit cost model, whereas Recommendation B will provide a positive long term cash flow benefit which is expected to exceed the costs incurred under Recommendations C and D.

The Chief Building Official is proposing in Recommendation C a 20% Building permit fee reduction for Social Housing projects administered by a CP through the affordable housing permitting program. As this will be limited to new CP projects administered under the program, from a financial standpoint, this effectively carries forward the current refund regime in a simplified manner, offered via an up front fee discount instead of a refund. The 20% reduction reflects the approximate average CP affordable housing permitting program project building permit fee refund, so it is highly unlikely that this would exceed the financial benefit accrued under Recommendation B. Affordable Housing fee reductions would be more than off-set by fee increases due to the 2024 cessation of fee refunds for all other types of new CP projects.

Legal Implications

The proposed amendment are authorized by the *Vancouver Charter*, including sections 306 and 199.01.

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APPENDIX A Building By-law Revisions to Clarify Construction Value

DRAFT

Note: A By-law will be prepared to make amendments generally in accordance with the provisions listed below.

11.2.1.4. Upgrade Requirements for a Residential Building Containing not more than Two Principal Dwelling Units

2) Where an *alteration* or *addition* is made to an existing residential *building*, containing not more than two principal *dwelling units*, the energy efficiency of a the *building* shall be upgraded to an *acceptable* level in conformance with Table 11.2.1.4.(2).

Table 11.2.1.4.(2)

Energy Efficiency Upgrade Requirements for Residential Buildings containing not more than Two Principal Dwelling Units

Forming part of Sentence 11.2.1.4.(2)

	EnerGuide Assessment ⁽¹⁾	Air tightness upgrades ⁽²⁾	Attic and Sloped Roof Insulation ⁽³⁾	Electric Space and Hot Water Heating
Alteration construction (\$) -value				
\$0.00 to \$19,999	N	N	N	N
\$20,000 to \$74,999	Y	N	N	<u>N</u>
\$75,000 to \$249,999	Y ⁽¹⁾	Y	Y	N
≥\$250,000	Y ⁽¹⁾	Y	Y	<u>Y</u>
Scope of Work				
Strata Property Conversion ⁽⁴⁾	Y	Y	Y	Y
Relocation	Y	Y	Y	N

Notes to Table 11.2.1.4.(2):

- (1) An EnerGuide Assessment completed within the last 4 years must be submitted, a post-construction assessment must also be completed where the cost-of-construction value exceeds \$75,000.
- (2) Where EGH>5 air changes per hour, air sealing is required.
- (3) Where attic insulation <R12 (2.11RSI), increase to R28 (4.93RSI); where attic insulation ≥R12 (2.11RSI), increase to R40 (7.04RSI); Insulation in existing attics shall not exceed R43.7 (7.7RSI). All flat roof and cathedral ceiling insulation shall be upgraded to ≥R14 (2.47RSI).
- (4) An *existing building* or parcel converted into 2 or more strata lots.

3) Where an *alteration* is made to an existing residential *building* containing not more than two principal residential *dwelling units*, that creates one or more new principal *dwelling units* or increases the size of an existing *dwelling unit*, a *sprinkler system* shall be installed

- a) throughout the *building*, where the construction value of an the *alteration* exceeds 50% of the replacement value of the *existing building*, (See Note A-11.2.1.4.(3)(a).)
- b) throughout any *storey* on which a new principal *dwelling unit* is created, and all *storeys* below, or
- c) throughout any *storey* on which an *alteration* to the *building* increases the aggregate area of an existing *dwelling unit* and the converted space is greater than 50% of the *floor area* of the original *dwelling unit*.

11.2.1.11. Specific Upgrade Requirements for Float Homes and Marinas

- 1) Except as permitted by Sentence (2), where a *marina* is altered, all new work shall comply with Subsection 12.2.2. and the *marina* shall be upgraded to an *acceptable* level as determined by the Upgrade Mechanism Model in Notes to Part 11.
- 2) Except as required by Sentence (3); Sentences 12.2.2.7.(1), and 12.2.2.8.(1) need not apply to a *marina*.
- 3) Where the total **construction** value of ~~an~~ *the alteration* to a *marina* exceeds 50% of the **replacement** value of the *marina* as determined at the application stage for the *alteration*, then the *marina* shall comply with Subsection 12.2.2.
- 4) Where a *float home* is altered
 - a) new work shall comply with Subsection 12.2.2. of Division B and this By-law, and
 - b) the *float home* shall be upgraded to an *acceptable* level in accordance with Article 11.2.1.4.
- 5) A *marina* shall have an *occupancy* classification as specified in Sentences 12.2.2.1.(4) and (5).

