

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: Planning & Development Services: Building Division



REPORT TO: Committee of The Whole
MEETING DATE: May 16, 2016
REPORT NO.: PDS.16.58
SUBJECT: Building Permit Activity: 1st Quarter 2016
PREPARED BY: Greg Miller, Manager Building & By-law Services/Chief Building Official

A. Recommendations

THAT Council receive Staff Report PDS.16.58, *“Building Permit Activity: 1st Quarter 2016”* for information purposes.

B. Background

The purpose of this report is to provide Council with an update on building permit and inspection activity within the Town’s Ontario Building Code Program between January to the end of March 2016 (1st Quarter).

Building Permits

- The number of building permits issued during the 1st Quarter in 2016 were 41 versus 28 during the same period in 2015; a 46% increase.
- Sixteen (16) dwellings were issued versus 10 during the same period in 2015; a 60% increase.
- The number of building permit applications received by the Building Services Division during the 1st Quarter in 2016 were 69 versus 43 in 2015; a 60% increase.
- The construction value of building permits issued during the 1st Quarter in 2016 was \$8,392,570.00 versus \$7,700,700.00 during the same period in 2015.

Building Permit Revenue

- Building permit revenue collected during the 1st Quarter in 2016 was \$91,808.51 versus \$62,824.50 during the same period in 2015; a 46% increase.

Building Inspections

- The number of building inspections complete during the 1st Quarter in 368 inspections 325 during the same period in 2015; a 13% increase.
- The accumulated number of dwelling starts over the past 12 months to the end of March 2016 is **117 dwelling starts versus 82 at the end of the same period in 2015 representing a 43% increase.** This indicator is a seasonally adjusted value that provides an indication of future inspection activity. A typical dwelling on average requires a minimum of 15 inspections as per the Ontario Building Code.

Given that there were 35 additional dwelling starts means at least 575 additional inspections above the 12 month average, not including re-inspections and *Building Code Act* enforcement.

- The 12 month accumulated construction value of dwelling starts is \$75,607,720.00 to the end of March 2016 versus \$48,488,210.00 at the end of the same period in 2015.
- Building inspections are required to be completed within 2 business days (48 hours) of notice given as legislated under the *Ontario Building Code*. The success rate of the 368 building inspections completed year to date to the end of the 1st Quarter in 2016 is 100%. All inspections were completed within the required timeframe.
- The Municipality of Meaford will continue to assist the Building Services Division in 2016 to maintain our legislated service levels by providing inspection services 2-3 days per week.

C. The Blue Mountains' Strategic Plan

Goal #4 - Promote a culture of organizational and operational excellence

D. Environmental Impacts

N/A

E. Financial Impact

As highlighted in this Report.

F. In Consultation With

N/A

G. Attached

G.1 Permit Activity/Tables/Charts

Prepared by:

Respectfully Submitted by:

