



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: May 5, 2012

RE: **Monthly Report for April 2012**

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

Permit Issuance

By the end of April, 1,201 permits had been issued with a construction value of approximately \$213.3 million dollars, representing 369 new dwelling units. Compared to last year, this represents a 21.6% increase in the number of permits, a 20.5% decrease in the construction value and a 5.9% decrease in the number of dwelling units.

To the end of April, the number of single and semi detached dwellings issued were 263, which was a 19.5% increase over last year.

At the end of April, there were 452 applications in process, representing approximately 161 million dollars in construction value and an additional 621 dwelling units, compared with 307 applications having a construction value of 114 million dollars and an additional 662 dwelling units for the same period last year.

The rate of incoming applications for the month of April averaged out to 20.8 applications a day for a total of 395 in 19 working days. There were 76 permit applications to build 76 new single detached dwellings, 9 townhouse applications to build 32 units, 6 of which were cluster single dwelling units..

There were 386 permits issued in April totalling \$74,418,694 including 128 new dwelling units.

Analysis of the issue dates show that for the month of April all types of permits, 26% were issued within 1 week, 44% were issued within 2 weeks and 72% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 14% were issued within 1 week, 24% were issued within 2 weeks, 48% within 12 days, 71% were issued within 3 and 4 weeks.

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Monthly Report for April 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 1,175 inspection calls and conducted 1,348 building permit related inspections with an additional 42 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,390 inspections or an average of 139 inspections made per inspector this month based on 10 inspectors, which averages out to 8.7 inspections per day per inspector. (Note: 190 person working days – 31 vac/sick day/training = 159. There are a total of 9,458 active building permits or an average of 946 permits per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% of the time.

Plumbing Inspectors received 667 inspection calls and conducted a total of 751 permit related inspections, there were 3 inspections performed that related to the Backflow Prevention Program. Inspections relating to complaints, orders and miscellaneous calls totalled a further 3 inspections. During the month a total of 757 inspections were conducted with an average of 151 per inspector, which averages out to 8.6 inspections per day per inspector. (Note: 95 person working days – 10.5 vac/sick day/training = 84.5). Active building permits involving plumbing totalled 3,224 or 645 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.9% 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
APRIL, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,362	12	16		6.6	9.7
J. Domaracki	1,038	21	23		7.1	9.4
E. Drost	761	3	2		4.8	8.3
T. Groeneweg	985	10	6		2.7	7.5
G. Giannos	812	12	6		8.0	8.6
M. MacDonald	1,021	21	11		8.1	8.6
J. Davis	955	4	2		10.7	10.7
A. DiCicco	547	5	0		3.3	8.7
J. Silcox	911	16	18		3.8	6.4
K. Wilding	1,066	8	2		6.2	7.8
TOTALS	9,458	112	86		61.3	85.7

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

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	464	0	0	8.1	9.8
P. Langdon	542	1	1	9.8	8.0
R. Psotka	380	1	0	4.2	8.5
E. Turner	1,025	0	6	7.0	8.8
D. Webster	813	2	0	5.8	9.2
TOTALS	3,224	4	7	34.9	44.3

