

2 Building Permits and Inspections



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. Institutional, Commercial and Industrial (ICI), 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.

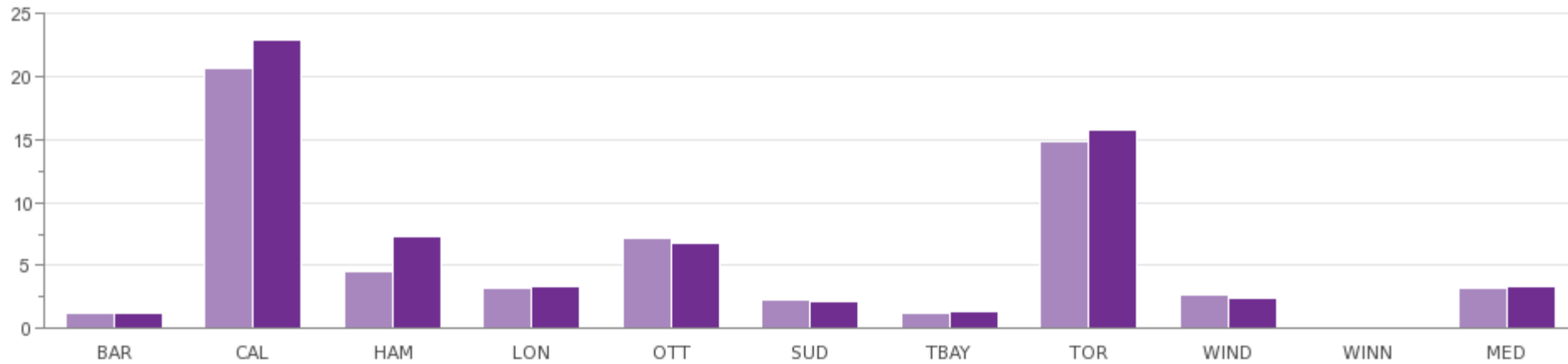
Legislative Changes: Administering new requirements of the Building Code Act and the Ontario Building Code and other revisions or 'new' Acts and Regulations adds to the process for review and inspection and increases operating costs, short term and long term (this does not take into consideration the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

Building Permits and Inspections

How many building permits were issued?

Fig 2.1 Number of Building Permits Issued

(In Thousands)

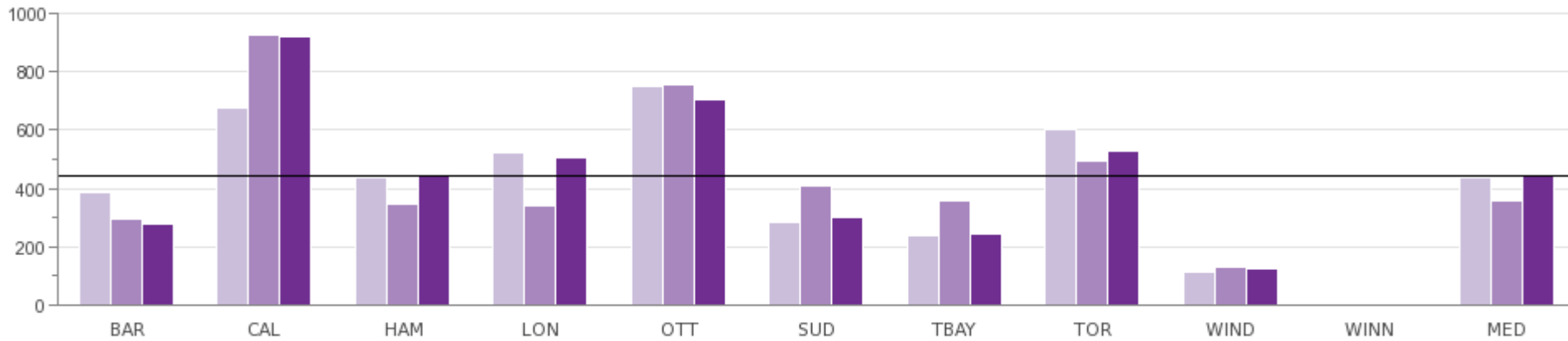


2011	1,253	20,659	4,529	3,272	7,235	2,330	1,282	14,905	2,750	N/A	3,272
2012	1,285	22,941	7,352	3,391	6,828	2,163	1,397	15,741	2,413	N/A	3,391

Source: BLDG206 (Service Level)

How many new residential dwelling units were created?

