



1 Building Permits and Inspection Services

What is the Service?

Building Permits and Inspections Services are governed under the Ontario Building Code Act, with the goal to protect the public.

Specific objectives include:

- Ensuring buildings and structures are constructed, renovated or demolished in a safe and orderly manner.
- Undertaking reviews and inspections to verify whether new construction or renovation has incorporated the minimum building standards for health, life safety, accessibility, structural sufficiency, environmental integrity and energy efficiency.
- Issuing building permits and enforcing the Ontario Building Code Act, the Ontario Building Code and applicable law.

Influencing Factors:

Complexity: Size and technical complexity of permit applications and construction work requiring varying amounts of review/inspection times e.g. Industrial, Institutional, Commercial and High Rise Residential applications, offer more unique circumstances to review and assess, while residential construction tends to require more inspections and attention.

Geography: Can lead to more travel time, fewer inspections per day resulting in higher costs per permit. Some municipalities deliver services from more than one location which requires more resources and raises costs.

Inspection Services: Nature of the inspection process varies by project, and by municipality.

Legislative Changes: Administering new requirements of the Building Code Act and the Ontario Building Code and other revisions or 'new' Acts and Regulations adds to the process for review and inspection and increases operating costs, short term and long term (this does not take into consideration the regulatory regime in other provinces).

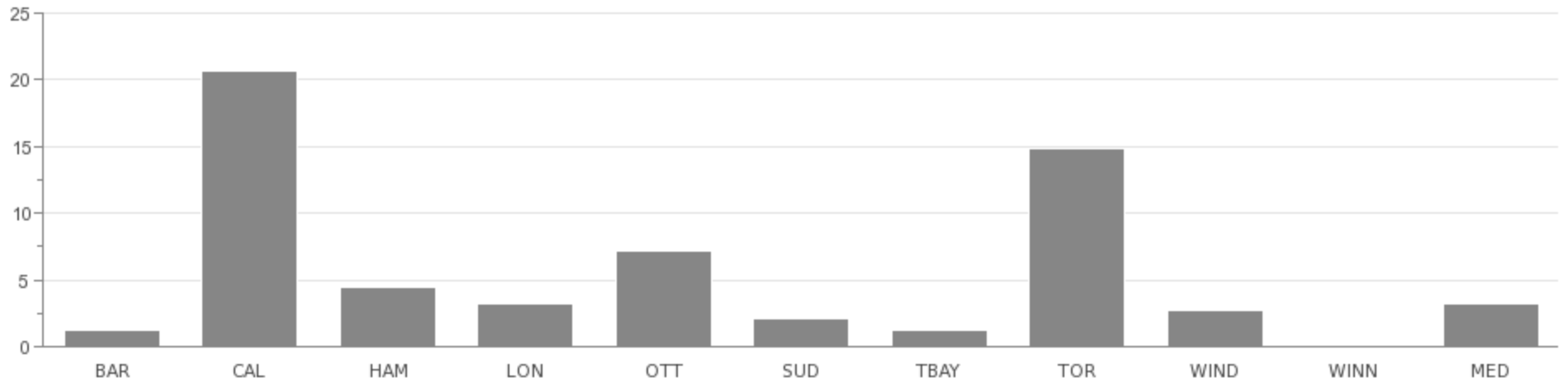
Municipal Policy: Permit requirements will vary between jurisdictions, i.e. phasing of permits (one for the foundation, one for plumbing, one for the structure, etc. versus one that covers all phases of construction).

Building Permits and Inspections Services

How many building permits were issued?

Fig 1.1 Number of Building Permits Issued

(In Thousands)

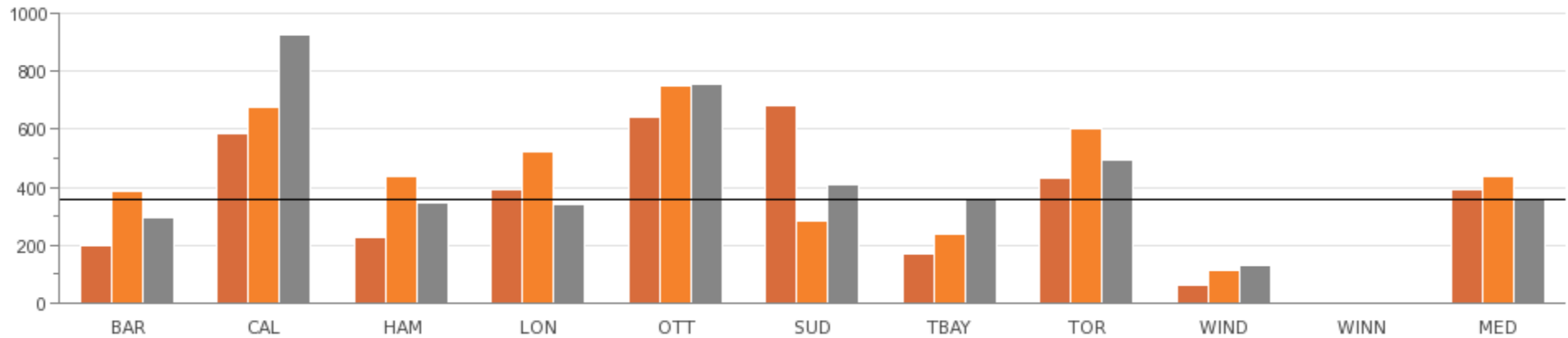


2011	1,253	20,659	4,529	3,272	7,235	2,091	1,282	14,905	2,750	N/A	3,272
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Source: BLDG206 (Service Level)

How many new residential dwelling units were created?