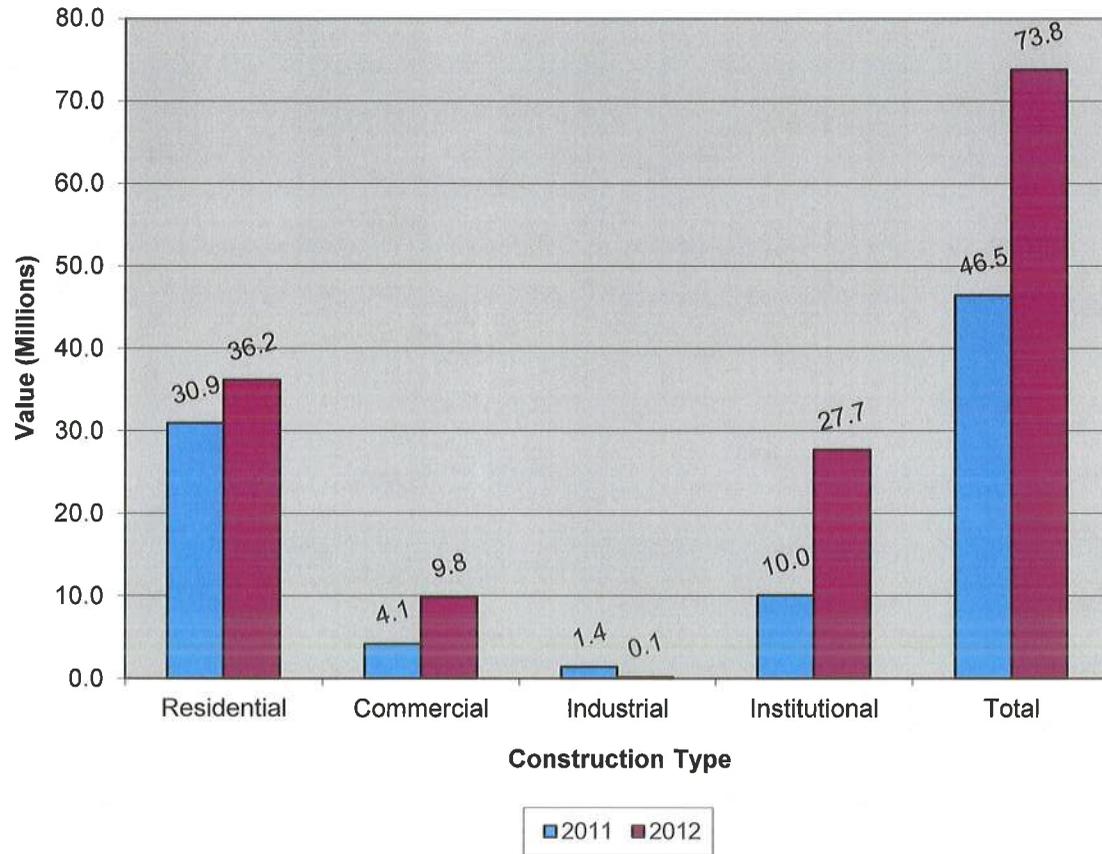
CITY OF LONDON
SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF April 2012

CLASSIFICATION	April 2012			to the end of April 2012			April 2011			to the end of April 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	80	24,837,000	80	263	80,589,940	263	64	19,956,000	64	220	60,768,360	220
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	0	0	0	0	0	0
TOWNHOUSES	9	3,529,000	18	45	16,441,600	73	12	8,076,800	44	51	20,175,940	98
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	4,327,000	30	4	4,537,000	32	0	0	0	2	9,000,000	72
RES-ALTER & ADDITIONS	133	3,483,850	0	390	10,229,746	1	102	2,894,600	1	358	8,180,000	2
COMMERCIAL -ERECT	3	1,996,000	0	7	8,347,000	0	1	1,600,000	0	4	6,949,000	0
COMMERCIAL - ADDITION	2	5,040,000	0	9	7,155,000	0	0	0	0	6	4,209,500	0
COMMERCIAL - OTHER	38	2,800,827	0	142	19,908,377	0	31	2,533,000	0	108	11,341,650	0
INDUSTRIAL - ERECT	0	0	0	3	4,049,000	0	0	0	0	2	285,000	0
INDUSTRIAL - ADDITION	0	0	0	3	997,000	0	0	0	0	3	1,427,000	0
INDUSTRIAL - OTHER	7	145,000	0	25	1,895,200	0	3	1,372,000	0	17	2,803,300	0
INSTITUTIONAL - ERECT	3	15,007,000	0	4	39,007,000	0	1	8,835,000	0	3	10,510,000	0
INSTITUTIONAL - ADDITION	1	11,500,000	0	6	15,072,000	0	1	150,000	0	5	53,350,000	0
INSTITUTIONAL - OTHER	15	1,176,700	0	36	4,193,230	0	9	1,058,600	0	26	78,778,400	0
AGRICULTURE	0	0	0	0	0	0	0	0	0	0	0	0
SWIMMING POOL FENCES	32	519,317	0	41	682,467	0	23	378,900	0	32	546,500	0
ADMINISTRATIVE	13	57,000	0	23	60,000	0	7	38,000	0	24	77,000	0
DEMOLITION	9	0	0	29	0	83	6	0	0	16	0	0
SIGNS/CANOPY - CITY PROPERTY	1	0	0	6	0	0		0	0	4	0	0
SIGNS/CANOPY - PRIVATE PROPERTY	37	0	0	164	0	0	16	0	0	107	0	0
TOTALS	386	74,418,694	128	1,201	213,284,560	392	276	46,892,900	109	988	268,401,650	392

