



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: September 19, 2013

RE: **Monthly Report for August 2013**

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

Permit Issuance

By the end of August, 2,999 permits had been issued with a construction value of approximately \$528.5 million dollars, representing 1,342 new dwelling units. Compared to last year, this represents a 0.8% decrease in the number of permits, an 12.9% decrease in the construction value and a 12.3% decrease in the number of dwelling units.

To the end of August, the number of single and semi-detached dwellings issued were 516, which was a 12.3% decrease over last year.

At the end of August, there were 426 applications in process, representing approximately \$132.6 million dollars in construction value and an additional 423 dwelling units, compared with 435 applications having a construction value of \$87.1 million dollars and an additional 106 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 19 applications a day for a total of 399 in 21 working days. There were 56 permit applications to build 56 new single detached dwellings, 7 townhouse applications to build 14 units, of which 4 were cluster single dwelling units.

There were 358 permits issued in August totalling \$57,374,602 including 74 new dwelling units.

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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 1,786 inspection calls and conducted 1,911 building permit related inspections with an additional 1 inspection completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,912 inspections or an average of 191 inspections made per inspector this month based on 10 inspectors, which averages out to 12.6 inspections per day per inspector. (Note: 210 person working days – 58 vac/sick day/training = 152) There are a total of 9,950 active building permits or an average of 995 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.6% of the time.

Plumbing Inspectors received 855 inspection calls and conducted a total of 900 permit related inspections, there was 1 inspection performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled 1 further inspection. During the month, a total of 902 inspections were conducted with an average of 180 per inspector, which averages out to 12.7 inspections per day per inspector. (Note: 105 person working days – 34 vac/sick day/training = 71.0). Active building permits involving plumbing totalled 3154 or 631 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.2% of the time.

PK:cm
Attach.

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