



Planning and Development Department Building Division Memo

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

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

Date: September 10, 2012

RE: **Monthly Report for August 2012**

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

Permit Issuance

By the end of August, 3,022 permits had been issued with a construction value of approximately \$606.8 million dollars, representing 1,530 new dwelling units. Compared to last year, this represents a 12.3% increase in the number of permits, a 7.1% increase in the construction value and a 77.5% increase in the number of dwelling units.

To the end of August, the number of single and semi detached dwellings issued were 575, which was a 9.1% increase over last year.

At the end of August, there were 435 applications in process, representing approximately \$87.1 million dollars in construction value and an additional 106 dwelling units, compared with 386 applications having a construction value of \$146 million dollars and an additional 583 dwelling units for the same period last year.

The rate of incoming applications for the month of August averaged out to 20.5 applications a day for a total of 452 in 22 working days. There were 75 permit applications to build 75 new single detached dwellings, 9 townhouse applications to build 24 units, 6 of which were cluster single dwelling units.

There were 422 permits issued in August totalling \$93,445,900 including 265 new dwelling units.

Analysis of the issue dates show that for the month of August all types of permits, 35% were issued within 1 week, 47% were issued within 2 weeks and 73% were issued within 3 weeks. The report indicates that for single and semi detached dwellings, 30% were issued within 1 week, 40% were issued within 2 weeks, 73% within 12 days, 91% were issued within 3 and 4 weeks.

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Monthly Report for August 2012

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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 1,768 inspection calls and conducted 1,868 building permit related inspections with an additional 16 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,884 inspections or an average of 188 inspections made per inspector this month based on 10 inspectors, which averages out to 12.8* inspections per day per inspector. (Note: 220 person working days – 73 vac/sick day/training = 147. There are a total of 9,871 active building permits or an average of 987 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 867 inspection calls and conducted a total of 926 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 4 inspections. During the month, a total of 930 inspections were conducted with an average of 186 per inspector, which averages out to 11.1 inspections per day per inspector. (Note: 110 person working days – 26 vac/sick day/training = 84). Active building permits involving plumbing totalled 3,402 or 680 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.

*As of August 6, 2012 a building inspector was off work for medical reasons until the end of August. Therefore, based on 9 inspectors, this number was closer to 15 inspections per day per inspector



PK:mh
Attach.

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

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

INSPECTOR	PERMITS	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,431	12	19	8	10.5	9.3
J. Domaracki	1,118	25	28	2	8.7	10.5
E. Drost	767	2	1	1	3.9	14.5
T. Groeneweg	1,001	9	10	0	6.7	13.5
G. Giannos	903	14	12	2	11.0	11.6
M. MacDonald	1,049	23	14	1	8.1	13.0
J. Davis	994	4	5	0	13.1	15.0
A. DiCicco	578	5	1	1	4.8	15.0
J. Silcox	940	23	19	6	5.6	9.6
K. Wilding	1,090	8	9	0	7.4	12.2
TOTALS	9,871	125	118	21	79.8	124.2

**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
AUGUST 2012**

INSPECTOR	PERMITS	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
NAME	CURRENT	ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	480	0	0	6.7	11.2
P. Langdon	543	0	0	8.6	9.8
R. Psotka	422	1	0	6.2	10.8
E. Turner	1,100	0	8	9.7	11.6
D. Webster	857	3	1	7.9	12.0
TOTALS	3402	4	9	39.1	55.4