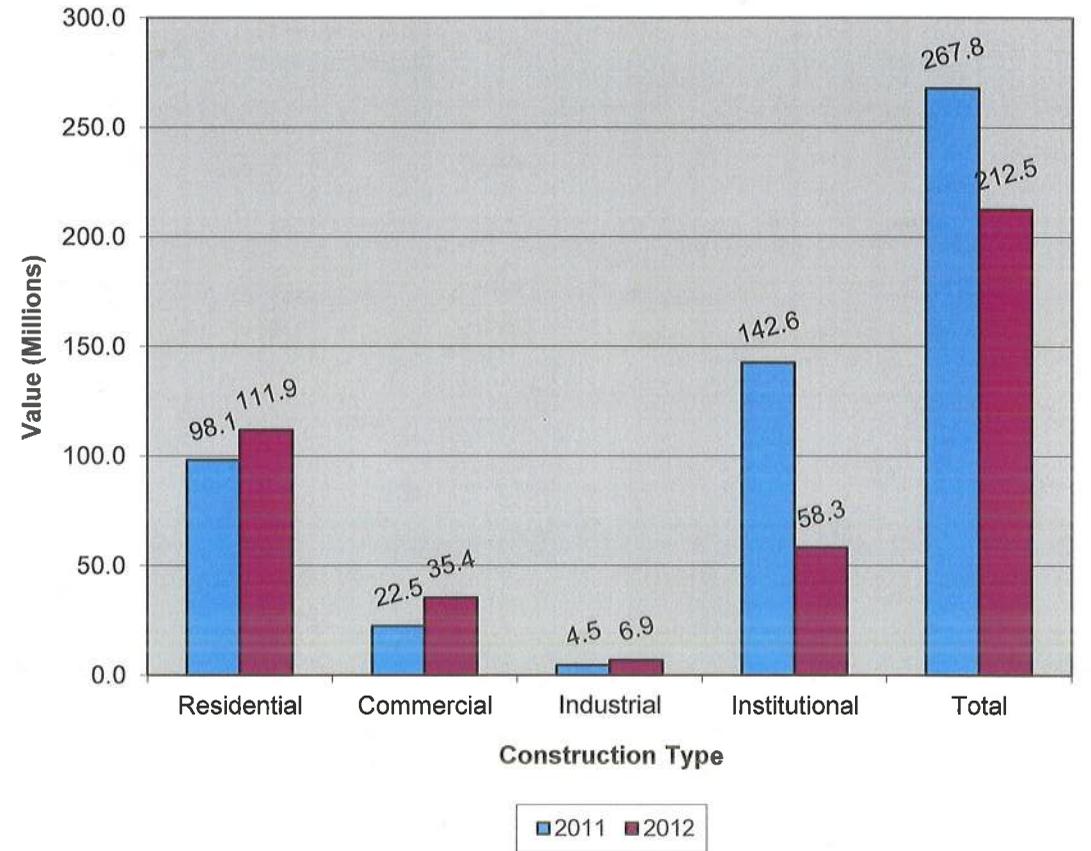
Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.
2) Mobile Signs are no longer reported.