Notes to Part 11

A-11.2.1. Project Value. The term “construction value” refers to the value of the proposed work stated on the application for the permit established by Division C, Article 1.6.2.3. and includes the current monetary worth of all labour and all fees and costs incurred for design, investigative testing, consulting services, *construction*, *construction* management, *contractor’s* profit and overhead, sales taxes, and *construction* insurance related to the *building*. Including all components of the *building*, and the market value of all labour, including unpaid labour provided by an *owner* or volunteer, and the market value of all materials, including donated, recycled or used materials.

A-11.2.1.4.(3)(a) Replacement Value. The term “replacement value” is used as a baseline for determining the applicability of specific upgrade requirements. The term refers to ~~an assessed~~ *the* cost to replace the structure in its current state *or serve the function of a previous structure. This is similar to the insurable value – the cost to replace the destructible improvements of a property (as applied to a building or part thereof), the net asset value. This is similar to what would be considered the ‘book value’ in financial terms, in that it considers the depreciated cost of the asset.* This is not intended to be an assessment of the construction, planning, and ancillary costs that could be incurred if the structure in question was built *as a reproduction of the original or redeveloped* as new construction.

Section 1.6. Permits, Applications and Fees

1.6.2.3. Valuation for Permit

(see Note A-1.6.2.3.)

- 1) The value of the proposed work **for new construction** stated on the application for the permit shall ~~reflect~~ **be determined as**
 - a) the net ~~occupiable~~ floor area in square meters (m²) multiplied by \$2691.25 (\$250/ft²) for a single detached house or duplex,
 - b) the net ~~occupiable~~ floor area in square meters (m²) multiplied by \$2691.25 (\$250/ft²) for an *ancillary residential building*, or
 - c) the total current monetary worth of all proposed materials, construction and work related to the building **for all other cases.**
- 2) The value of the proposed work for an *alteration to an existing building* stated on the application for the permit shall ~~reflect~~ **be determined as**

- a) the renovated *floor area* in square meters (m²) multiplied by \$1937.69 (180/ft²) for a single detached house, duplex, or *ancillary residential building*,
- b) the new or renovated vertical wall area in square meters (m²) where only the walls are being altered or added, multiplied by \$968.85 (\$90/ft²) for a single detached house, duplex or *ancillary residential building*, or
- c) the total current monetary worth of all proposed materials, construction and work related to the building for all other cases.

23) ~~In addition to Sentence (1),~~ The value of the proposed work established in Clauses (1)(c) and (2)(c) shall include the total current monetary worth of all labour and all fees and costs incurred for design, investigative testing, consulting services, *construction*, *construction management*, *contractor's profit* and overhead, sales taxes, and *construction insurance* related to the *building*.

34) The total current monetary worth referred to in ~~Sentences~~ Clauses (1)(c) and (2)(c), and Sentence (23) shall include the market value of all labour, including unpaid labour provided by an *owner* or volunteer, and the market value of all materials, including donated, recycled or used materials.

45) The total current monetary worth referred to in ~~Sentences~~ Clause (1)(a) and Sentence (2) shall include all components of the *building*, notwithstanding the fact that some components of the *building* may be subject to other *permits* and fees.

1.6.2.4. Review of Valuation by Chief Building Official

1) The *Chief Building Official* may review the value of the proposed work stated in an application, ~~using the Marshall Valuation Method,~~ and may substitute a different value for the proposed work, based on a cost estimate prepared by a registered quantity surveyor using an *acceptable valuation method*.

Notes to Part 1

A-1.6.2.3.(1)(b) and (c) Value of Proposed Work. The value of proposed work is a reference construction value used for the purposes of determining the applicable permit fees for a given project.

For new detached homes, duplexes, and ancillary residential building such as laneway houses, this may be determined through a simplified process based on the net *floor area*. This refers to the total aggregate floor space within the building and any associated accessory structures supporting human occupancy or storage. The area so established is to be considered the sum of all horizontal floor area located within the outermost extents of the exterior walls on each floor level, inclusive of all normally occupied space. This is intended to include service rooms or ancillary uses to support normal building operation and maintenance.