CITY OF LONDON

SUMMARY LISTING OF BUILDING CONSTRUCTION ACTIVITY FOR THE MONTH OF August 2012

CLASSIFICATION	August 2012			to the end of August 2012			August 2011			to the end of August 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	70	24,180,200	70	575	181,244,980	575	69	21,920,200	69	524	153,755,460	524
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	0	0	0	2	908,000	3
TOWNHOUSES	11	5,252,600	28	105	44,644,400	210	15	6,415,400	28	96	38,171,140	166
DUPLEX, TRIPLEX, QUAD, APT BLDG.	1	45,785,000	165	12	96,440,000	450	1	385,000	3	8	23,862,200	165
RES-ALTER & ADDITIONS	165	2,090,700	2	1,063	64,190,631	295	172	4,318,310	0	1,039	26,304,205	3
COMMERCIAL-ERECT	1	750,000	0	18	28,048,970	0	2	1,529,000	0	20	20,879,606	0
COMMERCIAL-ADDITION	1	150,000	0	18	11,778,200	0	3	222,000	0	13	6,064,500	0
COMMERCIAL-OTHER	41	4,289,730	0	309	53,504,993	0	44	8,160,400	0	266	51,787,550	1
INDUSTRIAL-ERECT	1	300,000	0	10	7,809,000	0	2	2,701,000	0	12	4,431,000	0
INDUSTRIAL-ADDITION	0	0	0	9	1,663,000	0	0	0	0	6	4,701,000	0
INDUSTRIAL-OTHER	3	185,000	0	42	8,786,700	0	5	1,757,000	0	35	6,616,800	0
INSTITUTIONAL-ERECT	1	6,240,000	0	10	70,336,000	0	1	309,000	0	7	75,170,000	0
INSTITUTIONAL-ADDITION	1	900,000	0	12	18,994,800	0	2	746,000	0	15	62,183,000	0
INSTITUTIONAL-OTHER	11	2,522,700	0	109	15,685,880	0	12	1,495,500	0	105	88,962,700	0
AGRICULTURAL	2	32,000	0	2	32,000	0	1	178,000	0	3	238,000	0
SWIMMING POOL FENCES	42	708,695	0	214	3,234,737	0	31	531,400	0	163	2,479,014	0
ADMINISTRATIVE	27	59,275	0	122	268,201	0	16	39,050	0	115	294,975	0
DEMOLITION	8	0	2	75	0	141	8	0	5	52	0	40
SIGNS/CANOPY-CITY PROPERTY	2	0	0	15	0	0	1	0	0	12	0	0
SIGNS/CANOPY-PRIVATE PROPERTY	34	0	0	301	0	0	30	0	0	197	0	0
TOTALS	422	93,445,900	265	3,022	606,782,492	1,530	415	50,707,260	100	2,690	566,809,150	862

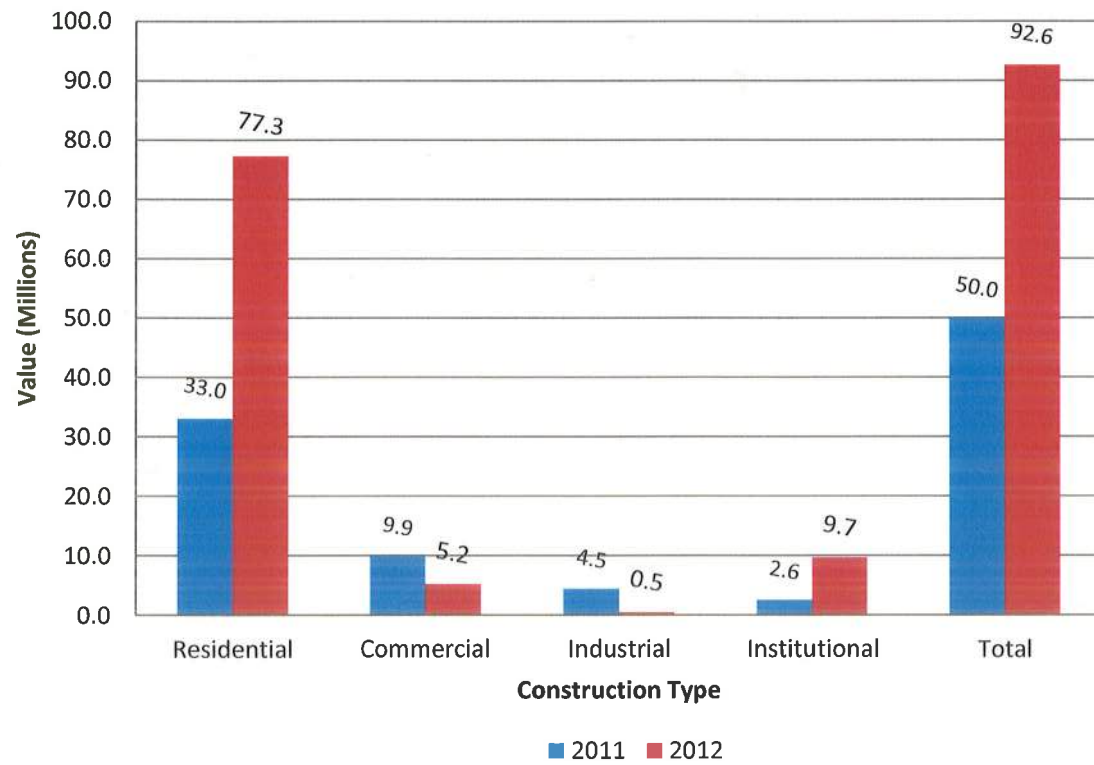
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Note: 1) Administrative permits include Tents, Change of Use and Transfer of Ownership, Partial Occupancy.

