



Planning and Development Department Building Division Memo

To: John Braam, P. Eng.
Acting Executive Director, Planning, Environmental and
Engineering Services & City Engineer

From: G. Kotsifas, P. Eng.
Director of Building Controls

Date: March 28, 2012

RE: **Monthly Report for February 2012**

Attached are the Building Division's monthly report for February 2012 and copies of the Summary of the Inspectors' Workload reports.

Permit Issuance

By the end of February, 492 permits had been issued with a construction value of approximately \$64.1 million dollars, representing 147 new dwelling units. Compared to last year, this represents a 17.4% increase in the number of permits, a 51.2% decrease in the construction value and a 26.9% decrease in the number of dwelling units.

To the end of February, the number of single and semi detached dwellings issued were 106, which was a 14.0% increase over last year.

At the end of February, there were 397 applications in process, representing approximately 191 million dollars in construction value and an additional 626 dwelling units, compared with 246 applications having a construction value of 191 million dollars and an additional 395 dwelling units for the same period last year.

The rate of incoming applications for the month of February averaged out to 13.1 applications a day for a total of 261 in 20 working days. There were 46 permit applications to build 46 new single detached dwellings.

There were 225 permits issued in February totalling \$26,854,615 including 56 new dwelling units.

Analysis of the issue dates show that for the month of February all types of permits, 5% were issued within 1 week, 12% were issued within 2 weeks and 35% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 6% were issued within 1 week, 14% were issued within 2 weeks, 20% within 12 days, 37% were issued within 4 weeks.

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Monthly Report for February 2012

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Inspections

Due to the Amanda reporting on scheduling inspections which inflates the numbers, only one inspection call per permit is counted, and only one inspection completed per permit is recorded.

Building Inspectors received 906 inspection calls and conducted 1,356 building permit related inspections with an additional 41 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,397 inspections or an average of 140 inspections made per inspector this month based on 10 inspectors, which averages out to 8.2 inspections per day per inspector. (Note: 200 person working days – 29 vac/sick day/training = 171. There are a total of 9,326 active building permits or an average of 932 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 100% of the time.

Plumbing Inspectors received 495 inspection calls and conducted a total of 759 permit related inspections, there were 28 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 789 inspections were conducted with an average of 158 per inspector, which averages out to 8.9 inspections per day per inspector. (Note: 100 person working days – 11 vac/sick day/training = 89). Active building permits involving plumbing totalled 3,207 or 641 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99% of the time.



GK:mh
Attach.

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

**SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
FEBRUARY, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1317	10	14	6	4.8	7.2
J. Domaracki	1033	21	16	2	4.4	10.0
E. Drost	758	2	1	1	3.1	7.1
T. Groeneweg	971	10	3	1	2.9	7.5
G. Giannos	317	12	5	1	5.2	7.7
M. MacDonald	1012	20	14	0	6.9	11.2
J. Davis	916	4	2	0	7.4	9.4
A. DiCicco	537	5	0	0	2.5	6.0
J. Silcox	889	16	20	3	3.0	5.8
K. Wilding	1076	9	5	1	5.0	7.5
TOTALS	9326	109	80	15	45.2	794

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
FEBRUARY, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	454	0	0	4.2	10.1
P. Langdon	536	1	0	6.6	2.6
R. Psocka	396	1	1	3.4	9.0
E. Turner	1007	0	5	5.5	7.7
D. Webster	814	2	0	4.9	10.0
TOTALS	3207	4	6	24.6	44.4

