THE CITY OF WINNIPEG

Comprehensive Fee Review

Summary of Changes by Stakeholder Category

Planning, Property and Development Department

February 2016

TABLE OF CONTENTS

1. Home Owners; Home Renovation Contractors; Specialty Contractors such as Garage and Deck Builders 2

2. Commercial Property Owners (including BOMA) 5

3. New Home Builders (including Manitoba Home Builders Association) (for single family houses and Duplexes or other multi-family buildings not requiring an occupancy permit) 9

4. Electrical Contractors – Housing 12

5. Plumbing Contractors – Housing 14

6. Electrical Contractors – Commercial 16

7. Plumbing Contractors – Commercial 18

8. Mechanical Contractors – Commercial 20

8.1. All Mechanical Permits 20

8.2. 'M1' Permits – HVAC 21

8.3. 'M2' Permits 22

8.4. 'M3' Permits – High risk or specialty equipment 22

9. Commercial Builders (including Winnipeg Construction Association) 23

10. Demolition Contractors 29

11. Consultants (Commercial) 31

11.1 Architects and Engineers (MAA, APEGM, ACEC) 31

11.2 Interior Designers (Including PIDIM) 36

12. Sign Contractors 38

13. Downtown and other Geographical-specific Development 40

1. HOME OWNERS; HOME RENOVATION CONTRACTORS; SPECIALTY CONTRACTORS SUCH AS GARAGE AND DECK BUILDERS

Category	Description	Highlighted Change	Reference
Renovation / Alteration Building Permit	Change in fee and method	Change in calculation method to a simple $150 per floor impacted	2.1.2
		Fee changes ranging from an increase for very small value projects to a reduction of up to 90% for large value projects	2.1.2
Secondary Suites	Change in building permit fee	Creation of a flat fee of $600 for creation of an interior secondary suite. Current fee is established by a rate per declared value of construction. A detached secondary suite is $400. Reduced fee when suite is established at the time of new house construction	2.1.1 2.1.2
Accessory Structures	Decks, Detached Garages, Sheds, etc.	A variety of changes to fee and calculation methods	2.1.3
		Reduction of total fee set on 3 typical projects ranging from 30-55%	2.1.3
Electrical Permits	Change in fee and method	Change in calculation method from a minimum fee of $126 plus a per fixture fee to a simple $75 per affected floor	2.2
		New method should result in 40% fee reduction for simple home projects	2.2
	Exterior electrical permits	Reduced to $50 but includes only 1 inspection	2.2
Plumbing Permits	Housing Renovations	Change in calculation method from a minimum fee of $126 plus a per fixture fee to a simple $75 minimum and a $25 fee per affected drain	2.3
	Housing renovations	New method should result in 40% fee reduction for simple home projects	2.3

Category	Description	Highlighted Change	Reference
Development Permits	Accessory Structures	Reduction of fee from $157 to $25	4
	Change of Use (e.g. change from a two suite to single dwelling)	Decrease from $86 to $25	4
	Home based business	Reduction from $189 to $150 (Large home-based businesses also need a conditional use permit)	4
Waterways Permits		No significant overall revenue change, but a significant change in the method of calculation.	5.3
		Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Demolition Permits	Accessory Structures	Significant decrease	5.6
	Houses	Increase in fees for stand- alone demolitions; Decrease in fees when demo is part of a building project	5.6
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Clarity re: number of inspections	Each interior permit now limited to two inspections as part of the permit. Exterior electrical permits limited to one. Additional inspections will result in additional fees starting at $100/inspection.	5.7

Category	Description	Highlighted Change	Reference
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Fees for Non-compliance	Work without a permit – Building and/or Development Permit (pre-permit application)	Minimum fee increased from $319 to $350. On housing- related project, the minimum fee is applied on a project basis.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee. Minimum fee in this case reduced to $200.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3