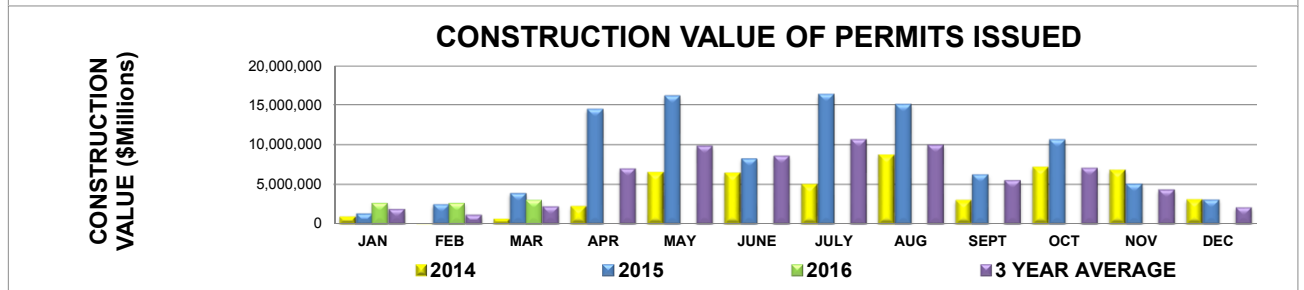
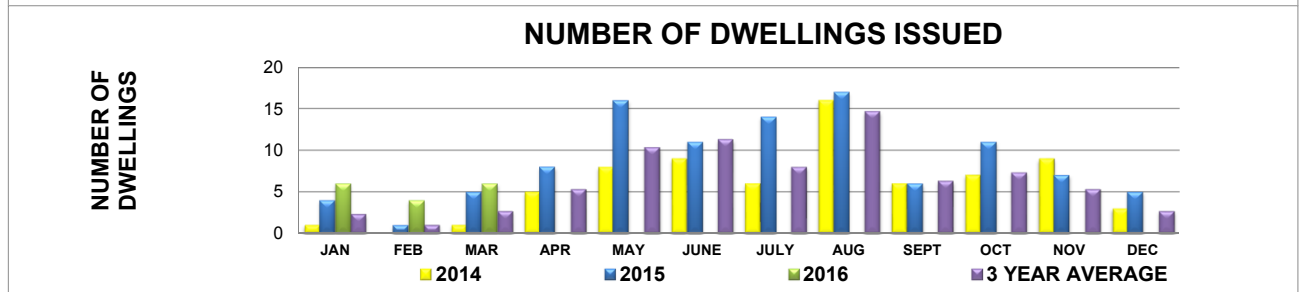
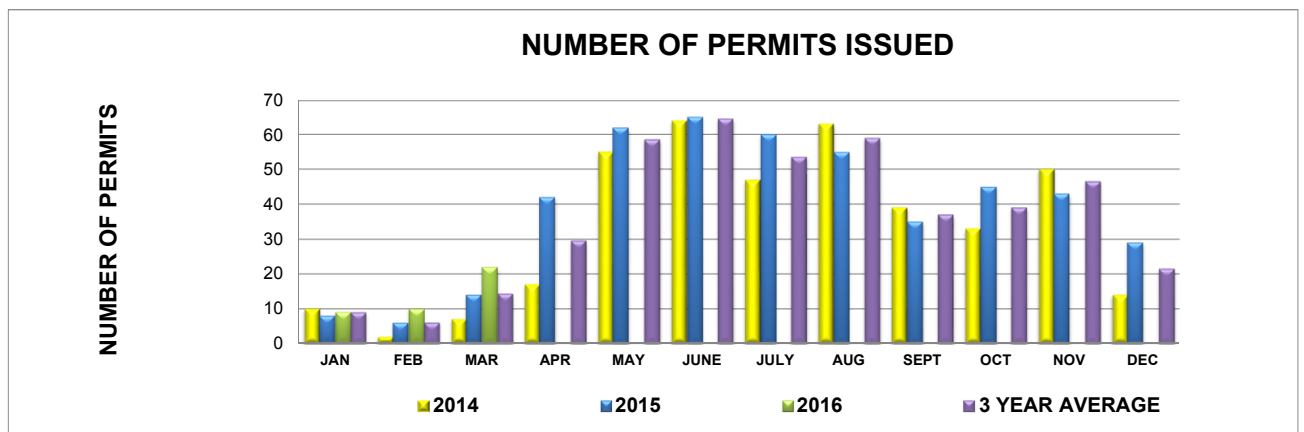
Greg Miller, C.E.T., CBCO
Manager, Building & By-law Services
Chief Building Official

