



London
CANADA

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: November 22, 2012

RE: **Monthly Report for October 2012**

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

Permit Issuance


By the end of October, 3,747 permits had been issued with a construction value of approximately \$711.1 million dollars, representing 1,730 new dwelling units. Compared to last year, this represents a 11.2% increase in the number of permits, a 15% decrease in the construction value and a 62.1% increase in the number of dwelling units.

To the end of October, the number of single and semi detached dwellings issued were 696, which was a 12.1% increase over last year.

At the end of October, there were 397 applications in process, representing approximately \$63.8 million dollars in construction value and an additional 132 dwelling units, compared with 372 applications having a construction value of \$184 million dollars and an additional 582 dwelling units for the same period last year.

The rate of incoming applications for the month of October averaged out to 17.0 applications a day for a total of 373 in 22 working days. There were 66 permit applications to build 66 new single detached dwellings, 19 townhouse applications to build 45 units, 13 of which were cluster single dwelling units.

There were 306 permits issued in October totalling \$51,265,000 including 105 new dwelling units.



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Monthly Report for October 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 1,530 inspection calls and conducted 1,786 building permit related inspections with an additional 46 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,832 inspections or an average of 183 inspections made per inspector this month based on 9 inspectors*, which averages out to 10.3 inspections per day per inspector. (Note: 198 person working days – 19.5 vac/sick day/training = 178.5. There are a total of 9,878 active building permits or an average of 988 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 830 inspection calls and conducted a total of 926 permit related inspections, there were 2 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 932 inspections were conducted with an average of 186 per inspector, which averages out to 9.2 inspections per day per inspector. (Note: 110 person working days – 9 vac/sick day/training = 101). Active building permits involving plumbing totalled 3,389 or 678 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.0% of the time.

*During the month of October, one building inspector was assigned office duties (no field inspections).

*During the month of October, an 11th inspector was being trained but was not given his own inspection area. This inspector recently accepted a temporary position in Finance/Facilities.

PK:mh
Attach.

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

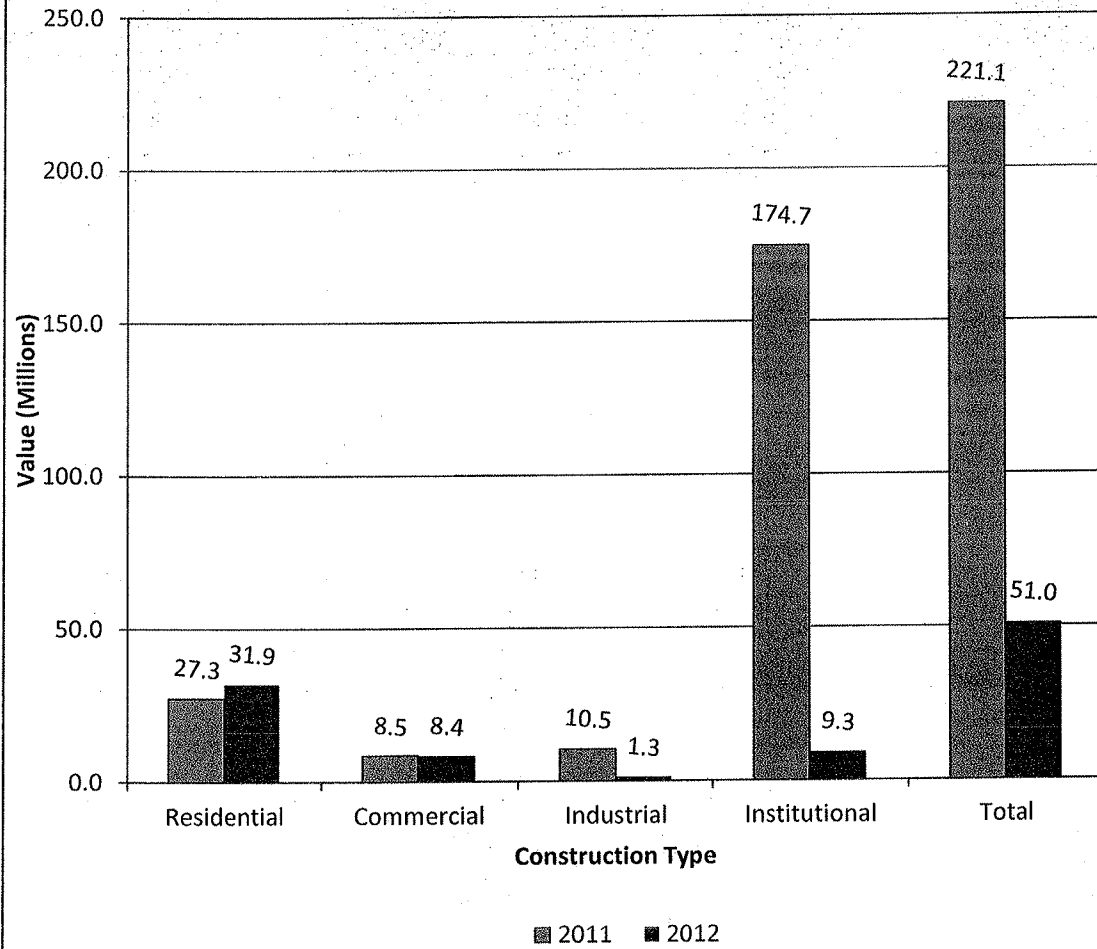
**SUMMARY OF BUILDING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
OCTOBER, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS, COMPLAINTS & LICENCES			TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	LICENCES	INSPECTION NOTICES	INSPECTIONS
J. Christiaans	1,422	10	15	4	79	0
J. Domaracki	1,096	25	16	2	8.1	9.3
E. Drost	772	1	1	2	3.8	10.9
T. Groeneweg	1,017	9	11	2	5.5	8.6
G. Giannos	917	7	9	2	7.0	8.1
M. MacDonald	1,041	17	11	1	8.7	10.8
J. Moore	7	0	0	0	0.2	8.1
J. Davis	1,001	3	0	0	12.8	11.9
A. DiCicco	552	6	6	1	4.5	9.2
J. Silcox	939	17	21	4	3.9	7.4
K. Wilding	1,114	8	5	0	6.8	8.9
TOTALS	9,878	103	95	18	69.2	93.2