2. COMMERCIAL PROPERTY OWNERS (INCLUDING BOMA)

Category	Description	Highlighted Change	Reference
Interior Alteration Building Permits	Declared value of construction method	20% reduction in fees when declared value of construction method is used	3.1.3
	New method	Calculation method changed to area calculation for most interior alterations	3.1.3
	New base fee	Minimum permit fee replaced by a base fee of $300	3.1.3
New and Additions: Building Permits	Fee Consolidation	Simplification of fees by consolidation of subcategories	3.1.1
	Assembly Classification	Assembly Category building permits adjusted from a range of $15.70 - $28.40 / m^2 to $18 / m^2	3.1.1
	Care and Detention Classification	Permit fee adjusted from a range of $32.25 - $37.25 / m^2 to $24 / m^2	3.1.1
	Residential Classification	Permit fee adjusted from a range of $10.80 - $15.70 / m^2 to $13.35 / m^2	3.1.1
	Business and Personal Services Classification	Permit fee adjusted from $10.80 - $12.75 / m^2 to $15 / m^2	3.1.1
	Industrial Classification	Permit fee adjusted from $6.35 to $9.80 / m^2 to a range of $8 to $15 / m^2	3.1.1
	Shell-only permits	Building permit fee now split between 'shell-only' and 'interior alteration', reducing current fees for 'shell-only' permits	3.1.1
	Staged Permits	New 'staged' permit premium fee of 2.5% for excavation / piling stage; 5% for foundation stage; 2.5% for structural / framing stage.	3.1.2
	New base fee	Minimum permit fee replaced by a base fee of $800	3.1.1
Electrical Permits	New base fee	Minimum permit fee of $126 replaced by a base fee of $100	3.2

Category	Description	Highlighted Change	Reference
Plumbing Permits	New base fee	Minimum permit fee of $126 replaced by a base fee of $150	3.3
	Residential Multi-family	Simplified and lower permit fee for residential multifamily permits	3.3
Mechanical Permits	M1 (HVAC)	Calculation method changed from value of construction to base fee plus an area fee	3.4
	M1 (HVAC)	Base fee changed from $152 to $250, applied to each affected floor	3.4
	M2 (Sprinklers and Stand- pipes)	Base fee changed from $152 to $250; Calculation method changed from value of construction to a base fee plus and area fee	3.4
	M3 (High risk or specialty equipment)	Calculation method changed from value of construction to a fee per item	3.4
Occupancy Permits	Calculation method	Method changed from a single fee to a base, maximum, and area calculation	3.5
	Permit fees	Occupancy permit fees for small tenancy spaces reduced by 35%. Fees for medium and large tenancy spaces increased by 55%. Maximum final occupancy fee of $600 (escalating for interim occupancy permits)	3.5
	Short-notice requests	Fees doubled for requests with less than 3 days notice	3.5
	Interim Occupancy	Gradually increasing fees for each (repetitive) interim occupancy permit	3.5
	Non-compliance (occupancy without an occupancy permit)	Increased fees for non-compliance	3.5
		Non-compliance fee assessed for each month of non- compliance	3.5
	Refund	100% refund of occupancy permit fee (post-building permit) if request includes complete documentation and all initial inspections are defect-free.	3.5
Building permits for Signs, Awnings, and Canopies	Single face replacement	Fee increase from $29 to $50; Development permit fee increased from $16 to $30	3.6

Category	Description	Highlighted Change	Reference
		Fees now tiered to reflect discount for applications under engineer seal, and increase for those submitted without a seal	3.6
Fire Service Fee		Most fees eliminated and incorporated into the building permit fees	3.1.5
Development Permits		75% increase in fees for new construction, additions, or exterior alterations (increased from $86 / $342 to $300 / $600)	4
Waterways Permits	Fee adjustments	No significant overall revenue change, but a significant change in the method of calculation	5.3
	Change in method	Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1

Category	Description	Highlighted Change	Reference
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Discounts	Downtown	Elimination of 10% discount applied to all permits related to Downtown development	6.2
	Incentive for new Multifamily Residential Development	Discount of 20% for multi-family building permits throughout the city and 30% in the Downtown	6.2
Fees for Non-compliance	Work without a permit – Building and/or Development Permit	Minimum fee increased from $319 to $1000. Maximum fee reduced from $50,000 to $25,000	6.3
	Work without a permit – Electrical, Plumbing, Mechanical, Waterway, or Sign Permit	Minimum fee increased from $319 to $500. (Voice, data, video minimum increased to $350)	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3

