



Municipality of Dysart et al

Instructions to Building Permit Applicants

In order for the building department to continue to serve you in the most efficient manner the following strict guidelines **must** be followed.

- Building shall not begin until a building permit has been issued.
- No inspections will be done unless you have a building permit.
- All inspections indicated on the permit are **mandatory**.
- Any work that has progressed past any required inspection stage will have to be uncovered for inspection.
- Notice of inspections shall be given **at least** 2 business days in advance.
- When requesting an inspection you **must** quote the permit number.

Building permit applications **will not be accepted** unless accompanied by all required supporting documentation as required by the Municipal Building By-law 2014-30 (copy available on request) and shall include:

1. A properly completed application form available at the office or on our web site www.dysartetel.ca

Note: all applicable fields of application must be properly completed.

Proposed use of the building is the use of the building = residential or storage etc., the type of building is listed under ***Description of proposed work*** build a garage or home

2. 2 complete sets of properly drawn building plans (**see "Plans & Specifications" on rear**).
3. Site Plan- must be neatly drawn referenced to a copy of the survey (**see "Site Plan" on rear**).
4. A copy of the Septic Permit or Approval for sewage systems (see rear for when required).
5. Any entrance approval required.
6. An owner's declaration for authorized agent if the application is signed by anyone other than the owner.
7. **Cleaning and Repair of Highway inspection fees (By-law 2009-29)(Applicable only to properties on Municipal roads).**
8. The required fees. (see attached Fee Schedule) (preferred payment- cheque-not cashed until permit issued) + **\$100. Road Inspection** (see attached By-law 2009-29)
9. **Energy Efficiency Design Summary form (Applicable to Part 9 Residential Buildings including additions to existing buildings).**

NEW !!

Any applications that do not contain the proper information & the fee will not be processed and may be returned to the applicant. All complete applications will be processed in the order in which they are received.

It is the builder's responsibility to make sure they are organized before work starts. You must apply for the health permit, driveway permit or any other required documentation before you apply for a building permit. Remember to think ahead when requesting inspections.

It is the Building Department's policy to inform the owner when Orders are issued or if deficiencies not corrected by the contractor on a timely basis.

Plans required to accompany applications:

Starting Jan.1, 2006- Anyone that provides Plans, other than the owner must have a Building Code Identification Number (BCIN). There are 2 types of designers: Registered Designer (RD) = BCIN + insurance & Qualified Designer (QD) = BCIN no insurance required. Below is a brief summary of who can provide plans for specific types of buildings.

Detached house, semi-detached or dwelling containing not more than 2 dwelling units

= owner, RD or QD if home registered with Tarion

Additions or reno detached house

= owner or QD

Ancillary Buildings (garages, sheds)

= if less than 50 sq. m (538 sq ft) by anyone

= more than 50 sq. m owner or QD

Plans and Specifications:

(1) Sufficient information shall be submitted with each application for a permit to enable the Chief Building Official to determine whether or not the proposed construction, demolition or changes of use will conform with the *Act* the Building Code and any other applicable laws and shall include the following;

- a) Two sets of plans drawn to scale and shall include; floor plans, foundation plans, framing plans, insulation plans, roof plans, building elevations, plumbing plans, heating and ventilation plans, except plumbing and heating and ventilation plans are not required for a detached house, semi-detached house or house containing not more than 2 dwelling units.

NEW !!..... As constructed underground plumbing plans are required prior to inspection.

Explanation: *Any changes to the plans submitted requires written approval from the CBO.
*Show all deck, porch framing, R-value of insulation and type of insulation, etc. Anything not shown on the plans will require a separate permit.
* Roof plans – provide truss layout or bird’s eye view showing framing layout.
* Provide all engineered beam, lintel or floor joist drawings with application.
* When applying for an addition plans must show type, depth of existing footings and proposed attachment.
* When applying for a new foundation provide existing foundation layout including existing interior piers, layout & size of existing beams & floor joists & layout of proposed foundation & beam sizes.