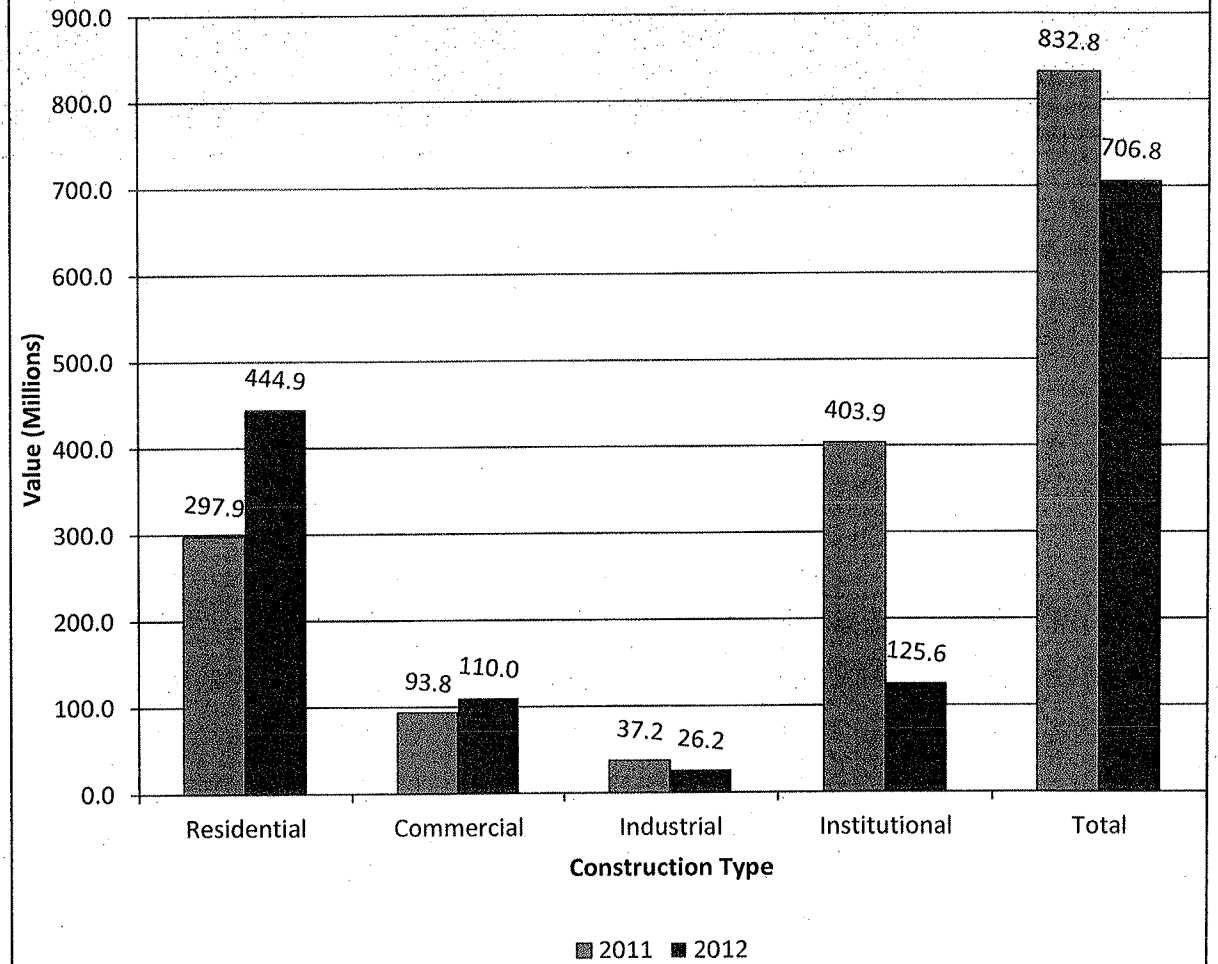
**SUMMARY OF PLUMBING INSPECTORS' LEVEL OF SERVICE AND WORKLOAD
OCTOBER, 2012**

INSPECTOR NAME	PERMITS CURRENT	OUTSTANDING ORDERS & COMPLAINTS		TOTAL AVERAGE PER DAY	
		ORDERS	COMPLAINTS	INSPECTION NOTICES	INSPECTIONS
R. Gilgen	450	0	0	8.0	10.4
P. Langdon	553	0	0	7.7	7.6
R. Psoyka	423	1	1	4.0	9.2
E. Turner	1,107	0	7	10.3	9.7
D. Webster	856	4	1	7.5	9.0
TOTALS	3,389	5	9	37.5	45.9

**Construction Value of Building Permits
October**



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



CITY OF LONDON

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

CLASSIFICATION	October 2012			to the end of October 2012			October 2011			to the end of October 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	68	22,556,000	68	696	221,333,980	696	45	14,399,800	45	616	182,584,160	616
SEMI DETACHED DWELLINGS	0	0	0	1	120,000	0	0	0	0	3	1,198,000	5
TOWNHOUSES	8	2,489,000	8	126	54,494,824	260	20	11,207,800	58	130	58,222,940	271
DUPLEX, TRIPLEX, QUAD, APT BLDG	3	4,072,000	29	15	100,512,000	479	0	0	0	10	24,424,200	169
RES-ALTER & ADDITIONS	150	2,818,130	0	1,329	68,428,611	295	112	1,725,440	2	1,306	31,493,295	5
COMMERCIAL - ERECT	2	2,572,000	0	23	34,226,970	0	0	0	0	22	23,270,606	0
