



Development and Compliance Services Building Division

To: G. Kotsifas, P. Eng.
Managing Director, Development & Compliance Services
& Chief Building Official

From: P. Kokkoros, P. Eng.
Deputy Chief Building Official

Date: August 19, 2013

RE: **Monthly Report for July 2013**

Attached are the Building Division's monthly report for July 2013 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of July, 2,644 permits had been issued with a construction value of approximately \$471 million dollars, representing 1,268 new dwelling units. Compared to last year, this represents a 1.7% increase in the number of permits, an 8.2% decrease in the construction value and a 0.2% increase in the number of dwelling units.

To the end of July, the number of single and semi-detached dwellings issued were 464, which was a 8.3% decrease over last year.

At the end of July, there were 497 applications in process, representing approximately \$162.3 million dollars in construction value and an additional 457 dwelling units, compared with 419 applications having a construction value of \$95 million dollars and an additional 271 dwelling units for the same period last year.

The rate of incoming applications for the month of July averaged out to 23 applications a day for a total of 498 in 22 working days. There were 72 permit applications to build 72 new single detached dwellings, 7 townhouse applications to build 10 units, of which 6 were cluster single dwelling units.

There were 501 permits issued in July totalling \$74,888,369 including 132 new dwelling units.

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Monthly Report for July 2013

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Inspections

Although multiple inspections may be booked and completed for a project on the same day (ie. structural framing and HVAC rough-in), only one inspection is counted in this report. This provides a more accurate depiction of the inspectors' workload.

Building Inspectors received 1,672 inspection calls and conducted 1,831 building permit related inspections with an additional 10 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,841 inspections or an average of 184 inspections made per inspector this month based on 10 inspectors, which averages out to 11.7 inspections per day per inspector. (Note: 220 person working days – 63 vac/sick day/training = 157) There are a total of 9,797 active building permits or an average of 980 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.0% of the time.

Plumbing Inspectors received 789 inspection calls and conducted a total of 880 permit related inspections, there were no inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 1 inspection. During the month, a total of 881 inspections were conducted with an average of 176 per inspector, which averages out to 10.6 inspections per day per inspector. (Note: 110 person working days – 27 vac/sick day/training = 83.0). Active building permits involving plumbing totalled 3,186 or 637 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.4% of the time.

Building Permit Stabilization Reserve status

As at year-end 2012, the Reserve Fund closing balance was \$651,434. As a result of an audit conducted on building permit fee revenues and expenditures, building permit fees as of November 1, 2012 were increased by 20% on average.

Based on second quarter monitoring this year, It is anticipated that at year-end there will be no need for a drawdown from the reserve. This is expected as the permit fee increase imposed as of November 1, 2012 was based on a 5 year cyclical fee review that results into a positive contribution during the first few years with a possible drawdown towards the end of the 5 year period.

PK:
Attach.

c.c.: P. Kokkoros, D. Howe, O. Clarke, N. Graham, O. Katolyk, D. Macar

SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
July 2013

INSPECTOR	PERMITS	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,337	8	14	2	5.6	9.8
J. Domaracki	1,013	15	12	2	6.0	10.5
E. Drost	1,025	3	0	0	5.0	10.1
T. Groeneweg	1,009	9	5	2	6.5	11.4
G. Giannos	1,004	7	6	1	11.8	11.9
M. MacDonald	883	9	6	1	9.5	12.7
J. Davis	598	0	0	1	13.2	14.4
A. DiCicco	844	12	2	1	5.5	12.4
J. Silcox	1,075	27	11	3	6.0	11.3
K. Wilding	1,009	7	2	0	6.5	10.9
TOTALS	9,797	97	58	13	75.6	115.4

SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
July 2013

INSPECTOR	PERMITS	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	425	0	1	6.3	9.6
P. Langdon	483	0	0	6.4	11.1
R. Psotka	461	0	1	6.3	11.4
E. Turner	1,007	0	8	10.8	10.0
D. Webster	810	0	3	5.9	11.0
TOTALS	3,186	0	13	7.14	10.62