3. NEW HOME BUILDERS (INCLUDING MANITOBA HOME BUILDERS ASSOCIATION) (FOR SINGLE FAMILY HOUSES AND DUPLEXES OR OTHER MULTI-FAMILY BUILDINGS NOT REQUIRING AN OCCUPANCY PERMIT)

Category	Description	Highlighted Change	Reference
Building Permits Single family and Duplexes	New / Additions	Approximately 50% increase in building permit fee per m^2	2.1.1
	New / Additions	Increase in base fee from $126 to $200	2.1.1
Building Permits – Part 9 multifamily including row housing	New / Additions	Reduction of 25% in area calculation fee	2.1.1
Duplex or Secondary Suite	Established at the time of original construction	New fee of $300	2.1.1
Electrical Permits	New Construction	Fee adjusted from a flat $200 to $75 plus $1 / m^2; Limited impact on smaller houses. Increase of fee for larger houses	2.2
Plumbing Permits	New Construction	Fee adjusted from a flat $200 to $75 plus $25 per drain. Reduces fee for small houses and increases fee for large houses with many plumbing fixtures.	2.3
Development Permits	New / Additions	No change in fees or calculation method except for an additional $10 for new dwellings more than $180 m^2	4
Waterways Permits		No significant overall revenue change, but a significant change in the method of calculation	5.3

Category	Description	Highlighted Change	Reference
		Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Demolition Permits	Single family/ 2-family dwellings	Reduction from $252 to $200 if demolition is part of a new home project with a building permit application	5.6
	Houses	Increase in fees for stand- alone demolitions; Decrease in fees when demo is part of a building project	5.6
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Inspections	Clarity re: number of inspections	Each interior permit now limited to two inspections as part of the permit. Exterior electrical permits limited to one. Additional inspections will result in additional fees starting at $100/inspection. (Allowed inspections can be grouped on a project basis)	5.7
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations Unsafe Worksite	Fees assessed at $150 Fee assessed at $400	5.7

Category	Description	Highlighted Change	Reference
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Fees for Non-compliance	Work without a permit – Building, Electrical, Plumbing and/or Development Permit	Minimum fee increased from $319 to $350.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee. Minimum fee in this situation reduced to $200.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3
Rebates	Discount applied to all new building permits for single and two-family dwellings in mature neighbourhoods	Discount of 30%	6.2
	Refund for each inspection or plan examination 'pass' received as part of the Residential Audit Program	Refund of $75 per calculated and paid annually	6.2

4. ELECTRICAL CONTRACTORS – HOUSING

Category	Description	Highlighted Change	Reference
Electrical Permits	Housing – renovations to existing houses	Change in calculation method from a minimum fee of $126 plus a per fixture fee to a simple $75 per affected floor	2.2
		New method should result in 40% fee reduction for simple home renovation projects	2.2
	New Construction	Fee adjusted from a flat $200 to $75 plus $1 / m^2; Limited impact on smaller houses. Increase of fee for larger houses	2.2
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Clarity re: number of inspections	Each interior permit now limited to two inspections as part of the permit. Exterior electrical permits limited to one. Additional inspections will result in additional fees starting at $100/inspection.	5.7
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7

Category	Description	Highlighted Change	Reference
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Contractor Licenses	Fees	Only 2016 inflationary changes made at this time	5.8
Fees for Non-compliance	Work without an Electrical Permit - Housing	Minimum fee increased from $319 to $350.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee. Minimum fee in this situation reduced to $200.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3

5. PLUMBING CONTRACTORS – HOUSING

Category	Description	Highlighted Change	Reference
Plumbing Permits	Housing Renovations	Change in calculation method from a minimum fee of $126 plus a per fixture fee to a simple $75 minimum and a $25 fee per affected drain	2.3
	Housing renovations	New methodology should result in 40% fee reduction for simple home renovation projects	2.3
	New Construction	Fee adjusted from a flat $200 to $75 plus $25 per drain. Reduces fee for small houses and increases fee for large houses with many plumbing fixtures.	2.3
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Clarity re: number of inspections	Each interior permit now limited to two inspections as part of the permit. Exterior electrical permits limited to one. Additional inspections will result in additional fees starting at $100/inspection.	5.7
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7

