



# 1. Building Services

## WHAT IS THE SERVICE?

Building Services are governed under the Ontario Building Code Act (2007), with the goal to protect the public by:

- ▶ 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, structural sufficiency, environmental integrity and barrier-free access
- ▶ Issuing building permits and enforcing the Ontario Building Code Act, the Ontario Building Code and applicable law

## WHAT ARE THE MAJOR SERVICE DELIVERY ISSUES?

Issues facing the delivery of Building Services are:

- ▶ Meeting provincially regulated timelines for inspections and issuing permits
- ▶ Recruiting and retaining staff in sufficient numbers that are knowledgeable of the building code to address the timelines mentioned above
- ▶ Educating the public about building regulations

## WHAT ARE THE RESULTS?

### How many new residential dwelling units were created?

FIG. 1.1 New Residential Units Created per 100,000 Population

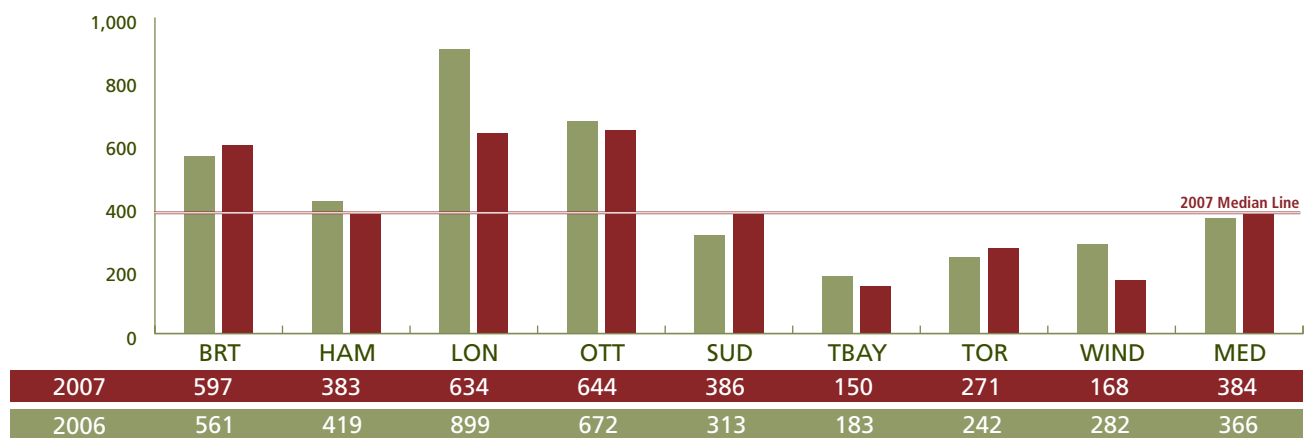


Figure 1.1 illustrates the annual number of new residential units of all types (e.g., houses, apartments) per 100,000 population. Typically, there is a correlation between the number of new residential dwelling units, population growth, and the overall economic growth of a municipality.

