

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. Industrial, Institutional, Commercial (ICI) 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.; vs. one that covers all phases of construction).

Additional Information:

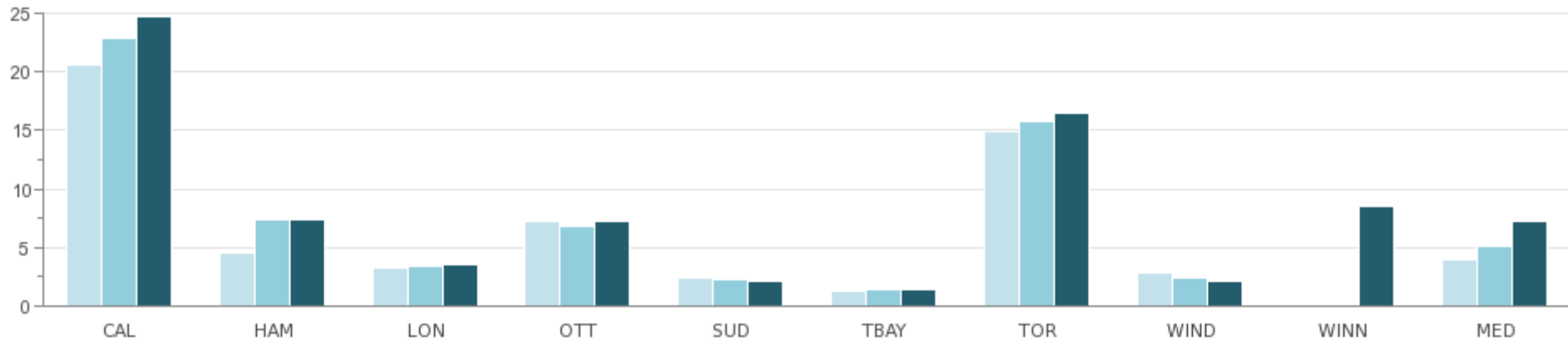
Although the Cities of Calgary and Winnipeg do not follow the same guidelines as Ontario partners, both participate in the service area and provide results where possible.

Building Permits and Inspections

How many building permits were issued?

Fig 2.1 Number of Building Permits Issued

(In Thousands)



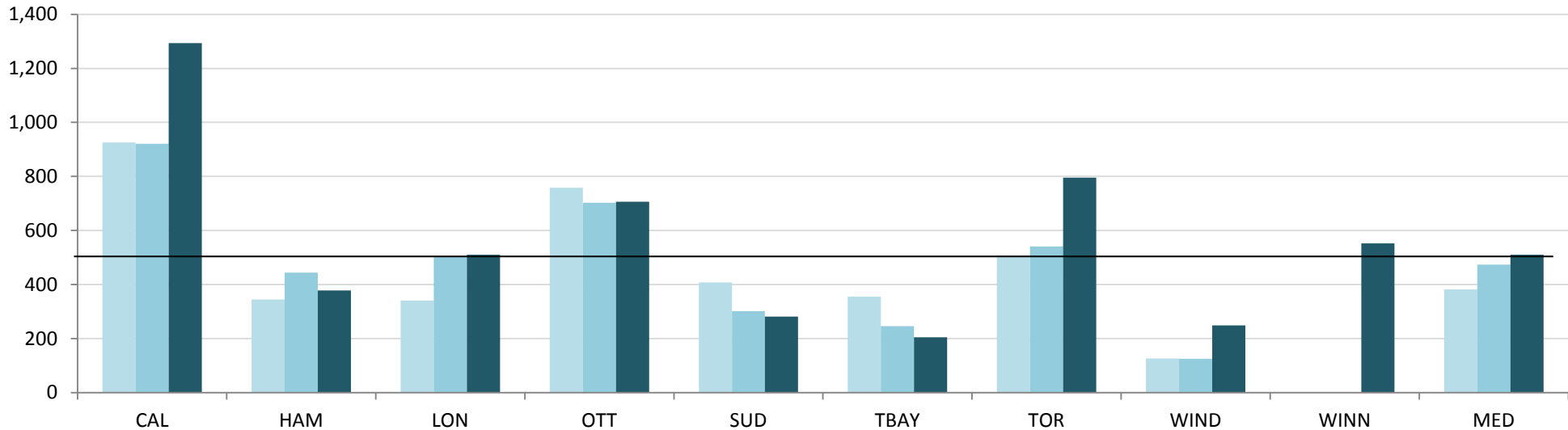
2011	20,659	4,529	3,272	7,235	2,330	1,282	14,905	2,750	3,901
2012	22,941	7,352	3,391	6,828	2,163	1,397	15,741	2,413	5,110
2013	24,814	7,376	3,457	7,196	2,135	1,438	16,466	2,101	8,461

Source: BLDG206 (Service Level)

Note: Permits include residential, Institutional/Commercial/Industrial (ICI) and other (agriculture and tents) categories as per Stats Canada.

How many new residential dwelling units were created?

Fig 2.2 New Residential Units Created per 100,000 Population



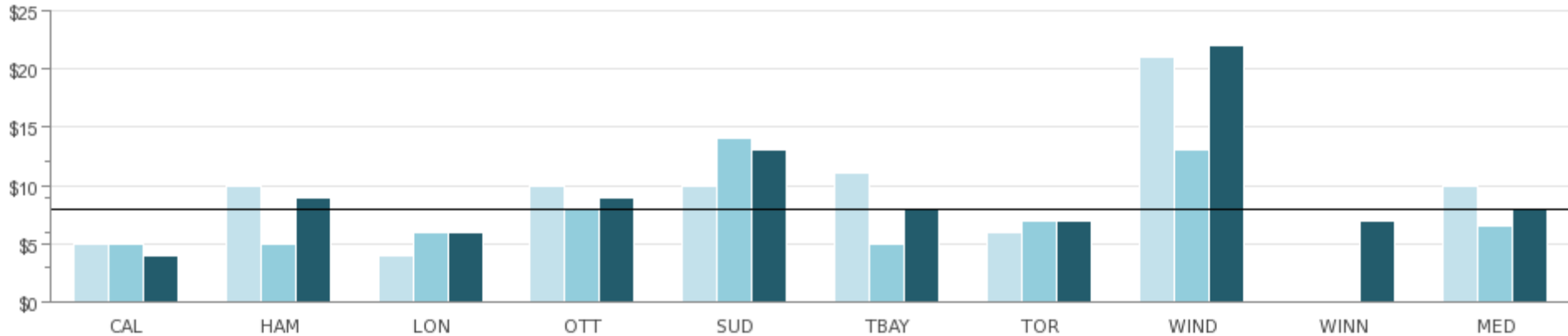
2011	926	345	341	758	408	355	508	127	382
2012	921	444	504	703	302	246	541	126	474
2013	1,293	378	510	707	282	205	796	249	510

Source: BLDG221 (Service Level)

Note: 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.

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



2011	\$5	\$10	\$4	\$10	\$10	\$11	\$6	\$21	\$7	\$10
2012	\$5	\$5	\$6	\$8	\$14	\$5	\$7	\$13	\$7	\$7
2013	\$4	\$9	\$6	\$9	\$13	\$8	\$7	\$22	\$7	\$8

Source: BLDG325M (Efficiency)

Note: Fluctuation in year over year results is impacted by construction values.