Category	Description	Highlighted Change	Reference
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to 'close' a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Contractor Licenses	Fees	Only 2016 inflationary changes made at this time	5.8
Fees for Non-compliance	Work without a Plumbing Permit -- Housing	Minimum fee increased from $319 to $350.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee. Minimum fee in this situation reduced to $200.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3

6. ELECTRICAL CONTRACTORS – COMMERCIAL

Category	Description	Highlighted Change	Reference
Electrical Permits	All Commercial Electrical Permits	Change in calculation method from a minimum fee of $126 with a per item fee to a base of $100 plus each item fee	3.2
		Most fees are remaining unchanged, except for select items such as control panels, transformers, annual permits and some high voltage items	3.2
	Spray booth	Electrical Permit still required but fee incorporated into building permit fee	3.2
	Voice, Data, Video (VDV) and Intrusion Alarm fee	New fees associated with this work	3.2
	Voice, Data, Video (VDV) Audit Program	New fees associated with optional audit program	3.2
	Code Deviation	New fees for Code deviations (pre-application of during plan examination review or post-electrical plan examination review.	3.1.4
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Clarity re: number of inspections	Extra inspections where more than one re-inspection of a defect is required will result in re-inspection fees starting at $125/inspection	5.7

Category	Description	Highlighted Change	Reference
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Contractor Licenses	Fees	Only inflationary changes made at this time	5.8
Fees for Non-compliance	Work without a Commercial Electrical Permit	Minimum fee increased from $319 to $500. For voice, data, video permit, minimum fee is $350.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3

7. PLUMBING CONTRACTORS – COMMERCIAL

Category	Description	Highlighted Change	Reference
Plumbing Permits	Minimum vs. Base Fee	Minimum fee changed from $126 to a base of $150	3.3
	Residential (Commercial)	New 'per suite' fee of $100; Simplified and lowered (no additional fixture fee)	3.3
	Non-residential Commercial	Move to $30 / drain or fixture regardless of type	3.3
	Stack (renewal)	Increase from $185 to $650	3.3
	Underground rough-in	Increase to $250 plus outlet/fixture fees	3.3
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Inspections	Re-inspections of defects	Escalating inspection fees assessed where more than one re-inspection of a defect is required	5.7
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7

Category	Description	Highlighted Change	Reference
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Contractor Licenses	Fees	Only 2016 inflationary changes made at this time	5.8
Fees for Non-compliance	Work without a Commercial Plumbing Permit	Minimum fee increased from $319 to $500.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3

8. MECHANICAL CONTRACTORS – COMMERCIAL

8.1. ALL MECHANICAL PERMITS

Category	Description	Highlighted Change	Reference
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Re-inspections of defects	Escalating inspection fees assessed where more than one re- inspection of a defect is required	5.7
	Fees for work not ready; insufficient information / documentation at site; inspector unable to gain access; same-day cancellations	Fees assessed at $150	5.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re- inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Contractor Licenses	Fees	Only 2016 inflationary changes made at this time	5.8

Category	Description	Highlighted Change	Reference
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Fees for Non-compliance	Work without a Mechanical Permit	Minimum fee increased from $319 to $500.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee.	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3

8.2. 'M1' PERMITS – HVAC

Category	Description	Highlighted Change	Reference
Permit Fees	Minimum vs. Base Fee	Minimum fee changed from $126 to a base of $250 applied to each affected floor	3.4
	Fee calculation method	Method changed from a declared value of construction to a rate of $0.35 per square meter.	3.4
	Spray booth	M1 permit still required but fee incorporated into building permit fee	3.4

8.3. 'M2' PERMITS

Category	Description	Highlighted Change	Reference
Permit Fees	Minimum vs. Base Fee	Minimum fee changed from $126 to a base of $250 applied to each affected floor	3.4
	Fee calculation method	Method changed from a declared value of construction to a $0.25 rate per square meter.	3.4
	Spray booth	M2 permit still required but fee incorporated into building permit fee	3.4
	Fire pump / Stand pipe	New fee of $500	3.4