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF July 2013

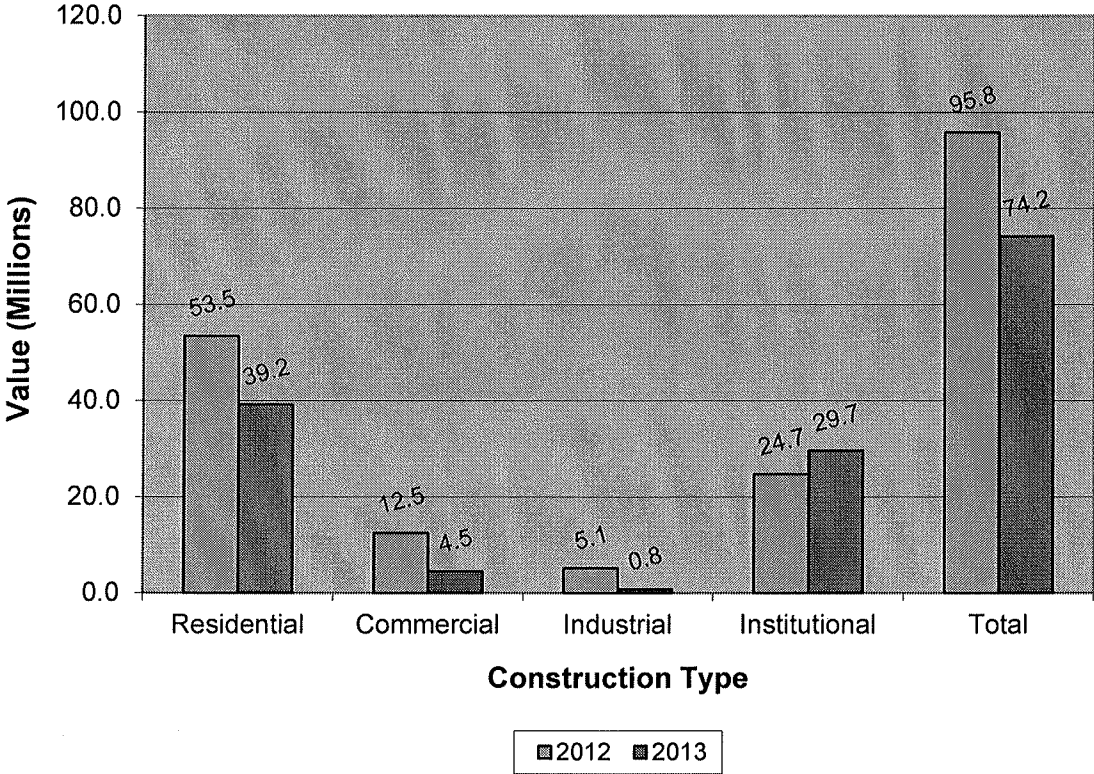
CLASSIFICATION	July 2013			to the end of July 2013			July 2012			to the end of July 2012		
	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS	NO. OF PERMITS	ESTIMATED COST	NO. OF UNITS
SINGLE DETACHED DWELLINGS	78	25,202,522.00	78	462	147,454,552.00	462	96	31,417,640	96	506	157,397,780	506
SEMI DETACHED DWELLINGS	2	527,680.00	2	2	527,680.00	2	0	0	0	1	120,000	0
TOWNHOUSES	19	9,632,040.00	51	103	55,602,870.00	273	16	7,798,200	35	93	39,058,800	181
DUPLEX,TRIPLEX,QUAD,APT BLDG	0	0.00	0	8	112,334,000.00	500	1	290,000	2	11	50,655,000	285
RES.-ALTER & ADDITIONS	161	3,825,801.00	1	945	26,882,382.00	30	129	13,957,600	1	898	62,099,931	293
COMMERICAL-ERECT	1	1,124,200.00	0	6	10,231,200.00	0	3	6,829,970	0	17	27,298,970	0
COMMERCIAL-ADDITION	1	400,000.00	0	20	6,933,700.00	0	1	220,000	0	17	11,628,200	0
COMMERCIAL-OTHER	34	2,949,927.35	0	258	32,791,497.35	1	42	5,470,300	0	268	49,215,263	0
INDUSTRIAL-ERECT	0	0.00	0	3	2,330,000.00	0	0	0	0	9	7,509,000	0
INDUSTRIAL-ADDITION	1	280,000.00	0	10	3,352,500.00	0	1	100,000	0	9	1,663,000	0
INDUSTRIAL-OTHER	7	569,500.00	0	42	13,099,500.00	0	5	5,035,000	0	39	8,601,700	0
INSTITUTIONAL-ERECT	2	5,550,000.00	0	7	9,019,000.00	0	2	21,000,000	0	9	64,096,000	0
INSTITUTIONAL-ADDITION	3	18,692,840.00	0	11	26,661,840.00	0	2	1,680,000	0	11	18,094,800	0
INSTITUTIONAL-OTHER	35	5,420,600.00	0	105	21,132,055.00	0	22	2,035,500	0	98	13,163,180	0
AGRICULTURAL	1	40,000.00	0	7	308,000.00	0	0	0	0	0	0	0
SWIMMING POOL FENCES	50	613,659.00	0	140	2,128,113.00	0	46	500,770	0	172	2,526,042	0
ADMINISTRATIVE	28	59,600.00	0	126	335,090.00	0	22	42,000	0	95	208,926	0
DEMOLITION	16	0.00	8	59		0	11	0	8	67	0	117
SIGNS/CANOPY-CITY PROPERTY	0	0.00	0	15		0	1	0	0	13	0	0
SIGNS/CANOPY-PRIVATE PROPERT	62	0.00	0	312		0	30	0	0	267	0	0
TOTALS	501	74,888,369.35	132	2,641	471,123,979.35	1,268	430	96,376,980	134	2,600	513,336,592	1,265

Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
2) Mobile Signs are no longer reported.

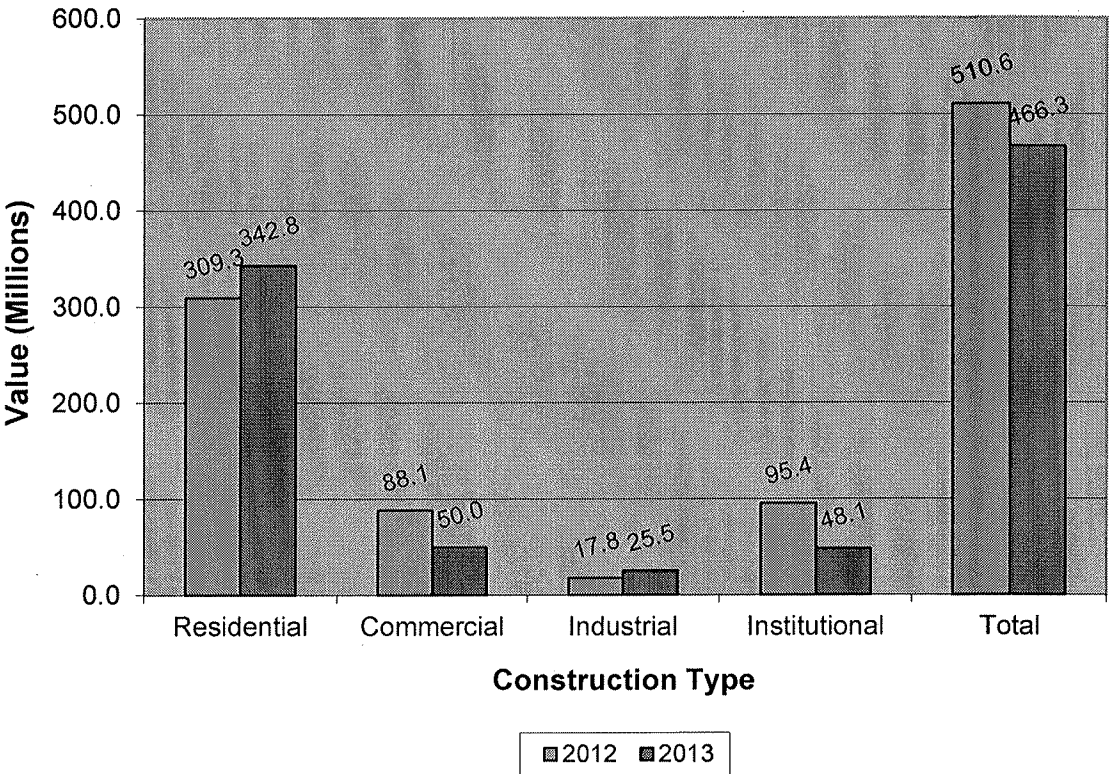
August 21, 2013

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Construction Value of Building Permits
July



