



## Development and Compliance Services Building Division

**To:** G. Kotsifas, P. Eng.  
Managing Director, Development and Compliance Services  
& Chief Building Official

**From:** P. Kokkoros, P. Eng.  
Deputy Chief Building Official

**Date:** July 15, 2013

**RE: Monthly Report for June 2013**

Attached are the Building Division's monthly report for June 2013 and copies of the Summary of the Inspectors' Workload reports.

### **Permit Issuance**

By the end of June, 2,143 permits had been issued with a construction value of approximately \$396 million dollars, representing 1,136 new dwelling units. Compared to last year, this represents a 1.2% decrease in the number of permits, a 5% decrease in the construction value and a 0.4% increase in the number of dwelling units.

To the end of June, the number of single and semi detached dwellings issued were 384, which was a 6.3% decrease over last year.

At the end of June, there were 445 applications in process, representing approximately \$155 million dollars in construction value and an additional 470 dwelling units, compared with 442 applications having a construction value of \$139 million dollars and an additional 337 dwelling units for the same period last year.

The rate of incoming applications for the month of June averaged out to 27 applications a day for a total of 540 in 20 working days. There were 73 permit applications to build 73 new single detached dwellings, 17 townhouse applications to build 29 units, of which 14 were cluster single dwelling units.

There were 506 permits issued in June totalling \$110,421,785 including 268 new dwelling units.

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## Monthly Report for June 2013

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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 1,524 inspection calls and conducted 1,737 building permit related inspections with an additional 12 inspections completed relating to complaints, licenses, orders and miscellaneous inspections. This is a total of 1,749 inspections or an average of 175 inspections made per inspector this month based on 10 inspectors, which averages out to 10.2 inspections per day per inspector. (Note: 200 person working days – 29 vac/sick day/training = 171) There are a total of 9,853 active building permits or an average of 985 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 768 inspection calls and conducted a total of 783 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 1 inspection. During the month, a total of 784 inspections were conducted with an average of 157 per inspector, which averages out to 10.9 inspections per day per inspector. (Note: 100 person working days – 28 vac/sick day/training = 72.0). Active building permits involving plumbing totalled 3,104 or 621 on average per inspector. The provincially mandated requirement to inspect within 48 hours of receipt of an inspection request was achieved 99.2% of the time.

### Building Permit Stabilization Reserve status

As at year-end 2012, the Reserve Fund closing balance was \$651,434. As a result of an audit conducted on building permit fee revenues and expenditures, building permit fees as of November 1, 2012 were increased by 20% on average.

Based on second quarter monitoring this year, It is anticipated that at year-end there will be no need for a drawdown from the reserve. This is expected as the permit fee increase imposed as of November 1, 2012 was based on a 5 year cyclical fee review that results into a positive contribution during the first few years with a possible drawdown towards the end of the 5 year period.

PK:  
Attach.

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