**What is the dollar value of construction activity?**

FIG. 1.2 Construction Value of Total Building Permits Issued per Capita

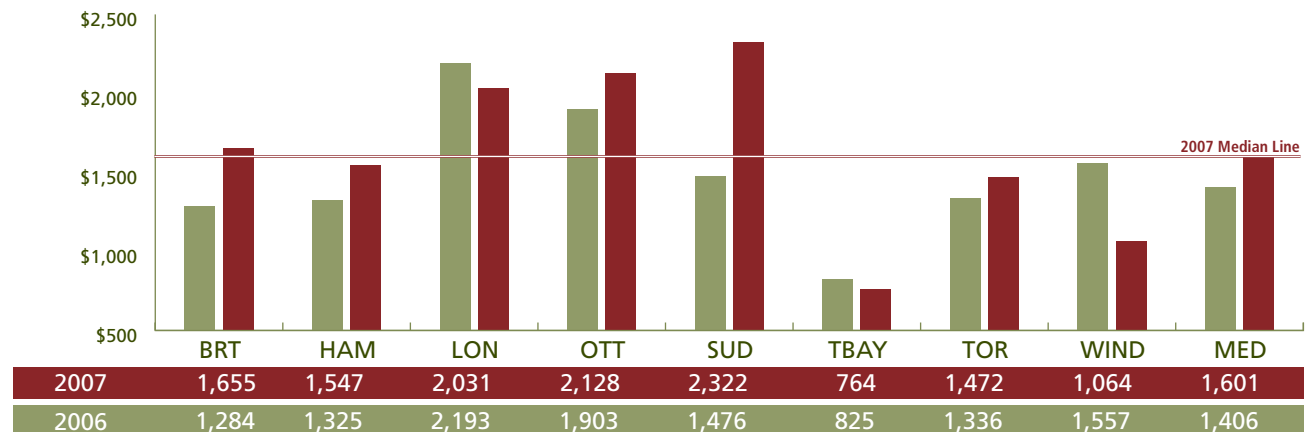
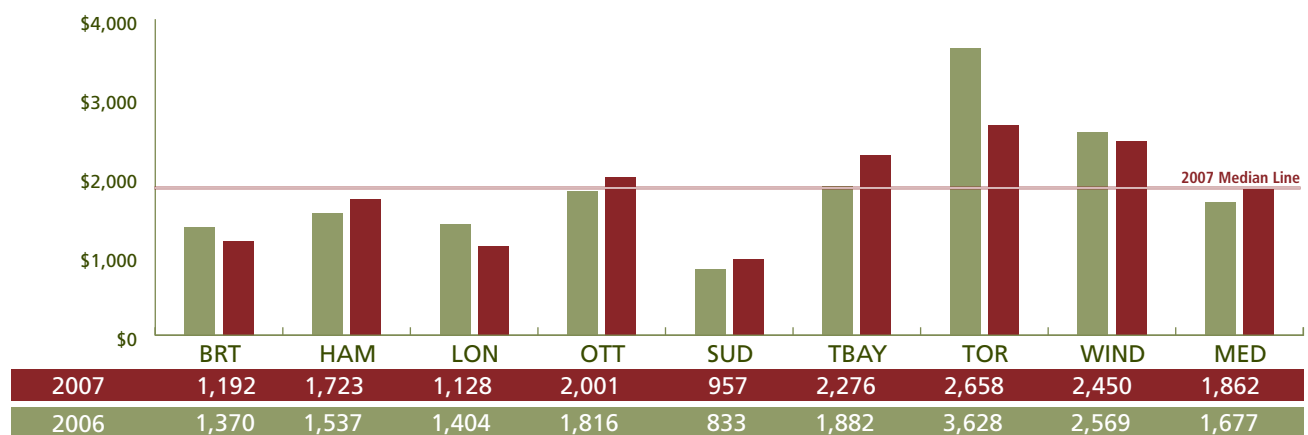


Figure 1.2 shows the total construction value for residential, commercial and industrial permits per capita. Due to the strong construction activity led by Sudbury, Brant, Ottawa and Toronto the overall median construction value is higher compared to 2006. Note that one or two major projects (e.g., hospital, office tower, residential sub-division) may impact the results for a municipality in any given year.

**What is the cost of enforcing the Building Code Act?**

FIG. 1.3 Cost of Enforcing the Building Code Act per Building Permit Issued



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Figure 1.3 illustrates the cost of enforcing the Building Code Act per building permit issued. Enforcement includes activities such as:

- ▶ Processing permit applications
- ▶ Undertaking reviews to determine intention to comply with the Building Code and applicable law (e.g., zoning by-law, Heritage Act, etc.)
- ▶ Issuing permits
- ▶ Inspecting at key stages of completed construction
- ▶ Issuing orders and prosecution where compliance is not obtained

### WHAT SHOULD YOU CONSIDER WHEN REVIEWING THESE RESULTS?

Each municipality's results are influenced to varying degrees by a number of factors, including:

- ▶ Permit requirements – municipal policy for what type of construction requires a permit and the phasing of permits (one for the foundation, one for plumbing, one for the structure, etc.)
- ▶ Complexity – size and technical complexity of permit applications and construction work requiring varying amounts of review/inspection times
- ▶ Volume of work and resource levels
- ▶ Established service standards
- ▶ Geographic size – can lead to more travel time, fewer inspections per day resulting in higher costs

For more information about the results, contact the Municipality's representative listed in Appendix F, page 94.