8.4. 'M3' PERMITS – HIGH RISK OR SPECIALTY EQUIPMENT

Category	Description	Highlighted Change	Reference
Permit Fees	Fee method	Change from a fee per value of construction to standard fee per activity	3.4
	Special ventilation systems	New fees of new installation: $400; Repairs: $300	3.4
	Fire Suppression	New fees of new installation: $250; Repairs: $100	3.4
	Spray Booths	M3 permit still required but fee incorporated into building permit fee	3.4

9. COMMERCIAL BUILDERS (INCLUDING WINNIPEG CONSTRUCTION ASSOCIATION)

Category	Description	Highlighted Change	Reference
Interior Alteration Building Permits	Declared value of construction method	20% reduction in fees when declared value of construction method is used	3.1.3
	New method	Calculation method changed to area calculation for most interior alterations	3.1.3
	New base fee	Minimum permit fee replaced by a base fee of $300	3.1.3
New and Additions: Building Permits	Fee Consolidation	Simplification of fees by consolidation of subcategories	3.1.1
	Assembly Classification	Assembly Category building permits adjusted from a range of $15.70 - $28 / m^2 to $18 / m^2	3.1.1
	Care and Detention Classification	Permit fee adjusted from a range of $32.25 - $37.25 / m^2 to $24 / m^2	3.1.1
	Residential	Permit fee adjusted from a range of $10.80 - $15.70 / m^2 to $13.35 / m^2	3.1.1
	Business and Personal Services	Permit fee adjusted from $10.80 - $12.75 / m^2 to $15 / m^2	3.1.1
	Industrial	Permit fee adjusted from $6.35 to $9.80 / m^2 to a range of $8 to $15 / m^2	3.1.1
	Shell-only permits	Building permit fee now split between 'shell-only' and 'interior alteration', reducing current fees for shell-only permits	3.1.1

Category	Description	Highlighted Change	Reference
	Staged Permits	New 'staged' permit premium fee of 2.5% for excavation / piling stage; 5% for foundation stage; 2.5% for structural / framing stage.	3.1.2
	New base fee	Minimum permit fee replaced by a base fee of $800	3.1.1
Electrical Permits	New base fee	Minimum permit fee of $126 replaced by a base fee of $100	3.2
Plumbing Permits	New base fee	Minimum permit fee of $126 replaced by a base fee of $150	3.3
	Residential multi-family	Simplified and lower permit fee for residential multifamily permits	3.3
Mechanical Permits	M1 (HVAC)	Calculation method changed from value of construction to base fee plus an area fee	3.4
	M1 (HVAC)	Base fee changed from $152 to $250, applied to each affected floor	3.4
	M2 (Sprinklers and Stand- pipes)	Calculation method changed from value of construction to a base fee plus and area fee	3.4
	M3 (High risk or specialty equipment)	Calculation method changed from value of construction to a fee per item	3.4
Occupancy Permits	Calculation method	Method changed from a single fee to a base, maximum, and area calculation	3.5
	Fee Change	Occupancy permit fees for small tenancy spaces reduced by 35%. Fees for medium and large tenancy spaces increased by 55%. Maximum final occupancy fee of $600 (escalating for interim occupancy permits)	3.5
	Short-notice requests	Fees doubled for requests with less than 3 days notice	3.5
	Interim Occupancy	Gradually increasing fees for each (repetitive) interim occupancy permits	3.5

Category	Description	Highlighted Change	Reference
	Non-compliance (occupancy without an occupancy permit)	Increased fees for non-compliance	3.5
		Non-compliance fee assessed for each month of non-compliance	3.5
	Refund	100% refund of occupancy permit fee (post building permit) if request submits complete documentation and all initial inspections are defect-free.	3.5
Building permits for Signs, Awnings, and Canopies	Single face replacement	Fee increase from $29 to $50; Development permit fee increased from $16 to $30	3.6
		Fees now tiered to reflect discount for applications under engineer seal, and increase for those submitted without a seal	3.6
Fire Service Fee		Most fees eliminated and incorporated into the building permit fees	3.1.5
Meetings	Pre-application meetings; Meeting by applicant concerning Building Code compliance	Base fee increased from $136 to $200; Hourly rate per City employee increased from $114 to $150	3.1.6
	Cancellation within 24 hours	Fee increased from $136 to $200	3.1.6
Plan Examination	Multiple plan reviews	Fee adjusted from 10% of permit fee to base of $1000 plus $150 /hour per discipline to a maximum of 10% of permit fee	3.1.6
	Re-examination (e.g. new plans)	Fee adjusted from 25% of permit fee to base of $1000 plus $150 / hour to a maximum of 25% of building permit fee	3.1.6