Michael Benner, MCIP, RPP
Director, Planning & Building Services



TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY MARCH 2016

	PERMITS ISSUED			DWELLING UNITS ISSUED			ESTIMATED CONSTRUCTION VALUE		
	2014	2015	2016	2014	2015	2016	2014	2015	2016
JAN	10	8	9	1	4	6	\$ 988,600.00	\$ 1,318,100.00	\$ 2,668,570.00
FEB	2	6	10	0	1	4	\$ 3,000.00	\$ 2,505,000.00	\$ 2,674,800.00
MAR	7	14	22	1	5	6	\$ 680,900.00	\$ 3,877,600.00	\$ 3,049,200.00
Q1	19	28	41	2	10	16	\$ 1,672,500.00	\$ 7,700,700.00	\$ 8,392,570.00
APR	17	42		5	8		\$ 2,251,950.00	\$ 14,472,320.00	
MAY	55	62		8	16		\$ 6,554,250.00	\$ 16,123,460.00	
JUNE	64	65		9	11		\$ 6,458,009.00	\$ 8,235,755.00	
Q2	136	169	0	22	35	0	\$ 15,264,209.00	\$ 38,831,535.00	\$ -
JULY	47	60		6	14		\$ 5,054,910.00	\$ 16,337,745.00	
AUG	63	55		16	17		\$ 8,717,660.00	\$ 15,085,929.00	
SEPT	39	35		6	6		\$ 3,063,470.00	\$ 6,239,400.00	
Q3	149	150	0	28	37	0	\$ 16,836,040.00	\$ 37,663,074.00	\$ -
OCT	33	45		7	11		\$ 7,182,450.00	\$ 10,636,600.00	
NOV	50	43		9	7		\$ 6,811,092.00	\$ 5,078,600.00	
DEC	14	29		3	5		\$ 3,111,700.00	\$ 3,072,900.00	
Q4	97	117	0	19	23	0	\$ 17,105,242.00	\$ 18,788,100.00	\$ -
YTD	401	464	41	71	105	16	\$ 50,877,991.00	\$ 102,983,409.00	\$ 8,392,570.00



SUMMARY - PERMITS ISSUED			
March 2016	TYPE	#	EST CONSTR VALUE
	Dwelling	6	\$ 2,456,700.00
	Add/Renos/Deck/Acc	8	\$ 450,000.00
	Demolition	4	\$ 100,000.00
	Non-Res >250K	0	\$ -
	Farm	1	\$ 15,000.00
	Miscellaneous	3	\$ 27,500.00



TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY MARCH 2016

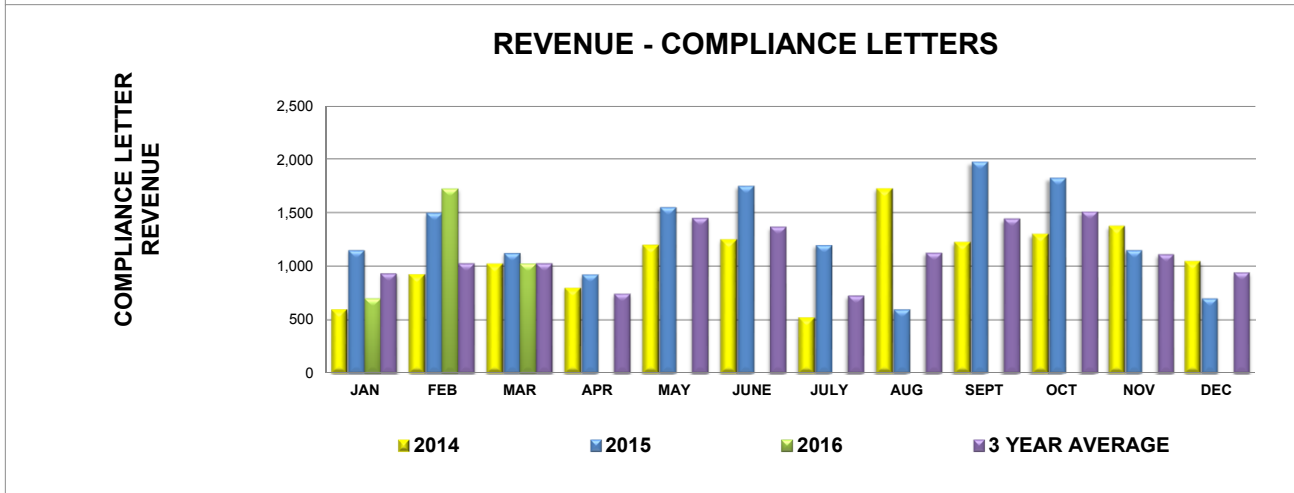
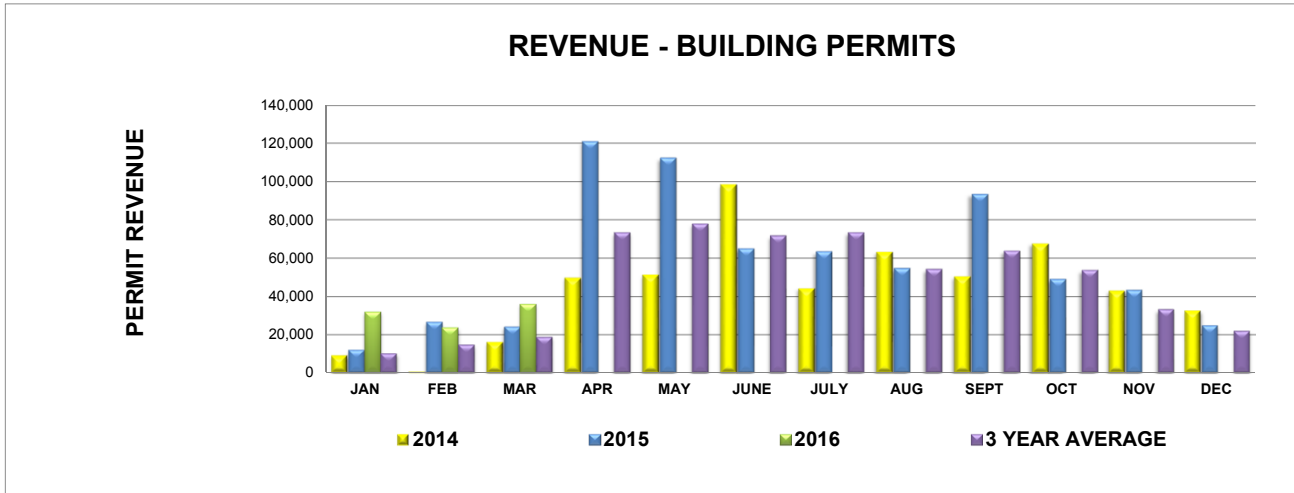
TOTAL EST CONSTR VALUE: \$ 3,049,200.00

