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Staff Report

Planning & Development Services – Building

Report To: Committee of The Whole
Meeting Date: October 24, 2016
Report Number: PDS.16.132
Subject: Building Permit Activity: 2016 Third Quarter Update
Prepared by: Greg Miller, Manager, Building & By-law Services
 Chief Building Official

A. Recommendations

THAT Council receive Staff Report PDS.16.132 “Building Permit Activity: 2016 Third Quarter Update 2016”.

B. Overview

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 September 2016 (3rd Quarter).

C. Background

Year to date to the end of September 2016 (3rd Quarter):

Building Permits

- 436 building permits issued versus 347 during the same period in 2015; a 26% increase.
- 152 dwellings were issued versus 82 during the same period in 2015; an 85% increase.
- 474 building permit applications received versus 452 in 2015; a 5% increase.
- \$96,830,306.00 versus \$84,195,309.00 in building permit construction value issued during the same period in 2015; a 15% increase.

Building Permit Revenue

- \$751,035.28 in building permit revenue collected versus \$572,866.35 during the same period in 2015; a 31% increase.

Building Inspections

- 1,536 building inspections completed versus 1,276 during the same period in 2015; a 20% increase.
- The accumulated number of dwelling starts over the past 12 months is 154 dwelling starts versus 110 at the end of the same period in 2015; a 40% increase.
- The 12 month accumulated construction value of dwelling starts is \$94,961,790.00 versus \$72,723,900.00 at the end of the same period in 2015; a 31% increase.
- 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 1,536 building inspections completed YTD to the end of the 3rd^t Quarter in 2016 is 99%.

D. The Blue Mountains Strategic Plan

N/A

E. Environmental Impacts

N/A

F. Financial Impact

\$751,035.28 in building permit revenue has been collected year to date and has exceeded the projected revenue of \$657,725.00 by \$93,310.28.

G. In consultation with

N/A

H. Attached

H.1 Permit Activity/Tables/Charts

Respectfully submitted,

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

Michael Benner
Director Planning & Development Services

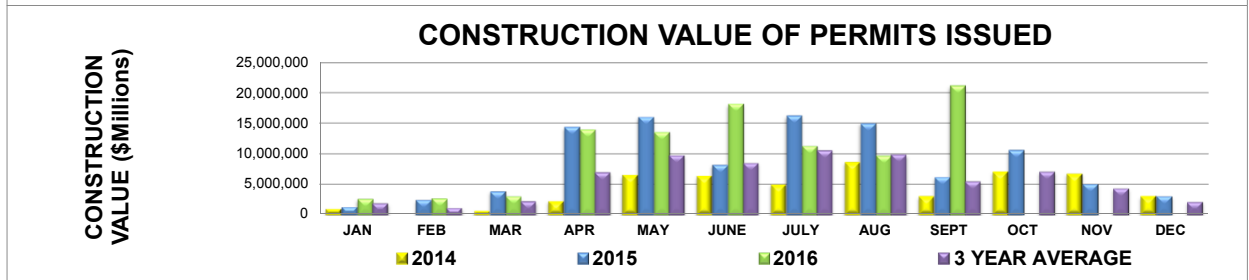
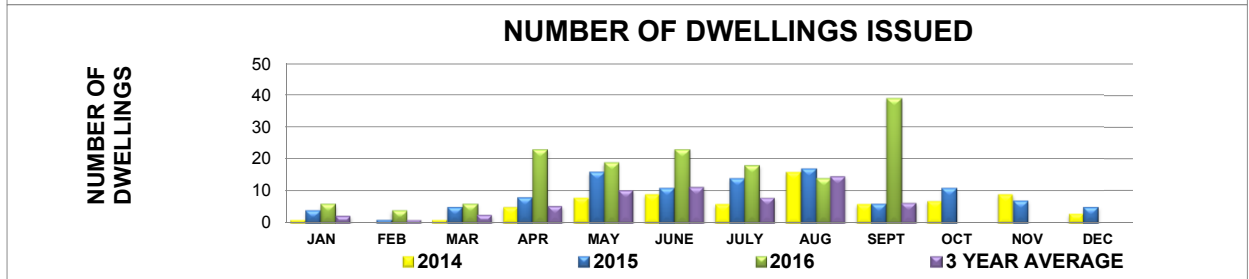
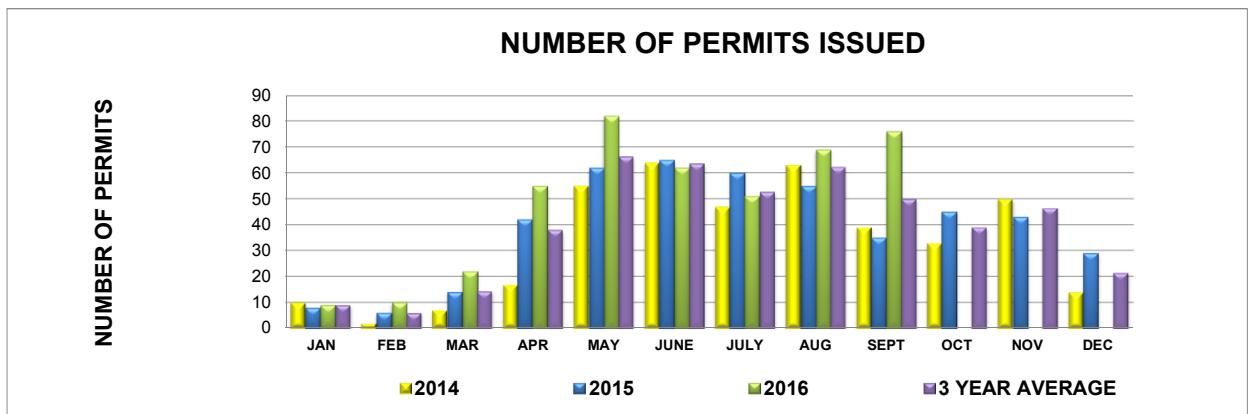
For more information, please contact:

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TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY SEPTEMBER 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	55	5	8	23	\$ 2,251,950.00	\$ 14,472,320.00	\$ 14,081,913.00
MAY	55	62	82	8	16	19	\$ 6,554,250.00	\$ 16,123,460.00	\$ 13,660,430.00
JUNE	64	65	62	9	11	23	\$ 6,458,009.00	\$ 8,235,755.00	\$ 18,279,315.00
Q2	136	169	199	22	35	65	\$ 15,264,209.00	\$ 38,831,535.00	\$ 46,021,658.00
JULY	47	60	51	6	14	18	\$ 5,054,910.00	\$ 16,337,745.00	\$ 11,366,310.00
AUG	63	55	69	16	17	14	\$ 8,717,660.00	\$ 15,085,929.00	\$ 9,782,555.00
SEPT	39	35	76	6	6	39	\$ 3,063,470.00	\$ 6,239,400.00	\$ 21,267,212.00
Q3	149	150	196	28	37	71	\$ 16,836,040.00	\$ 37,663,074.00	\$ 42,416,077.00
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	436	71	105	152	\$ 50,877,991.00	\$ 102,983,409.00	\$ 96,830,305.00



SUMMARY - PERMITS ISSUED			
TYPE	#	EST CONST. VALUE	
Dwelling	39	\$	14,710,500.00
Add/Renos/Deck/Acc	20	\$	2,574,500.00
Demolition	2	\$	8,500.00
Non-Res >250K	6	\$	3,667,800.00
Farm	0	\$	-
Miscellaneous	15	\$	305,912.49
TOTAL EST CONST. VALUE:		\$	21,267,212.49



TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY SEPTEMBER 2016

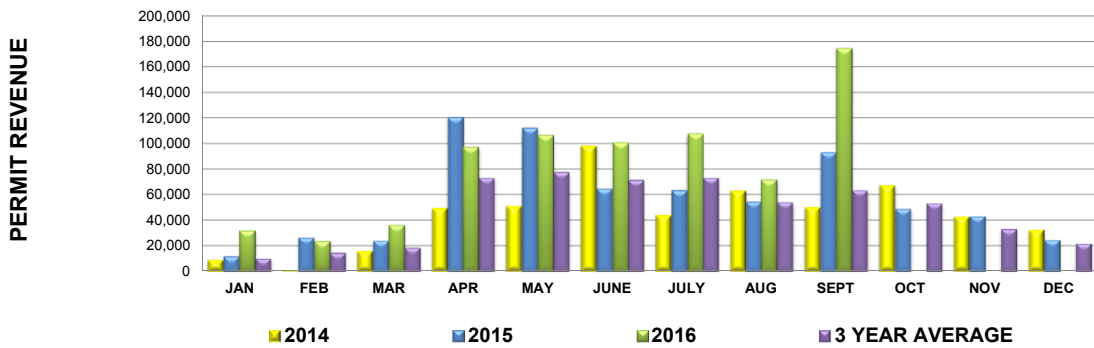
BUILDING - PERMIT & INSPECTIONS REVENUE

	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	\$ 97,320.00
MAY	\$ 51,582.46	\$ 112,462.52	\$ 106,746.00
JUNE	\$ 98,488.24	\$ 64,917.38	\$ 100,750.00
Q2	\$ 199,939.70	\$ 298,294.90	\$ 304,816.00
JULY	\$ 44,293.14	\$ 63,544.00	\$ 107,902.00
AUG	\$ 63,374.50	\$ 54,783.00	\$ 71,817.00
SEPT	\$ 50,531.48	\$ 93,419.95	\$ 174,691.77
Q3	\$ 158,199.12	\$ 211,746.95	\$ 354,410.77
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	751,035.28