Category	Description	Highlighted Change	Reference
	Spatial separation agreements / Party wall agreements with caveats on title	Current fee of $168 plus legal fee of $1160 adjusted to $4000 (includes legal fee)	3.1.6
Development Permits	New construction	75% increase in fees for new construction or additions; Increase of fee from $342 to $600	4
	Additions or exterior alterations to existing buildings	Increase from $172 to $300	4
Waterways Permits		No significant overall revenue change, but a significant change in the method of calculation	5.3
	Change in method	Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Inspections	Work not ready, no access, unsafe work site, etc.	Increased fees to $150; Unsafe work site fee of $400	5.7
	Re-inspection of defects	Escalating fees where more than one re-inspection of a defect is required	5.7
Life Safety Test	Fees during office hours	Current fee of $632 changed to $5000 for 'regular' buildings and $7500 for complex or unusually large buildings. Re-test are $2500 and $3000 respectively	3.7

Category	Description	Highlighted Change	Reference
	Fees outside of office hours	Changed to 1.5 times (in proportion to the percentage of time spent outside of business hours).	3.7
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Discounts	Downtown	Elimination of 10% discount applied to all permits related to Downtown development	6.2
	Incentive for new multi- family residential development	Discount of 30% applied to building permits for the Downtown; Discount of 20% applied to the rest of the City.	6.2
	Optional Professional Certificate Program	Decrease of the discount from 20% to 10%	6.2
Fees for Non-compliance	Work without a permit – Building and/or Development Permit (pre-permit application)	Minimum fee increased from $319 to $1000. Maximum fee reduced from $50,000 to $25,000	6.3

Category	Description	Highlighted Change	Reference
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of $500	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3

10. DEMOLITION CONTRACTORS

Category	Description	Highlighted Change	Reference
Residential Demolition Permit Fees	Accessory Structures	Reduction in fees for accessory structures from $160 to $100 or $50 depending on if the demolition is part of a Building Permit application	5.6
	Houses	Reduction in fee from $252 to $200 if part of a Building Permit application. Increase to $350 if it is not.	5.6
Commercial Demolition Permit Fees	Fees if the demolition is part of a building permit	20% discount to be applied	5.6
	Base Fee	New base fees of $500 or $250 introduced, depending on the project type	5.6
Fees for Late Completion	Housing – New fee applied for incomplete demolition beyond the time set out in the permit	New fee of $200 per week.	5.6
	Commercial – New fee applied for incomplete demolition beyond the time set out in the permit	New fee of $1000 per week.	5.6
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
Inspections	Re-inspections of defects	Escalating inspection fees assessed where more than one re-inspection of a defect is required	5.7
Contractor Licenses	New Fee	Introduction of contractor licenses and annual fees for commercial demolition contractors	5.8

Category	Description	Highlighted Change	Reference
Fees for Non-Compliance	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3