Fig 2.2 New Residential Units Created per 100,000 Population



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
2012	278	921	444	504	703	302	246	531	126	N/A	444

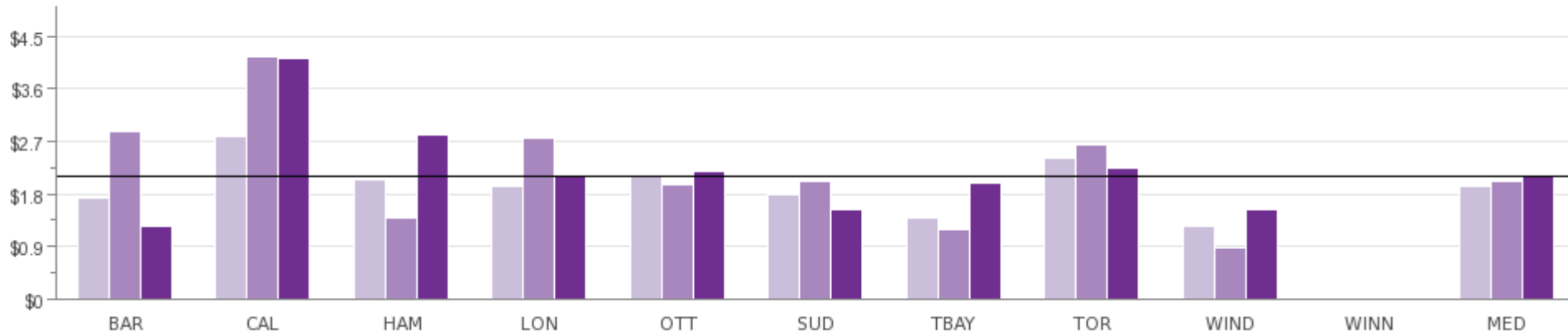
Source: BLDG221 (Service Level)

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 2.3 Construction Value of Total Building Permits Issued per Capita

(In Thousands)



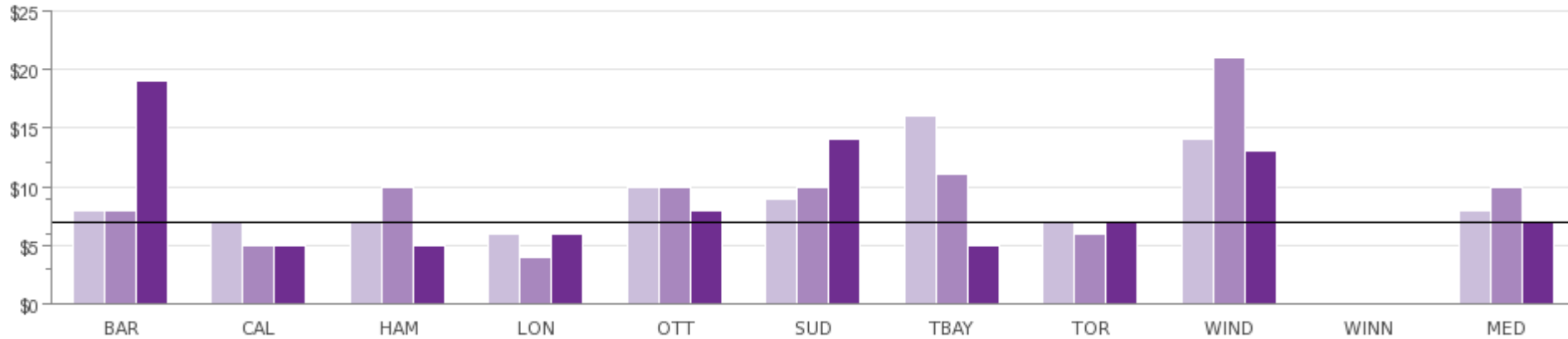
2010	\$1,740	\$2,786	\$2,056	\$1,939	\$2,091	\$1,798	\$1,386	\$2,417	\$1,234	N/A	\$1,939
2011	\$2,878	\$4,151	\$1,394	\$2,754	\$1,962	\$2,026	\$1,178	\$2,629	\$870	N/A	\$2,026
2012	\$1,253	\$4,127	\$2,802	\$2,103	\$2,183	\$1,529	\$1,995	\$2,236	\$1,528	N/A	\$2,103

Source: BLDG235 (Service Level)

Comment: This is an economic indicator that highlights development trends in a municipality. Fluctuations can reflect activity level and construction types (residential, industrial, commercial and institutional).

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



2010	\$8	\$7	\$7	\$6	\$10	\$9	\$16	\$7	\$14	N/A	\$8
2011	\$8	\$5	\$10	\$4	\$10	\$10	\$11	\$6	\$21	N/A	\$10
2012	\$19	\$5	\$5	\$6	\$8	\$14	\$5	\$7	\$13	N/A	\$7

Source: BLDG325M (Efficiency)

Comment: Operating costs generally tend to be stable; however, changes in construction values can cause large fluctuations in the results. For example, in Barrie in 2012, the results show that the value of issued permits is significantly less than in prior years, but operating costs have remained constant.