BUILDING - PERMIT & INSPECTIONS REVENUE

	2014	2015	2016
JAN	\$ 9,184.37	\$ 11,957.00	\$ 31,989.61
FEB	\$ 575.00	\$ 26,737.50	\$ 23,710.15
MAR	\$ 16,270.00	\$ 24,130.00	\$ 36,108.75
Q1	\$ 26,029.37	\$ 62,824.50	\$ 91,808.51
APR	\$ 49,869.00	\$ 120,915.00	
MAY	\$ 51,582.46	\$ 112,462.52	
JUNE	\$ 98,488.24	\$ 64,917.38	
Q2	\$ 199,939.70	\$ 298,294.90	\$ -
JULY	\$ 44,293.14	\$ 63,544.00	
AUG	\$ 63,374.50	\$ 54,783.00	
SEPT	\$ 50,531.48	\$ 93,419.95	
Q3	\$ 158,199.12	\$ 211,746.95	\$ -
OCT	\$ 67,717.53	\$ 48,982.27	
NOV	\$ 43,117.31	\$ 43,237.02	
DEC	\$ 32,697.08	\$ 24,739.46	
Q4	\$ 143,531.92	\$ 116,958.75	\$ -
TOTAL	483,223.53	689,825.10	91,808.51

BUILDING - COMPLIANCE LETTER REVENUE

	2014	2015	2016
JAN	\$ 600.00	\$ 1,150.00	\$ 700.00
FEB	\$ 925.00	\$ 1,500.00	\$ 1,725.00
MAR	\$ 1,025.00	\$ 1,125.00	\$ 1,025.00
Q1	\$ 2,550.00	\$ 3,775.00	\$ 3,450.00
APR	\$ 800.00	\$ 925.00	
MAY	\$ 1,200.00	\$ 1,550.00	
JUNE	\$ 1,250.00	\$ 1,750.00	
Q2	\$ 3,250.00	\$ 4,225.00	\$ -
JULY	\$ 525.00	\$ 1,200.00	
AUG	\$ 1,725.00	\$ 600.00	
SEPT	\$ 1,225.00	\$ 1,975.00	
Q3	\$ 3,475.00	\$ 3,775.00	\$ -
OCT	\$ 1,300.00	\$ 1,825.00	
NOV	\$ 1,375.00	\$ 1,150.00	
DEC	\$ 1,050.00	\$ 700.00	
Q4	\$ 3,725.00	\$ 3,675.00	\$ -
TOTAL	\$ 13,000.00	\$ 15,450.00	\$ 3,450.00





**TOWN OF THE BLUE MOUNTAINS
MONTHLY BUILDING PERMIT ACTIVITY
MARCH 2016**

