

December 4, 2024

## **Ontario Building Code Changes**

As you may be aware the Ontario Building Code is subject to changes and updates every year. The 2024 Ontario Building Code will be coming into effect as of January 1, 2025. There will be a grace period until March 31, 2025 for applications in which the drawings were completed before January 1, 2025. After March 31, 2025 all applications and drawings must conform to the 2024 Ontario Building Code. The Code change is being done in an effort to harmonize with the National Building Code.

## **Application Fees**

Starting January 1, 2025 the Building Department will require a minimum permit fee to be made in order to consider the submission a complete application. Once a permit has been applied for through the Portal it will be reviewed to ensure all required documents have been submitted, it will then undergo a zoning review and if successful, the status will be changed to "Application Accepted", at that time a statement will be uploaded with the required minimum application fee. Payments can be made online at [pelham.ca/payments](https://pelham.ca/payments).

## **Development Charge Increases**

The Building Department would like to advise residents and home builders that the Development Charges will be increasing in 2025. This increase will be for both the Niagara Region Development Charges and the Town of Pelham's Development Charges. Any building permit ready for issuance that has not been paid for and issued by January 1, 2025 will be subject to those increases. In order to benefit from the 2024 rates, building permits are required to be paid for and issued by 12:00pm December 24, 2024. Should a payment need to be made following this date, please contact [building-info@pelham.ca](mailto:building-info@pelham.ca) to arrange a time to make payment as we will have limited staff available to process payments.

Should you have any questions regarding the above information please feel free to reach out to the Town of Pelham's Building Department and we will do our best to answer your inquiries.

Andrew McMurtrie,  
Chief Building Official