- b) A **Site Plan** referenced to an up to date survey when available or to a drawing of the lot, neatly drawn, which shall indicate:
 - the dimensions of the lot (length, width),
 - location and size of the proposed buildings & all existing buildings,
 - location of well, septic, easements (hydro, right of way etc) & entrance,
 - setbacks of proposed building or addition from all lot lines, road, other buildings within 3m, highwater mark, well and septic system.

Septic Permits and Approvals:

A septic permit is required for new construction if it is not being serviced by a municipal sewer. Septic approval is required for any proposed construction that is not serviced by a municipal sewer and where there is an increase in occupant load, the number of bedrooms is increased, the size of the building is increased by more than 15%, or if new plumbing fixtures are added.

Septic permits and/or approvals must be obtained from through the Building Department prior to applying for any other related building permits.

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:		
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	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 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) (c) 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 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, 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]

<i>SB-12 Prescriptive (input design package):</i> 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 Area of W, S & G = _____ m ² or _____ ft ²	W, S & G % = _____ Utilize window averaging: <input type="checkbox"/> Yes <input type="checkbox"/> No	<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)

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) Airtightness test required (Refer to Design Guide Attached)	<input type="checkbox"/> Table 3.1.1.4.B Required: _____ Permitted Substitution: _____		
	<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	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 Walls		HRV Efficiency (SRE% at 0° C)	
Slab (all >600mm below grade)		DHW Heater (EF)	
Slab (edge only ≤600mm below grade)		DWHR (CSA B55.1 (min. 42% efficiency))	# Showers _____
Slab (all ≤600mm below grade, or heated)		Combined Heating System	

(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.

Schedule "A" to By-law No. 2014-30 of the Municipality of Dysart et al

Classes of Permits and Fees

1. Permit Fees

Permit fees shall be calculated by the floor area of the proposed construction multiplied by the values as set out in Subsection 2 of this schedule.

Floor Area shall be the total area of all floor above grade measured to the outside face of the exterior walls.

2. Building Classifications

- | | | |
|----|--|------------------|
| a) | Buildings used for human habitation including:
Dwellings, bunkies, private cabins, multi residential
Or additions to above | \$.70 per sq ft |
| b) | Commercial and institutional buildings and additions
(office space, stores, restaurants, schools etc) | \$.80 per sq ft |
| c) | Industrial Buildings and additions | \$.70 per sq ft |
| d) | Accessory Buildings or additions Garages, sheds etc | \$.50 per sq ft |
| e) | New foundation under an existing building
Interior Finish of Basement
Renovations (area of renovation only)
Open Buildings-Covered Porches, Car Ports | \$.45 per sq ft |
| f) | Facilities of Municipal Housing Projects that have
entered into agreements with the City of Kawartha
Lakes, the Service Manager, under authority of
By-law Number 2006-262 and enacted by By-law
pursuant to Paragraph 18, Section 2 of the
Ontario Regulation 46/94, as amended. | Fees waived |

3. Miscellaneous Work

- | | | |
|----|---|----------|
| a) | Minimum Permit fee including:
Decks any size
HVAC (includes wood stoves)
Outdoor pools | \$100.00 |
| b) | Demolition Permit | \$100.00 |
| c) | Plumbing | \$100.00 |

4. Conditional Permit \$100.00 + applicable **Building Permit** fees

5. Partial Building Permit \$100.00 + applicable **Building Permit** fees for the complete project.

6. Change of Use \$100.00 + any applicable **Building Permit** Fees

7. Application for a Sewage System Classes 2, 3, 4, 5 \$875.00

8. Septic Permit Review \$250.00
For change of design requiring a Site Visit

**9. Septic for Addition / Renovation /
Change of Use or Septic Re-inspection** \$450.00

Schedule "A" to By-law No. 2014-30 of the Municipality of Dysart et al

Classes of Permits and Fees - Continued

10. Transfer of Permit \$100.00

11. Re-inspections

Including inspections for permits issued \$100.00
more than 5 years ago & changes to plans
that requires written approval

12. Refunds

Requests for refunds must be provided in writing from the applicant.
No refunds shall be made for a permit that has been revoked.
Any application that has not been processed 100% is refundable
Any application that has been reviewed for building & zoning compliance even if permit
has been issued 75% of fee is refundable
Permit issued and any inspections performed no refund