The total area to be used in the determination of the value of proposed work is to be determined to the first decimal place. This is multiplied by the factor identified in Sentences 1.6.2.3.(1) or (2) as applicable in order to establish the value of the proposed work.

APPENDIX B

Building By-law Revisions to Sunset CP Refund Program

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Note: A By-law will be prepared to make amendments generally in accordance with the provisions listed below.

1.6.4. Applications by Certified Professionals

1.6.4.5. Refund of Permit Fees

- ~~1) Except as otherwise determined in this Article, the *Chief Building Official* may refund a portion of the fees for a *permit* issued to a *Certified Professional* to reflect costs assumed by the applicant that would have otherwise been incurred by the *Chief Building Official*.~~
- ~~2) An application for a refund of *permit* fees pursuant to Sentence (1) must be submitted to the *Chief Building Official* in writing, within 90 days following the issuance of a final *occupancy permit*.~~
- ~~3) Calculation of the refund pursuant to Sentence (1) shall be determined from
 - a) the prevailing fee rate(s) at the time of application for the refund, and
 - b) as applicable and determined in
 - i) the Schedule of Fees at the end of this Part as if it were a revision or reinspection, or
 - ii) the Schedule of Fees in the “Zoning and Development Fee By law” currently in force and effect as if it were a revision or reinspection.~~
- ~~4) No refund for *permit* fees or part thereof identified pursuant to Sentence (1) shall be issued for
 - a) *alterations to existing buildings*, or
 - b) the failure to make an application pursuant to the requirements of Sentence (2).~~

APPENDIX C

Building By-law Revisions to Reduce Fees for Affordable Housing

DRAFT

Note: A By-law will be prepared to make amendments generally in accordance with the provisions listed below.

1.6.2. Application for Permit

1.6.2.5. Fee Schedule

1) Except as permitted by Sentence (2), *permit* fees shall be calculated in accordance with the Fee Schedule at the end of this Part and the fees for *construction* without a *permit* are as outlined in Article 1.6.1.2.

2) The *Chief Building Official* may reduce *permit* fees in accordance with Part A, Section 4 of the Fee Schedule at the end of this Part for a building considered Social Housing, as defined in the Zoning and Development By-law (#3575).

1.6.2.6. No Refund

1) Except as permitted in Article 1.6.2.7. ~~or Article 1.6.4.5.~~, no *permit* fees or part thereof shall be refunded if

- a) *construction* authorized by a *permit* has commenced,
- b) the *permit* has expired pursuant to Article 1.6.7.1., or
- c) the application has lapsed as outlined in Article 1.6.2.8.

Schedule of Fees

PART A – BUILDING

1. The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

(a) Except as provided for in Clause (b) and Section 4 for the CONSTRUCTION of any BUILDING, or part thereof: When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work..... **\$185.00**

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000..... **\$11.80**

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000..... **\$6.00**

(b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to:

(i) any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR- CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500

(ii) any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair..... **\$117.00**

(c) For an OCCUPANCY PERMIT not required by this By-law but requested..... **\$267.00**

(d) the demolition of a BUILDING, not including a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

For each DWELLING UNIT..... **\$1,340.00**

For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household..... **\$1,340.00**

(e) For the demolition of a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3..... **\$1,340.00**