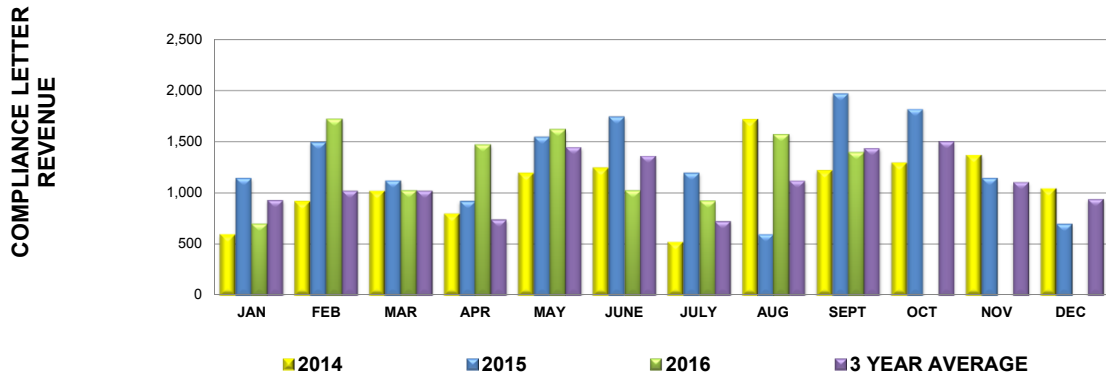
BUILDING - COMPLIANCE LETTER REVENUE

	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	\$ 1,475.00
MAY	\$ 1,200.00	\$ 1,550.00	\$ 1,625.00
JUNE	\$ 1,250.00	\$ 1,750.00	\$ 1,025.00
Q2	\$ 3,250.00	\$ 4,225.00	\$ 4,125.00
JULY	\$ 525.00	\$ 1,200.00	\$ 925.00
AUG	\$ 1,725.00	\$ 600.00	\$ 1,575.00
SEPT	\$ 1,225.00	\$ 1,975.00	\$ 1,400.00
Q3	\$ 3,475.00	\$ 3,775.00	\$ 3,900.00
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	\$ 11,475.00

REVENUE - BUILDING PERMITS

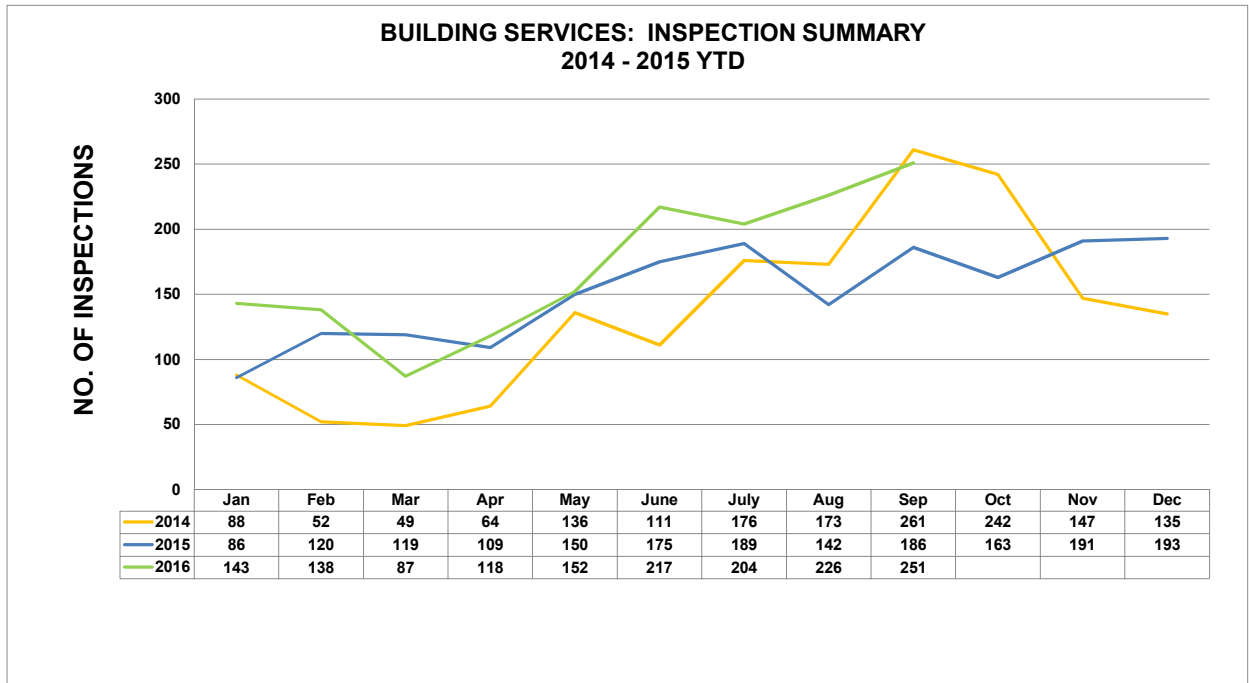


REVENUE - COMPLIANCE LETTERS





TOWN OF THE BLUE MOUNTAINS MONTHLY BUILDING PERMIT ACTIVITY SEPTEMBER 2016



BUILDING SERVICES: INSPECTION OUTCOMES

Reporting Period (Quarter)

		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2014	PASS	141	251	513	440	1345
	FAIL	48	60	97	84	289
2015	PASS	262	404	479	508	1653
	FAIL	63	30	38	39	170
2016	PASS	300	450	649		1399
	FAIL	68	37	32		137