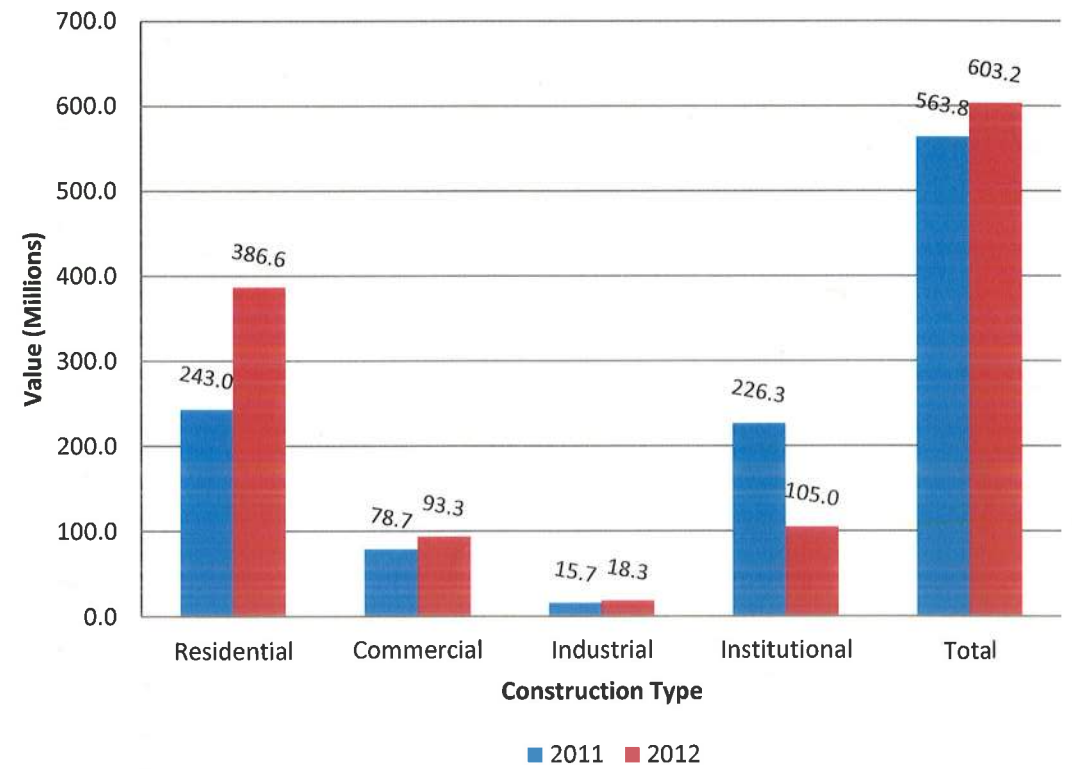
2) Mobile Signs are no longer reported.