2. The fees hereinafter specified shall be paid to the City as follows:

- (a) For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:
For each hour or part thereof..... **\$364.00**
- (b) For a plan review where an applicant requests in writing that the review be carried out during overtime:
For each hour or part thereof..... **\$364.00**
- (c) For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection: For each hour or part thereof..... **\$240.00**
- (d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected..... **\$240.00**
- (e) For each inspection of a drainage tile system: For a single detached house or duplex..... **\$248.00** For all other drain tile inspections:
When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000..... **\$484.00**
When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000..... **\$968.00**
When the estimated cost of the work exceeds \$1,000,000..... **\$1,220.00**
- (f) For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:
For a residential *building* containing not more than 2 principal *dwelling units*..... **\$310.00**
For all other BUILDINGS..... **\$622.00**
- (g) To access plans (electronic or on microfilm) or documents for viewing or copying..... **\$52.80**
- (h) For each microfilm image or electronic file copied..... **\$14.60**
- (i) For a request to renumber a BUILDING..... **\$1,140.00**
- (j) For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.2. of Book I, Division C and Book II, Division C.....
.....50% of the original BUILDING PERMIT fee to a maximum of **\$444.00**
- (k) For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C..... **\$2,910.00**
- (l) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Subsection 1.6.6. of Book I, Division C and Book II, Division C where the PERMIT relates to a SINGLE DETACHED HOUSE or a SECONDARY SUITE..... **\$240.00**
plus for each hour, or part thereof, exceeding one hour..... **\$240.00**
where the PERMIT relates to any other BUILDING..... **\$729.00**
plus for each hour, or part thereof, exceeding one hour..... **\$364.00**
- (m) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations..... **\$443.00**
- (n) For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. of Book I, Division C for each application..... **\$1,019.00**
- (o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features, for each application..... **\$582.00**
- (p) For review by the alternative solution review panel..... **\$3,270.00**
- (q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2..... **\$364.00**
- (r) For each refund issued pursuant to Sentence 1.6.2.7.(2) of Book I, Division C, and Book II, Division C the administrative fee to be deducted is..... **\$90.10**
3. Upon written application of the payor and on the advice of the Acting General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, may reduce the fees paid pursuant to Clauses (d) and (e) of Section 1:
- (a) for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and
- (b) for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.
4. Upon written application by the payor and on the advice of the Director of Planning, the *Chief Building Official* shall reduce the fees paid pursuant to Clause (a) of Section 1 by 20% for that part of a building designated as Social Housing.

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1. INSTALLATIONS**For the Installation of:**

One, two or three FIXTURES.....	\$240.00
Each additional FIXTURE.....	\$75.60

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- Every "Y" intended for future connection;
- Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
- Every vacuum breaker in a lawn sprinkler system; and
- Every back-flow preventer

Alteration of Plumbing (no FIXTURES involved):

For each 30 m of piping or part thereof.....	\$353.00
For each 30 m of piping or part thereof, exceeding the first 30 m.....	\$98.30
Connection of the City water supply to any hydraulic equipment.....	\$133.00

2. INSPECTIONS OF FIRELINE SYSTEMS:**Hydrant & Sprinkler System:**

First two inspections for each 30 m of water supply pipe or part thereof.....	\$353.00
Each additional inspection for each 30 m of water supply pipe or part thereof.....	\$146.00

Sprinklers:

First head, single detached house or duplex.....	\$402.00
First head, all other buildings.....	\$856.00
First head, renovations to existing sprinkler systems.....	\$249.00
Each additional head, all buildings (no limit on number).....	\$4.40

Firelines:

Hose Cabinets.....	\$46.50
Hose Outlets.....	\$46.50
Wet & Dry Standpipes.....	\$46.50
Standpipes.....	\$46.50
Dual Check Valve In-flow Through Devices.....	\$46.50
Backflow Preventer.....	\$240.00

Wet & Dry Line Outlets:

Each connection.....	\$46.50
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NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump.....	\$376.00
Each Fire Hydrant.....	\$116.00

3. REINSPECTIONS

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected.....	\$240.00
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4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof.....	\$240.00
An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof.....	\$364.00

5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof.....	\$353.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof.....	

\$146.00 Vancouver Building By-law 2019 - Book I (General) Consolidated changes to March 07, 2023 Division C 1-

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PART C – OPERATING PERMITS

Every applicant for an OPERATING PERMIT shall, at the time of application for a new OPERATING PERMIT or renewal of an OPERATING PERMIT, pay to the City the fees set out hereunder:

For the first OPERATING PERMIT relating to equipment or systems in a BUILDING.....	\$184.00
For not renewing an OPERATING PERMIT on or before the renewal date. The OPERATING PERMIT renewal fee plus	\$105.00
For each reinspection made necessary due to non-compliance with this By-law.....	\$229.00
For each change of permit holder on an OPERATING PERMIT.....	\$105.00

PART D – MECHANICAL PERMITS

Every applicant for a Mechanical PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

For a MECHANICAL PERMIT for a single private residential deck, patio, or balcony in a DWELLING UNIT.....	\$225.00
For a MECHANICAL PERMIT in a 1-3 storey BUILDING.....	\$367.50 + \$13.00 per 1kW
For a MECHANICAL PERMIT in a BUILDING of 4 stories and above.....	\$840

+ \$105 for each electric heat pump installation above 6 total heat pump units

Section 2.2. Administration

2.2.1. Administration

2.2.1.1. Conformance with Administrative Requirements

1) This By-law is made pursuant to Section 306 of the Vancouver Charter, and Section 199.01 with respect to fees.