Fig 1.2 New Residential Units Created per 100,000 Population



2009	197	583	225	392	641	685	167	431	63	N/A	392
2010	385	675	435	525	748	281	238	601	110	N/A	435
2011	293	926	345	341	758	408	355	493	127	N/A	355

Source: BLDG221 (Service Level)

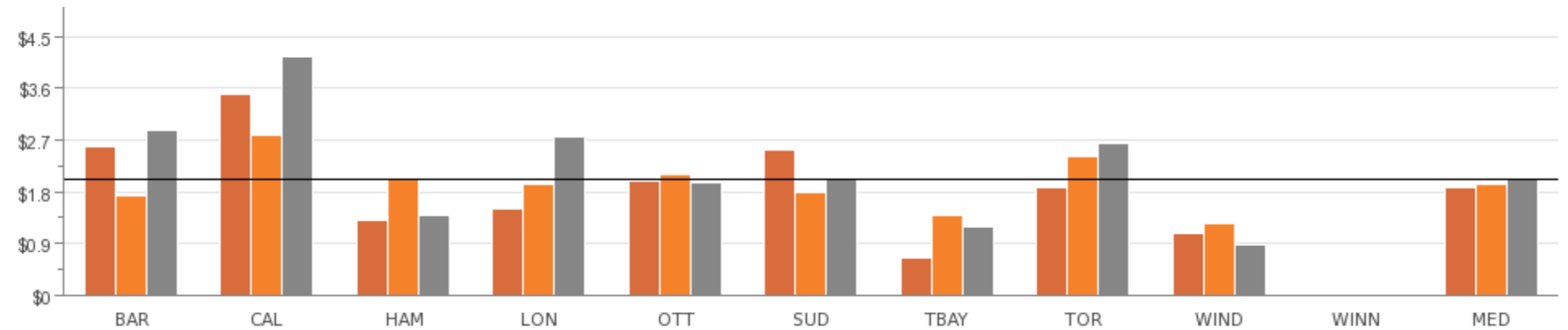
Note: Includes residential units of all types, e.g. houses, apartments, etc.

Comment: This is an economic indicator that highlights development trends in a municipality. Typically, there is a correlation between the number of new residential dwelling units, population growth and the overall economic growth of a municipality.

What is the dollar value of construction activity?

Fig 1.3 Construction Value of Total Building Permits Issued per Capita

(In Thousands)

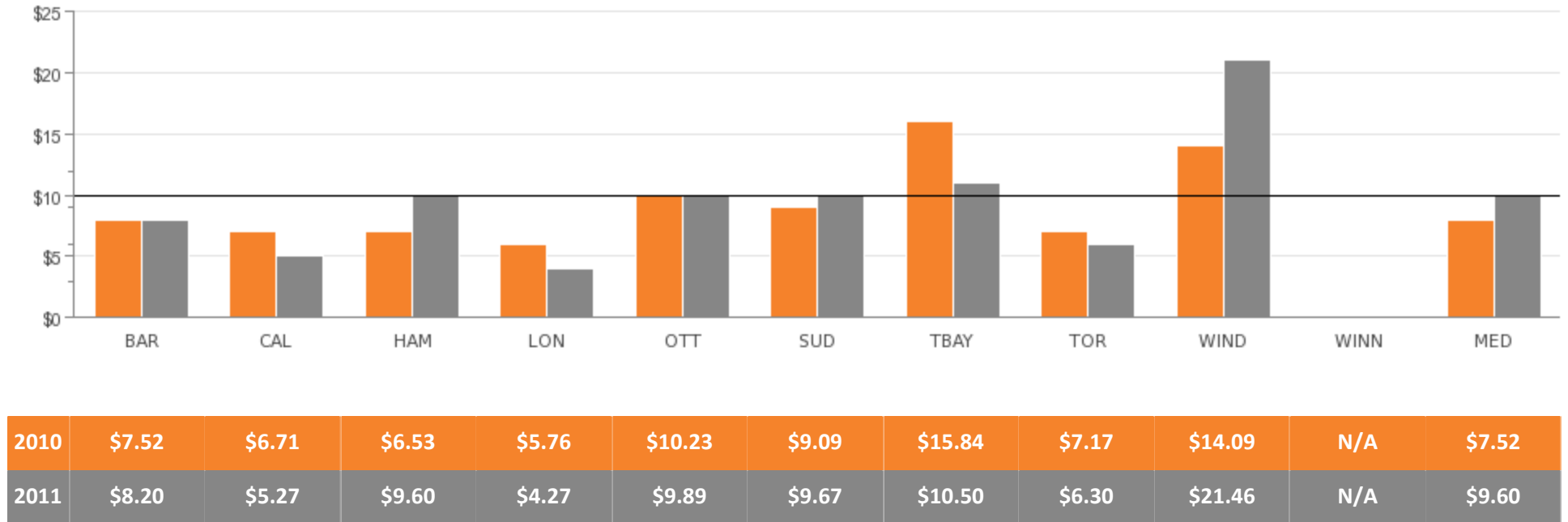


2009	\$2,580	\$3,485	\$1,292	\$1,515	\$1,978	\$2,522	\$653	\$1,883	\$1,088	N/A	\$1,883
2010	\$1,740	\$2,786	\$2,056	\$1,939	\$2,091	\$1,798	\$1,386	\$2,417	\$1,234	N/A	\$1,939
2011	\$2,878	\$4,151	\$1,394	\$2,754	\$1,962	\$2,026	\$1,178	\$2,629	\$870	N/A	\$2,026

Source: BLDG235 (Service Level)

How much does it cost to conduct reviews of construction plans, issue building permits, conduct inspections and enforce the Building Code Act and regulations?

Fig 1.4 Operating Cost of Building Permits and Inspection Services per \$1,000 in Construction Value



Source: BLDG325M (Efficiency)

Note: Calculation does not include amortization.