September 10, 2012

**Construction Value of Building Permits
August**



**Construction Value of Building Permits
January to August**



City of London - Building Division

September 06, 2012 03:09 PM

Principal Permits Issued From August 01, 2012 to August 31, 2012

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
L Corley Incorporated	1080 Adelaide St N	Add-Super Market-Add Mezzanine And Alter To Raise Roof In Supermark	0	150,000
1093469 Ontario Limited	1080 Adelaide St N	Alter-Retail Plaza-Comm- Alter Interior Of Freshco Store Frr/Fpo. 3	0	500,000
Harvest Power Mustang Generation Ltd.	1087 Green Valley Rd	Erect-Non-Residential Accessory Building-Erect Office Building For Support Of Industrial Us	0	300,000
London White Oaks Investment Inc	1105 Wellington Rd	Alter-Shopping Centre-Alter Interior Of Unit 418 For Maurices Frr Fpo	0	225,000
London Canada Investors Limited Partnership	120 Chelton Rd	Erect-Care Facility-Erect B2 66 Bed Care Facility (Firewall 2 Building	0	6,240,000
151516 Canada Inc C/O Rio Can Management Inc	1295 Highbury Ave N	Alter-Recreation Centre-Alter Interior For La Fitness. Frr Fpo	0	600,000
1343981 Ontario Limited C/O Palasad-La Fiamma	141 Pine Valley Blvd	Alter-Amusement Games Establishment-Alter Interior For Palasad. Ffr. Fpo.	0	275,000
Seiko Homes Inc	1430 Highbury Ave N 54	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Double Car Garage, Unfinishe	1	181,200
Courtyard Homes Inc C/O Dunn Holdings Ltd	1430 Highbury Ave N 69	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, A/C,	1	206,000
3163059 Canada Limited	150 Simcoe St	Alter-Offices-Alter Interior For Gym 3-Day Ffr	0	130,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Interior For Mappins Store Frr/Fpo Note: S	0	120,000
Cf/Realty Holdings Inc C/O Cadillac Fairview Corp	1680 Richmond St	Alter-Shopping Centre-Alter Interior Of Unit L020 For Bikini Village. Fp	0	130,000
First London East Developments Inc	1925 Dundas St	Alter-Shopping Centre-Alter For New Mechanical Room And Re-Demise Existi	0	750,000
1103077 Ontario Limited	2020 Hyde Park Rd	Alter-Retail Store-Alter Interior For Thrift Store. Frr	0	300,000
Kingston Development	2080 Beaverbrook Ave 19	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Two Car Garage, Unfinished B	1	300,000
Sifton Properties Ltd	2305 Jack Nash Dr-PVT	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd With 2 Car Garage, A/	1	272,000
Brookside Developments Inc.	2635 Bateman Trail F	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block F / Finished Family R	7	1,142,000
Longwood Oaks Ltd	2635 Bateman Trail L	Erect-Townhouse - Condo-Erect 7 Unit Townhouse Block L -Partial Finished B	7	1,142,000
Sifton Properties Limited	2670 Sandra Post Crs-PVT	Erect-Townhouse - Cluster Sdd-Erect Ones Storey Cluster Sdd W/ 3 Car Garage, A/	1	379,200
3m Canada Company	300 Tartan Dr	Alter-Offices-Alter Interior For Office On 1st & 5th Floors. Ff	0	200,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 125	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, A/C, F	1	315,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 215	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, 36'X14	1	260,000
London Health Association	339 Windermere Rd	Alter-Hospitals-Alter Interior For Consolidation Of Labs On Level	0	500,000
Bethel Baptist Church Trustees	4212 Campbell St N	Add-Churches-Add To Church (Includes Partial Demolition 130.00	0	900,000
Public Works Canada C/O Municipal Grants	451 Talbot St	Install-Federal Buildings-Upgrade Fire Alarm System. Ffr	0	364,000
1209571 Ontario Inc	519 York St	Alter-Offices-Alter Interior For Offices. Additional Permit Requ	0	300,000
1830150 Ontario Ltd	580 Fanshawe Park Rd E	Alter-Restaurant -Alter Interior For Starbucks Unit 101. 3-Com	0	150,000
Bill Campbell London City	601 Dundas St	Alter-Police Station With Detention Centre-Alter Interior For Asbestos Abatement &Interior Re	0	1,500,000
1433310 Ontario Ltd	70 Tanoak Dr 33	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, Fini	1	203,200
Auburn Homes Inc	765 Killarney Rd H	Erect-Townhouse - Condo-Erect 6 Unit Townhouse Block.	6	852,000
Penretail Managment Ltd C/O Pentall Retail Services	795 Wonderland Rd S C	Erect-Retail Plaza-Erect 2 Unit Shell Building. Frr Foundation Permit	0	750,000
1279095 Ontario Limited	940 Springbank Dr	Erect-Apartment Building-Erect 12 Storey , 165 Unit Apartment Building. Con	165	45,785,000

Total Permits 32 Units 193 Value 65,421,600

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