COMMERCIAL ADDITION	2	925,000	0	24	13,941,200	0	3	3,317,000	0	17	9,391,500	0
COMMERCIAL - OTHER	44	4,947,220	0	392	61,852,213	0	48	5,229,400	0	348	61,090,750	1
INDUSTRIAL - ERECT	0	0	0	11	9,105,000	0	0	0	0	15	9,176,000	0
INDUSTRIAL - ADDITION	0	0	0	11	1,798,000	0	4	9,299,700	0	12	18,393,700	0
INDUSTRIAL - OTHER	6	1,333,700	0	51	15,343,100	0	5	1,173,000	0	46	9,662,800	0
INSTITUTIONAL - ERECT	0	0	0	10	70,336,000	0	3	174,495,000	0	10	249,665,000	0
INSTITUTIONAL - ADDITION	0	0	0	14	29,694,800	0	1	50,000	0	18	65,027,205	0
INSTITUTIONAL - OTHER	10	9,257,000	0	128	25,572,680	0	8	157,750	0	116	89,181,250	0
AGRICULTURAL	0	0	0	3	142,000	0	2	60,000	0	7	383,000	0
SWIMMING POOL FENCES	17	314,000	0	245	3,876,737	0	10	181,300	0	192	3,100,314	0
ADMINISTRATIVE	22	13,855	0	161	318,406	0	20	19,300	0	157	370,975	0
DEMOLITION	5	0	3	85	0	149	4	0	5	68	0	
SIGNS/CANOPY - CITY PROPERTY	2	0	0	18	0	0	0	0	0	14	0	
SIGNS/CANOPY - PRIVATE PROPERTY	45	0	0	404	0	0	50	0	0	262	0	0
TOTALS	384	51,297,905	105	3,747	711,096,521	1,730	335	221,315,490	105	3,369	836,635,695	1,067

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

November 10, 2012

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City of London - Building Division