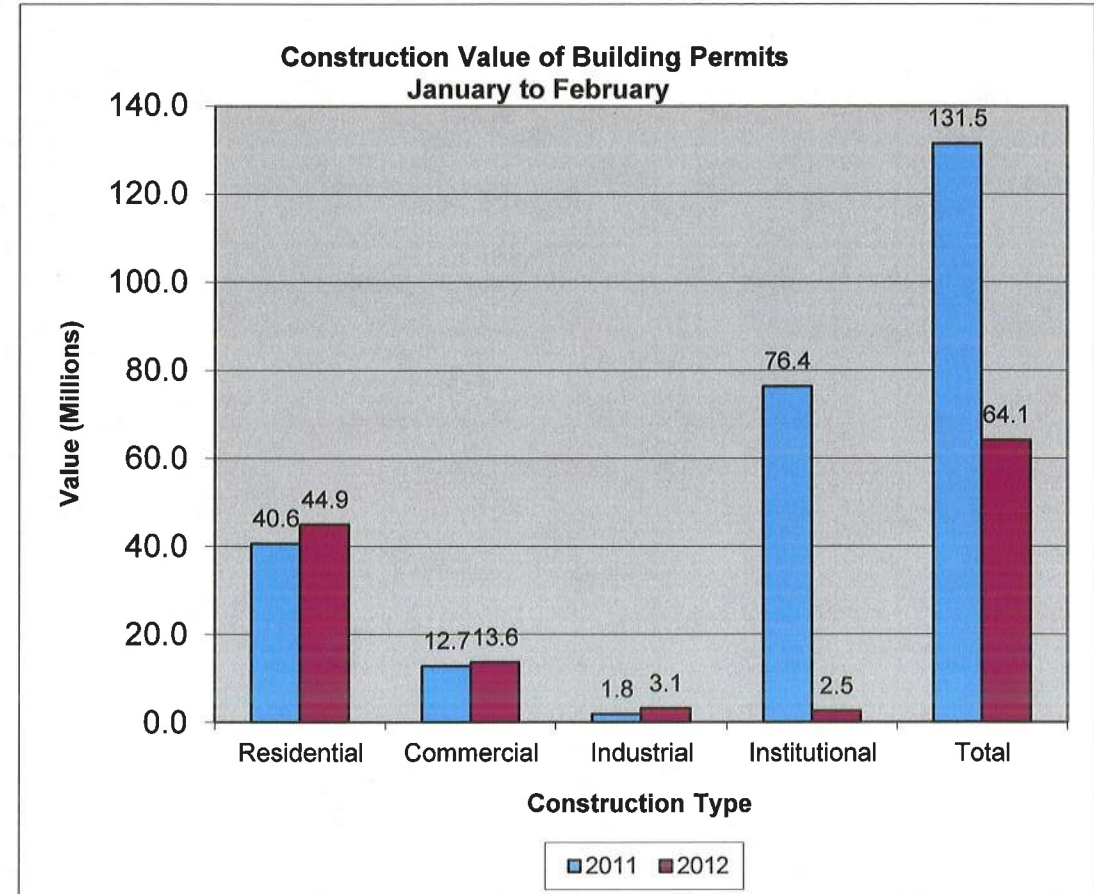
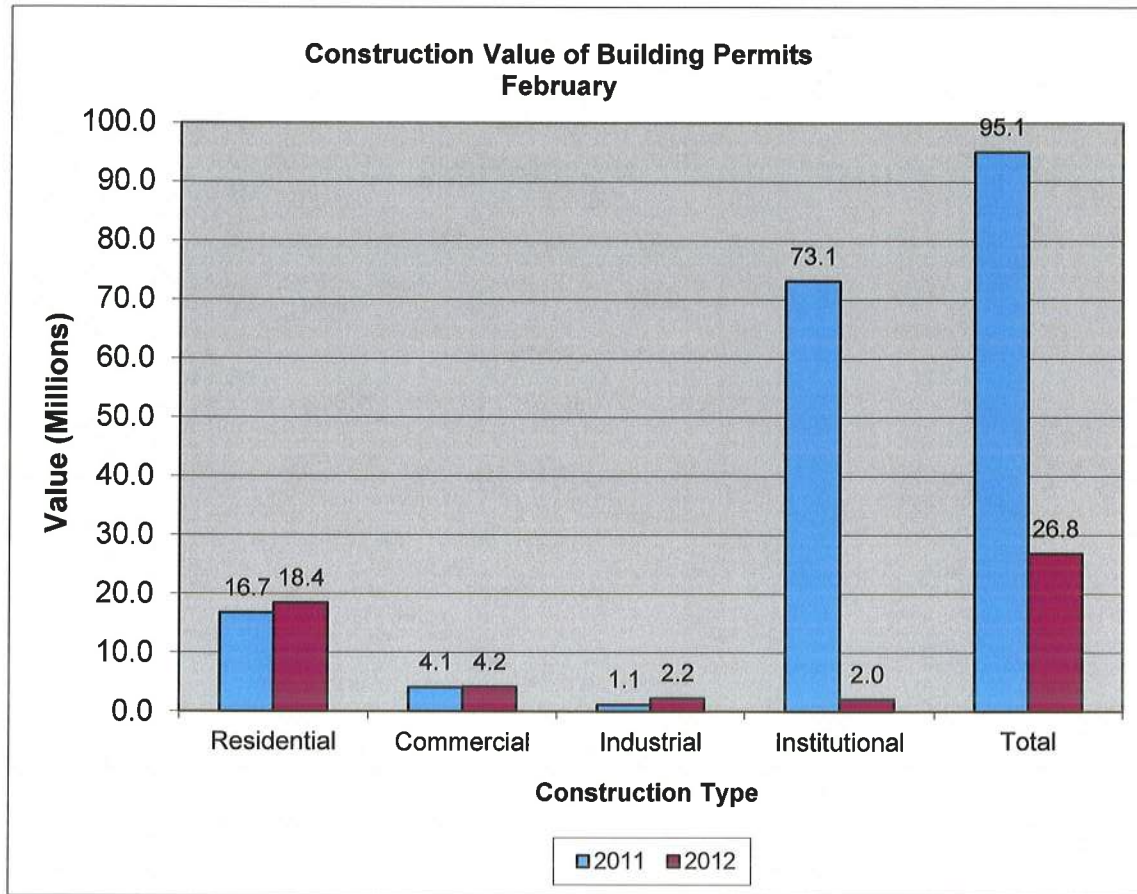
CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF February 2012