11. CONSULTANTS (COMMERCIAL)

11.1 ARCHITECTS AND ENGINEERS (MAA, APEGM, ACEC)

Category	Description	Highlighted Change	Reference
Interior Alteration Building Permits	Declared value of construction method	20% reduction in fees when declared value of construction method is used	3.1.3
	New method	Calculation method changed to area calculation for most interior alterations	3.1.3
	New base fee	Minimum permit fee replaced by a base fee of $300	3.1.3
New and Additions: Building Permits	Fee Consolidation	Simplification of fees by consolidation of subcategories	3.1.3
	Assembly Classification	Assembly Category building permits adjusted from a range of $15.70 - $28.40 / m^2 to $18 / m^2	3.1.1
	Care and Detention Classification	Permit fee adjusted from a range of $32.25 - $37.25 / m^2 to $24 / m^2	3.1.1
	Residential	Permit fee adjusted from a range of $10.80 - $15.70 / m^2 to $13.35 / m^2	3.1.1
	Business and Personal Services	Permit fee adjusted from $10.80 - $12.75 / m^2 to $15 / m^2	3.1.1
	Industrial	Permit fee adjusted from $6.35 to $9.80 / m^2 to a range of $8 to $15 / m^2	3.1.1
	Shell-only permits	Building permit fee now split between ‘shell-only’ and ‘interior alteration’, reducing the current fees for ‘shell-only’ permits	3.1.1

Category	Description	Highlighted Change	Reference
	Staged Permits	New 'staged' permit premium fee of 2.5% for excavation / piling stage; 5% for foundation stage; 2.5% for structural / framing stage.	3.1.2
	New base fee	Minimum permit fee replaced by a base fee of $800	3.1.1
Occupancy Permits	Calculation method	Methodology changed from a single fee to a base, maximum, and area calculation	3.5
	Fee Change	Occupancy permit fees for small tenancy spaces reduced by 35%. Fees for medium and large tenancy spaces increased by 55%. Maximum final occupancy fee of $600 (escalating for interim occupancy permits)	3.5
	Short-notice requests	Fees doubled for requests with less than 3 days' notice	3.5
	Condominium suite occupancy permits	Reduced by 20%	3.5
	Interim Occupancy	Gradually increasing fees for each (repetitive) interim occupancy permits	3.5
	Non-compliance	Increased fees for non-compliance (occupancy without an occupancy permit)	3.5
	Non-compliance	Non-compliance fee assessed for each month of non-compliance	3.5
	Refund	100% refund of occupancy permit fee (post building permit) if request submits complete documentation and all initial inspections are defect-free.	3.5
Fire Service Fee		Most fees eliminated and incorporated into the building permit fees	3.1.5

Category	Description	Highlighted Change	Reference
Meetings	Pre-application meetings; Meeting by applicant concerning Building Code compliance	Base fee increased from $136 to $200; Hourly rate per City employee increased from $114 to $150	3.1.6
	Cancellation within 24 hours	Fee increased from $136 to $200	3.1.6
Plan Examination	Multiple plan reviews	Fee adjusted from 10% of permit fee to base of $1000 plus $150 /hour per discipline to a maximum of 10% of permit fee	3.1.6
	Re-examination (e.g. new plans)	Fee adjusted from 25% of permit fee to base of $1000 plus $150 / hour to a maximum of 25% of building permit fee	3.1.6
	Spatial Separation Agreements / Party Wall Agreements with caveats on title	Current fee of $168 plus legal fee of $1160 adjusted to $4000 (includes legal fee)	3.1.6
Alternative Solutions	Fees	New fees to be established ranging from $100 to $1000 for Alternative Solutions depending on pre/post permit application and issuance, minor or major complexity, and new or existing buildings	3.1.4
Development Permits	New Construction	75% increase in fees for new construction or additions; Increase of fee from $342 to $600	4
	Additions or exterior alterations to existing buildings	Increase from $172 to $300	4
	Amendment to a Secondary Plan	Increase from $3,152 to $11,000	5.2
Waterways Permits		No significant overall revenue change, but a significant change in the method of calculation	5.3

Category	Description	Highlighted Change	Reference
	Change in method	Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Life Safety Test	Fees during office hours	Current fee of $632 changed to $5000 for 'regular' buildings and $7500 for complex or unusually large buildings. Re-test are $2500 and $3000 respectively	3.7
	Fees outside of office hours	Changed to 1.5 times (in proportion to the percentage of time spent outside of business hours).	3.7
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Discounts	Downtown	Elimination of 10% discount applied to all permits related to Downtown development	6.2
	Incentive for new multi-family residential development	Discount of 30% applied to building permits for the Downtown; Discount of 20% applied to the rest of the City	6.2

Category	Description	Highlighted Change	Reference
	Optional Professional Certificate Program	Decrease of the discount from 20% to 10%	6.2
Documents, Records and information	Fees	Significant changes to the methodology to assess records	5.5