November 19, 2012 11:11 AM

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

Owner	Project Location	Proposed Work	No. Of Units	Constr Value
The Ironstone Building Company Inc	1030 Oakcrossing Gate	Install-Site Services-Install Site Service	0	400,000
1390400 Ontario Inc (M.Janakiraman-Phaeton Auto Group)	1135 Wharncliffe Rd S	Install-Site Services-Install Site Services For Future Dealership	0	700,000
Sylvanacre Properties	1150 Wellington Rd	Alter-Hotel-Alter Interior For Rental Suites For 1st And 2nd F	0	1,654,000
Tim Donut Limited	1181 Highbury Ave N	Alter-Restaurant -Alter Interior For Tim Hortons Frr 3-Comp Sink:	0	220,000
719380 Ontario Inc	1350 Fanshawe Park Rd W	Alter-Retail Plaza-Interior Alter For Lifelabs. Frr	0	135,000
The Fanshawe College Of Applied Arts And Technology	137 Dundas St	Alter-Community College-Alter Interior For Fanshawe College. Ffr Fpo	0	9,000,000
Columbia Sportswear Of Canada	1425 Max Brose Dr	Alter-Warehousing-Alter For Warehouse Offices And Employee Area Frr	0	1,300,000
Seiko Homes Inc	1430 Highbury Ave N 8	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Cluster Sdd W/ 2 Car Garage, No Dec	1	165,000
Seiko Homes Inc.	1430 Highbury Ave N 71	Erect-Townhouse - Cluster Sdd-Erect One Storey Cluster Sdd W/ 2 Car Garage, No D	1	189,000
Mcdonald Michael	145 Base Line Rd E 7	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/2 Car Garage, Finished Baseme	1	430,000
London Affordable Housing Foundation	1461 Huron St	Erect-Apartment Building-Erect 25 Unit Apartment Building. Foundation Perm	25	3,500,000
Bsn London Corporation C/O Farhi Holdings	151 Dundas St	Alter-Restaurant -Alter Interior Of Mcdonald'S Restaurant Frr	0	115,000
David Reis Sier Developments Corporation	156 Woodholme CIs-PVT	Erect-Townhouse - Cluster Sdd-Erect 1 Storey Sfd W/ Two Car Garage, Unfinished B	1	450,000
2280622 Ontario Inc	1560 Hyde Park Rd	Alter-Medical Offices-Alter Interior For Medical Office.	0	300,000
Stonebrook London Limited	181 Skyline Ave 33	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/2 Car Garage, Unfinished Base	1	253,000
Insulcon Insulation Inc.	184 York St	Alter-Offices-Alter Interior For Offices. Fpo Ffr.	0	120,000
	189 Helena Ave	Alter-Duplex-Fire Restoration For Duplex	0	120,000
Rembrandt Developments (London) Inc	2135 Wallingford Ave	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Cluster Sdd W/ 2 Car Garage, A/C, 1	1	265,000
Exeter Holdings Inc C/O Larlyn Property Mgmt	300 Exeter Rd	Alter-Retail Store-Alter Interior For Napa Auto Parts Frr	0	115,000
Westwood Power Centre Inc	3165 Wonderland Rd S 1	Add-Retail Plaza-Add Mezzanine And Finish Interior For Bed Bath & B	0	875,000
Graystone Development Group Limited	3278 Colonel Talbot Rd 229	Erect-Townhouse - Cluster Sdd-Erect A New 1 Storey Single Detached Vacant Land C	1	272,000
Usner David	38 Beaufort St	Erect-Duplex-Erect Duplex. Type 1 With Hrv Mechanical. Methane	2	287,000
Public Works Canada C/O Municipal Grants	451 Talbot St	Alter-Offices-Alter To Repair Stair Well. Ffr	0	174,000
772866 Ontario Limited C/O Maria La Farciola	530 Oxford St W	Alter-Super Market-Interior Alter For Food Store. 2-Comp Sink: 2x20.	0	220,000
London City	567 Rosecliffe Terr 18	Erect-Townhouse - Cluster Sdd-Erect 2 Storey Sfd W/ 2 Car Garage, Finished Basem	1	465,000
1830150 Ontario Ltd	580 Fanshawe Park Rd E	Alter-Restaurant -Alter Interior Of Unit D For Restaurant (Popeyes	0	204,000
Jlc Homes Ltd	78 Gunn St	Erect-Duplex-Erect 2 Storey Rental Duplex W/ 5 Bedrooms In Each	2	285,000
Ali Soufan Westfield Village Estates Inc.	915 Southdale Rd W	Erect-Financial Institution-Erect New Financial Building (Libro).	0	1,400,000
Ali Soufan Westfield Village Estates Inc.	915 Southdale Rd W	Erect-Retail Plaza-Erect Shell Building (For Future 2 Retail Units).	0	1,172,000

Total Permits 29 Units 37 Value 24,785,000

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