CLASSIFICATION	February 2012			to the end of February 2012			February 2011			to the end of February 2011		
	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	51	15,438,240	51	106	32,334,240	106	45	12,149,000	45	93	22,213,000	93
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	0	0	0	0	0	0
TOWNHOUSES	5	1,484,000	5	22	8,871,000	41	11	3,416,000	15	24	6,827,500	35
DUPLEX, TRIPLEX, QUAD, APT BLDG	0	0	0	0	0	0	0	0	0	2	9,000,000	72
RES-ALTER & ADDITIONS	73	1,472,125	0	160	3,576,496	0	64	1,156,400	0	150	2,532,700	1
COMMERCIAL -ERECT	0	0	0	2	2,168,000	0	0	0	0	1	2,900,000	0
COMMERCIAL - ADDITION	5	833,000	0	7	2,115,000	0	0	0	0	4	2,817,500	0
COMMERCIAL - OTHER	26	3,318,250	0	68	9,307,550	0	26	4,093,200	0	49	7,026,200	0
INDUSTRIAL - ERECT	1	754,000	0	1	754,000	0	0	0	0	1	10,000	0
INDUSTRIAL - ADDITION	1	747,000	0	2	897,000	0	1	1,080,000	0	1	1,080,000	0
INDUSTRIAL - OTHER	6	742,500	0	11	1,455,500	0	3	53,000	0	8	713,300	0
INSTITUTIONAL - ERECT	0	0	0	0	0	0	0	0	0	1	1,500,000	0
INSTITUTIONAL - ADDITION	1	500,000	0	2	530,000	0	0	0	0	2	1,450,000	0
INSTITUTIONAL - OTHER	8	1,539,500	0	11	1,994,500	0	7	73,139,300	0	12	73,417,800	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	1	23,000	0	1	23,000	0	2	55,000	0	4	69,600	0
ADMINISTRATIVE	4	3,000	0	8	3,000	0	5	6,000	0	10	6,000	0
DEMOLITION	7	0	0	12	0	9	4	0	0	9	0	0
SIGNS/CANOPY - CITY PROPERTY	1	0	0	5	0	0	0	0	0	3	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	36	0	0	73	0	0	19	0	0	45	0	0
TOTALS	226	26,854,615	56	492	64,149,286	147	187	95,147,900	60	419	131,563,600	201