Construction Value of Building Permits
January to July



City of London - Building Division
Principal Permits Issued From July 01, 2013 to July 31, 2013

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Fanshawe College Applied Arts & Technology Board Of Governors	1001 Fanshawe College Blvd	Install-Community College-Alter To Upgrade Fire Alarm In Falcon House. Ffr.	0	390,000
The Ironstone Building Company Inc	1030 Oakcrossing Gate J	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block Blk J (Dpns 33, 35,	5	860,000
The Ironstone Building Company Inc	1030 Oakcrossing Gate K	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block Blk K (Dpns 43, 45,	6	978,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Add-University-Add To And Alter Western Music Building Frr/Fpo	0	16,000,000
Consell Solaire Viamonde School Board	1260 Dundas St	Install-Schools Elementary, Kindergarten-Install Storm Sewer	0	552,000
Thames Valley District School Board	1335 Nicole Ave	Install-Schools Elementary, Kindergarten-Erect Portable Classroom Complex. Ffr. Fpo.	0	750,000
Sifton Properties Ltd	1358 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd 2 Car Garage - Unfinished Bas	1	300,160
Sifton Properties Ltd	1362 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect A Residential Townhouse Buildingerect Single	1	321,280
Seiko Homes Inc	1430 Highbury Ave N 6	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Condo 2 Car Garage With D	1	248,840
Seiko Homes Inc	1430 Highbury Ave N 35	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Unfinishe	1	246,400
Hessan Habib Seiko Homes Inc.	1430 Highbury Ave N 73	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd 2 Car Garage With Finished Ba	1	248,840
Sifton Properties Ltd	1449 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd 2 Car Garage Unfinished Basem	1	296,000
	145 Woodholme Pl-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd 2 Car Garage Unfinished Basem	1	292,900
Desilva 2318836 Ontario Inc	1476 Aldersbrook Rd	Erect-Medical Offices-Erect Medical Building.	0	1,124,200
2260517 Ontario Inc. C/O Jeffrey Wettlaufer	1515 Shore Rd 21	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd 2 Car Garage Part Finished Ba	1	365,000
2159763 Ontario Inc	1579 Oxford St E	Alter-Convenience Store-Alter Interior For 7-11. Gi=35 Gpm. Confirm Capac	0	225,000
Auburn Homes Inc	1924 Cedarhollow Blvd A	Erect-Townhouse - Condo-Erect 3 Unit Townhouse Condo, 2 Storey, 1 Car Gara	3	541,000
Auburn Homes Inc.	1924 Cedarhollow Blvd S	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block. 2 Storey, 1 Car Gara	5	858,000
Copp Limited	2094 Dundas St	Alter-Restaurant -Alter Interior For Tim Hortons. Ffr. Gi=100 Gpm.	0	289,925
University Of Western Ontario Board Of Governors	2520 Advanced Ave-PVT	Add-Research & Development Establishment-Add To Industrial Building Frr Fpo Revised Jul	0	280,000
University Of Western Ontario	2544 Advanced Ave-PVT	Erect-University-Erect 2 Storey Office Building For The University	0	5,500,000
Sifton Properties Limited	306 Woodholme Crt-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd, 2 Car Garage, Finished	1	415,120
Wonderland Power Centre Inc	3120 Wonderland Rd S	Alter-Retail Store-Alter Interior For Mastermind Toys Store	0	185,800
Deerfield Homes Ltd	3200 Singleton Ave S	Erect-Townhouse - Condo-Erect 4 Unit Stacked Townhouse - Block S - Dpn'S 3	4	484,500
Graystone Development Group Limited	3278 Colonel Talbot Rd 89	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Finished	1	244,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 93	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd With 2 Car Garage With A/C, Dec	1	254,800
Sifton Properties Limited	3455 Morgan Cres B	Erect-Townhouse - Condo-Erect 1storey 4 Unit Condo Unfinished Basement/ Ac	4	696,000
Pdkcl 400 Sandringham Ltd C/O Transglobe Mgmt Services	400 Sandringham Cres	Alter-Apartment Building-Alter To Repair Exterior Walls And 132 Balconies	0	180,000
Allergy & Asthma Clinic Inc.	416 Central Ave	Add-Medical Offices-Add And Alter To Medical Office	0	400,000
Bridgecole Holdings Inc	424 Waterloo St	Alter-Offices-Alter Interior For Offices. Minor Mechanical Reloc	0	132,800
Stemac Developments Inc.	433 Hyde Park Rd	Install-Site Services-Install Site Services For 9 Unit Block.	0	120,000
Wharnccliffe Shopping Plaza Inc C/O Bayfield Realty Advisors	467 Wharnccliffe Rd S	Alter-Retail Store-Alter Interior For Shoppers Drug Mart. Frr	0	677,600
The Sisters Of St Joseph Of The Diocese Of London In Ontario	485 Windermere Rd	Alter-Care Facility-Alter Interior For Hospice Area On 3rd Floor And C	0	2,000,000
Pdkcl 501 Wilkins Ltd C/O Transglobe Mgmt Services	501 Wilkins St	Alter-Apartment Building-Alter To Repair Parking Garage Frr	0	185,000
Thames Valley District School Board	565 Bradley Ave	Add-Schools Elementary, Kindergarten-Add And Alter To School Frr Fpo	0	692,840
Tribe Holdings Inc	580 Sovereign Rd	Alter-Warehousing-Alter Interior For Office. Ffr	0	400,000
Management Board Secretariat	659 Exeter Rd	Alter-Municipal Buildings-Alter Exterior Walls For New Insulation, New Vapou	0	645,000
Thames Valley District School Board	70 Jacqueline St	Install-Schools Elementary, Kindergarten-Install Fire Alarm Upgrade Ffr Fpo	0	200,000

