



London
CANADA

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: February 26, 2015

RE: Monthly Report for January 2015

Attached are the Building Division's monthly report for January 2015 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of January, 294 permits had been issued with a construction value of approximately \$69 million dollars, representing 240 new dwelling units. Compared to last year, this represents a 50% increase in the number of permits, a 179% increase in the construction value and an 370% increase in the number of dwelling units.

**(The significant increase in both the residential construction value and number of units created is attributed to the influx of permit applications submitted just prior to August 4, 2014 which was the date the current D.C. by-law was placed in force and effect. An increase in the D.C. rate for Single Detached Dwellings from \$23,716 to \$27,722 per unit took place. As per Building By-Law B-6, permit applications may be deemed as abandoned and cancelled after 6 months from their submission date.)

To the end of January, the number of single and semi-detached dwellings issued were 56, which was a 93% increase over last year.

At the end of January, there were 449 applications in process, representing approximately \$256.7 million dollars in construction value and an additional 503 dwelling units, compared with 433 applications having a construction value of \$223 million dollars and an additional 738 dwelling units for the same period last year.

The rate of incoming applications for the month of January averaged out to 10.9 applications a day for a total of 229 in 21 working days. There were 25 permit applications to build 25 new single detached dwellings, 3 townhouse applications to build 6 units, of which 2 were cluster single dwelling units.

There were 294 permits issued in January totalling \$69 million including 240 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 968 inspection calls and conducted 1,442 building permit related inspections with an additional 13 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,455 inspections or an average of 146 inspections made per inspector this month based on 10 inspectors, which averages out to 7.8 inspections per day per inspector. (Note: 210 person working days – 23 vac/sick day/training = 187) There are a total of 8,464 active building permits or an average of 846 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.8% of the time.

Plumbing Inspectors received 571 inspection calls and conducted a total of 831 permit related inspections, there were 6 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 2 inspections. During the month, a total of 839 inspections were conducted with an average of 168 per inspector, which averages out to 8.9 inspections per day per inspector. (Note: 105 person working days – 10.5 vac/sick day/training = 94.5). Active building permits involving plumbing totalled 2,392 or 478 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.6% of the time.

AD:cm
Attach.

c.c.: A. DiCicco, O. Clarke, C. DeForest, O. Katolyk, D. Macar, M. Henderson