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

March 9, 2012



City of London - Building Division

March 05, 2012 09:03 AM

Principal Permits Issued From February 01, 2012 to February 29, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Harvest Power Mustang Generation Ltd.	1087 Green Valley Rd	Erect-Plant For Manufacturing-Erect Reception Hall Building Frr Foundation W	0	754,000
1061123 Ontario Limited	1183 Frances St	Alter-Retail Store-Alter Interior. Minor Duct Work And Sprinkler Relo	0	125,000
Churchill Development Corp	1550 Global Dr	Alter-Freight Depots-Alter To Install Solar Panels On Roof Frr	0	375,000
Sifton Properties Limited	161 Woodholme Pl-PVT	Erect-Townhouse - Condo-Erect New One Storey Cluster Sdd W/ 2 Car Garage,	1	360,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Interior Of Units L022 & L023a For Lasenza	0	270,000
City Of London	1948 Wavell St	Alter-Municipal Buildings-Alter Interior Of Arena Lobby. Frr. Fpo. 2-Comp	0	600,000
1353616 Ontario Inc C/O A&B Party Rental Centre	1950 Hyde Park Rd	Add-Retail Store And Warehouse-Add One Storey Addition To A&B Party And Tent Rent	0	700,000
Kingston Development	2080 Beaverbrook Ave 12	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage And M	1	260,000
Sifton Properties Limited	285 King St	Alter-Offices-Alter Offices. 4th And 5th Floor. Frr Fpo. Duct Re	0	179,000
2097800 Ontario Inc C/O Ct Innovations Inc	2879 Innovation Dr	Add-Warehousing-Add To Industrial Facility. Frr Fpo Conditional	0	747,000
Churchill Trucking Ltd	3330 White Oak Rd	Alter-Automobile Service Station-Alter To Install Solar Panels On Roof Frr	0	165,000
Oakridge Heights Developments Inc	495 Oakridge Dr	Install-Site Services-Install Site Service.	0	269,000
Acg Developments Ltd.	501 Skyline Ave 6	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, A/C, N	1	246,000
Acg Developments Ltd.	515 Skyline Ave 9	Erect-Townhouse - Cluster Sdd-Erect A 2 Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	394,000
Mc Donald'S Restaurants Of Canada Limited	530 Oxford St W	Alter-Restaurant -Alter Interior Seating Of Mcdonald'S. Frr	0	835,000
City Of London	580 Clarence St	Alter-Municipal Buildings-Alter To Renovate Washrooms & Windows In Bandshell	0	200,000
Rosenberg Barbara Rosenberg Barbara In Trust	60 North Centre Rd	Alter-Restaurant -Alter Interior And Facade Of Wendy'S. Frr/Fpo. E	0	250,000
Management Board Secretariat	659 Exeter Rd	Add-Provincial Buildings-Add & Alter To Detention Centre (711 Exeter Rd)	0	500,000
	697 Dundas St	Alter-Restaurant <= 30 People-Alter Interior For 30 Seat Restaurant. 3-Comp Sin	0	200,000
536357 Ontario Limited	739 Richmond St	Alter-Restaurant -Alter Interior For Bar/ Nightclub. Spice Lounge. F	0	200,000
Bluestone Properties Inc	80 Bessemer Rd	Alter-Workshop-Alter Interior For Custom Car Workshop Frr Custo	0	220,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Interior Of Basement For Ices Area (B-Wing	0	560,000
Bank Of Nova Scotia The	950 Hamilton Rd	Alter-Financial Institution-Alter Interior Scotiabank	0	750,000
	960 Bitterbush Cres 16	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, Unfini	1	224,000

Total Permits 24 Units 5 Value 9,383,000

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