City of London - Building Division
Principal Permits Issued From July 01, 2013 to July 31, 2013

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Stephen Stapleton Auburn Developments Inc.	765 Killarney Rd K	Erect-Townhouse - Condo-Erect 5 Unit Townhouse Block W/ Attached Garages	5	781,200
Kirk Hallohan Bowen Real Estate Holdings Ltd.	770 South Wenige Dr	Alter-Medical Offices-Alter Interior For Medical Offices	0	235,000
Crombie Southdale Holdings Limited	771 Southdale Rd E	Alter-Restaurant -Alter Interior To Rebrand Tim Hortons Frr	0	174,600
Roman Catholic Episcopal Corporation London Diocese	777 Valetta St	Add-Churches-Add Elevator Addition, Interior Alterations Includ	0	2,000,000
80 Ridout Limited C/O Sterling Karamar Mgmt	80 Ridout St S	Add-Garage For Apartment Building-Alter To Repair Parking Garage. Ffr	0	630,000
80 Ridout Limited C/O Sterling Karamar Mgmt	80 Ridout St S	Install-Apartment Building-Install To Replace Mechanical Equipment. Two Make-	0	200,000
Lakefield Homes Ltd.	801 Silverfox Cres C	Erect-Townhouse - Condo-Erect 8 Unit Townhouse Block C - All Units Two Sto	8	1,200,000
80 Ridout Limited C/O Sterling Karamar Mgmt	82 Ridout St S	Install-Apartment Building-Install To Replace Mechanical Equipment. Two Make-	0	200,000
Management Board Secretariat	823 Exeter Rd	Install-Police Station, W/O Detention Quarters-Install New Sanitary Sewer System With Pumpi	0	200,000
London City	900 King St	Alter-Restaurant -Alter Interior For Yuk Yuks. Fpo Frr	0	300,000

Total Permits 48 Units 51 Value 44,501,805

* Includes all permits over \$100,000., except for single and semi-detached dwellings.