11.2 INTERIOR DESIGNERS (INCLUDING PIDIM)

Category	Description	Highlighted Change	Reference
Interior Alteration Building Permits	Declared value of construction method	20% reduction in fees when declared value of construction method is used	3.1.3
	New method	Calculation method changed to area calculation for most interior alterations	3.1.3
	New base fee	Minimum permit fee replaced by a base fee of $300	3.1.3
Occupancy Permits	Calculation method	Method changed from a single fee to a base, maximum, and area calculation	3.5
	Fee Change	Occupancy permit fees for small tenancy spaces reduced by 35%. Fees for medium and large tenancy spaces increased by 55%. Maximum final occupancy fee of $600 (escalating for interim occupancy permits)	3.5
	Short-notice requests	Fees doubled for requests with less than 3 days' notice	3.5
	Interim Occupancy	Gradually increasing fees for each (repetitive) interim occupancy permits	3.5
	Non-compliance	Increased fees for non-compliance (occupancy without an occupancy permit)	3.5
	Non-compliance	Non-compliance fee assessed for each month of non-compliance	3.5
	Refund	100% refund of occupancy permit fee (post-building permit) if request includes complete documentation and all initial inspections are defect-free.	3.5
Fire Service Fee		Most fees eliminated and incorporated into the building permit fees	3.1.5

Category	Description	Highlighted Change	Reference
Meetings	Pre-application meetings; Meeting by applicant concerning Building Code compliance	Base fee increased from $136 to $200; Hourly rate per City employee increased from $114 to $150	3.1.6
	Cancellation within 24 hours	Fee increased from $136 to $200	3.1.6
Development Permits	Additions or exterior alterations to existing buildings	Increase from $172 to $300	4
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Discounts	Downtown	Elimination of 10% discount applied to all permits related to Downtown development	6.2
	Incentive for new multi-family residential development	Discount of 30% applied to building permits for the Downtown; Discount of 20% applied to the rest of the City	6.2
Documents, Records and information	Fees	Significant changes to the method to assess records	5.5

12. SIGN CONTRACTORS

Category	Description	Highlighted Change	Reference
Building and Development permits for Signs, Awnings, and Canopies	Single face replacement	Fee increase from $29 to $50;	3.6
	New signs requiring a Building Permit	Fees now tiered to reflect reduction for applications under Engineer seal, and increase for those submitted without a seal	3.6
Development Permits	Single face sign replacement	Development permit fee increased from $16 to $30	4
	Awning &/or Canopy	Fee reduced from $93 to $75	4
	Free standing mansard, project, or other structural supporting signs	Fee reduced from $93 to $75	4
Waterways Permits	Change in method	No significant overall revenue change, but a significant change in the method of calculation	5.3
	Change in method	Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of $2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Inspections	Re-inspection of defects	Escalating fees where more than one re-inspection of a defect is required	5.7

Category	Description	Highlighted Change	Reference
Initiating work; timing re: defects; and closing of permits	Contact with the City post-permit issuance	New fee of $50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of $150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of $200 for failure to 'close' a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than $10K	6.1
	Downtown Discount	Elimination of 10% discount applied to all permits related to Downtown development	6.2
Work without a permit and Fees for Non-compliance	Work without a permit – Sign and/or Development Permit	Minimum fee increased from $319 to $500.	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of $1000	6.3

13. DOWNTOWN AND OTHER GEOGRAPHICAL-SPECIFIC DEVELOPMENT

Category	Description	Highlighted Change	Reference
Discounts	Discount applied to all permits in the Downtown	Current 10% discount is eliminated	6.2
	Discount for all new Residential development	Introduction of a new discount of 30% applied to building permits only for new residential development in the Downtown	6.2
	Discount for all new Multi-Family Residential development outside the Downtown	New discount of 20% applied to Building Permits only for new Multi-Family Residential development (Commercial, not including 'Housing' Building Permit)	6.2
	Discount applied to all new single family and two family infill housing building permits (in mature neighbourhoods as defined by OurWinnipeg)	New discount of 30% applied to Building Permits only	6.2