May 3, 2012

**Construction Value of Building Permits
April 2012**



**Construction Value of Building Permits
January to April 2012**



City of London - Building Division

May 01, 2012 04:05 PM

Principal Permits Issued From April 01, 2012 to April 30, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
Fanshawe College Applied Arts & Technology Board Of Governors	1001 Fanshawe College Blvd	Alter-Community College-Alter For Sprinkler Upgrades. D Building. Ffr, Fpo	0	208,000
1093469 Ontario Limited	1080 Adelaide St N	Alter-Restaurant <= 30 People-Alter Interior For Pizza Pizza Frr/Fpo. 3-	0	150,000
University Of Western Ontario-Board Of Governors	1151 Richmond St	Alter-University-Alter Social Sciences Centre, Blocks 4300, 4400. A	0	150,000
Sifton Properties Ltd	1307 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect A 1 Storey Cluster Sdd W/ 2 Car Garage, Rear	1	270,000
Sifton Properties Ltd	1404 Somerville Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage And F	1	272,000
Courtyard Homes Inc	1430 Highbury Ave N 57	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd/ 2 Car Garage/ Finish	1	258,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Plaza-Alter Interior For The Gap Store On Level 1 Frr/F	0	614,277
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Retail Store-Alter Interior Of Shoppers Drug Mart. Frr/Fpo	0	250,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Facade At Shoppers Drug Mart Area Frr/Fpo	0	10,000
Town And Country Development (2005)	1850 Beaverbrook Ave	Install-Site Services-Install Site Services	0	744,500
Mc Donald'S Restaurants Of Canada Limited	1950 Dundas St	Add-Restaurant -Add To Mcdonalds And Alter Facade. Ffr.	0	350,000
Four Feathers Housing Co-Operative Inc	205 Commissioners Rd W	Erect-Apartment Building-Erect 4 Storey 25 Unit Apartment Building. Frr. Co	25	3,627,000
Rembrandt Homes Inc.	2295 Kains Rd C	Erect-Townhouse - Condo-Erect 3 Unit Townhouse Block C - All Units: One St	3	662,000
Rembrandt Homes Inc.	2295 Kains Rd D	Erect-Street Townhouse - Condo-Erect 5 Unit Townhouse Block D, 1 Storey W/ Attach	5	550,000
Rembrandt Homes Inc.	2295 Kains Rd E	Erect-Townhouse - Condo-Erect 4 Unit Townhouse Block E, 1 Storey W/ Attach	4	750,000
Roman Catholic Episcopal Corporation Diocese Of London	293 Epworth Ave	Add-University-Add To And Alter Student Life Centre Building Of	0	11,500,000
3m Canada Company	300 Tartan Dr	Add-Offices-Add To Office 3m. Conditional Shell Permit For Ab	0	4,690,000
Peter Moreno Westwood Power Centre Inc.	3189 Wonderland Rd S	Erect-Financial Institution-Erect Shell For National Bank Frr	0	679,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 211	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, A/C, R	1	250,000
The Board Of Governors The University Of Western Ontario	361 Windermere Rd	Erect-University-Erect New 4 Storey Medical School Frr/Fpo	0	14,000,000
Riocan Holdings Inc C/O Rio Can Management Inc	387 Wellington Rd	Alter-Retail Plaza-Alter Interior Of 2nd Floor Offices For New Tenant	0	225,000
1 Adelaide St North Inc	41 Adelaide St N	Alter-Retail Plaza-Alter Interior For Vet Clinic (Units 37, 39, 41,	0	500,000
Bill Campbell London City	650 Osgoode Dr	Alter-Non-Residential Accessory Building-Alter Interior Of Bathhouse And Reconstruct The Pr	0	200,000
1129397 Ontario Inc	664 Queens Ave	Erect-Triplex-Erect Triplex. Energy Design Sb-12 Package D	3	350,000
673480 Ontario Ltd. C/O M.C.C. 92	7 Picton St	Add-Garage For Apartment Building-Alter To Repair Parking Garage. Ffr	0	300,000
1433310 Ontario Ltd	70 Tanoak Dr 9	Erect-Townhouse - Cluster Sdd-Erect One Storey Sfd W/ 2 Car Garage And Finished	1	195,000
1433310 Ontario Ltd	70 Tanoak Dr 21	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd/ 2 Car Garage/ Mostly Finished	1	322,000
Monarch Construction Limited	766 South Wenige Dr	Erect-Medical Offices-Erect Shell Medical Building. Block A. Shell Per	0	672,000
Monarch Construction Limited	766 South Wenige Dr	Erect-Medical Offices-Erect Shell Medical Building. Block B. Shell Per	0	645,000
London Health Sciences Centre	800 Commissioners Rd E	Alter-Hospitals-Alter Interior On Level 2 For Chemotherapy Suite.	0	400,000
Roman Catholic Episcopal Corporation Diocese Of London	806 Victoria St	Erect-Religious Building-Erect Mausoleum (274 Crypts).	0	1,000,000
Kapland Construction Inc	86 Cartwright St	Erect-Duplex-Erect 2 Storey Rental Duplex (W/ Unfinished Stora	2	350,000

Total Permits 32 Units 48 Value 45,143,777

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