

# 1. BUILDING PERMITS AND INSPECTIONS SERVICES

Building Permits and Inspections Services are governed under the Ontario Building Code Act, 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, 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

## What should you consider when reviewing these results?

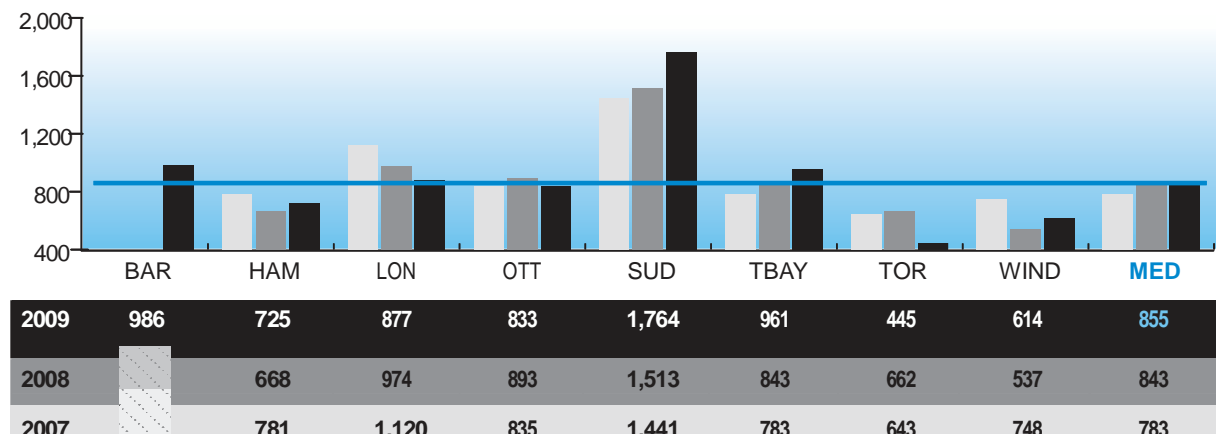
Each municipality's results are influenced to varying degrees by a number of factors, including:

- 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, e.g. costs associated with reviewing and inspecting tract housing (new suburbs) tend to be lower than costs associated with infill projects, custom homes, renovations and larger buildings
- established service standards: some municipalities have opted to deliver enhanced services such as targeting a higher turn-around time for reviews and thus issuance of certain categories of permits
- geographic size: can lead to more travel time and fewer inspections per day resulting in higher costs per permit

## What are the results?

### How many building permits were issued for all types of construction?

Fig. 1.1 Number of Building Permits Issued per 100,000 Population

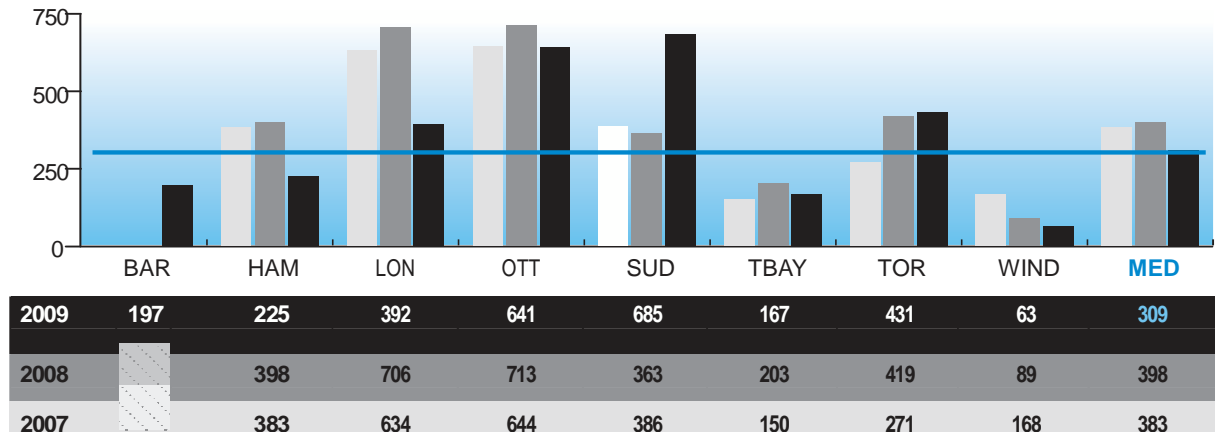


Source: BLDG205 (Service Level)

## BUILDING PERMITS AND INSPECTIONS SERVICES

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

Fig. 1.2 New Residential Units Created per 100,000 Population

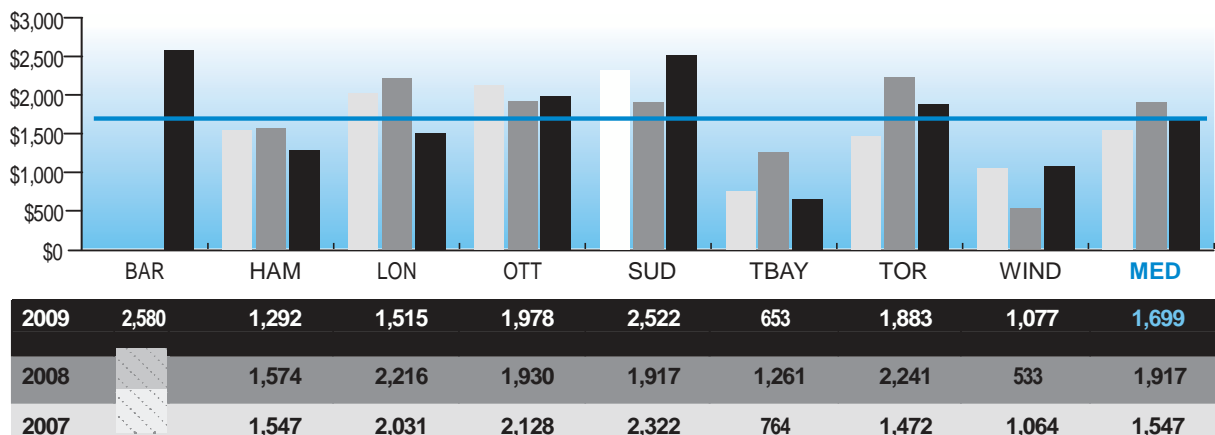


Source: BLDG221 (Service Level)

Figure 1.2 illustrates the number of new residential units of all types (e.g., houses, apartments) per 100,000 population. This is an economic indicator that serves to highlight 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. 1.3 Construction Value of Total Permits Issued per Capita

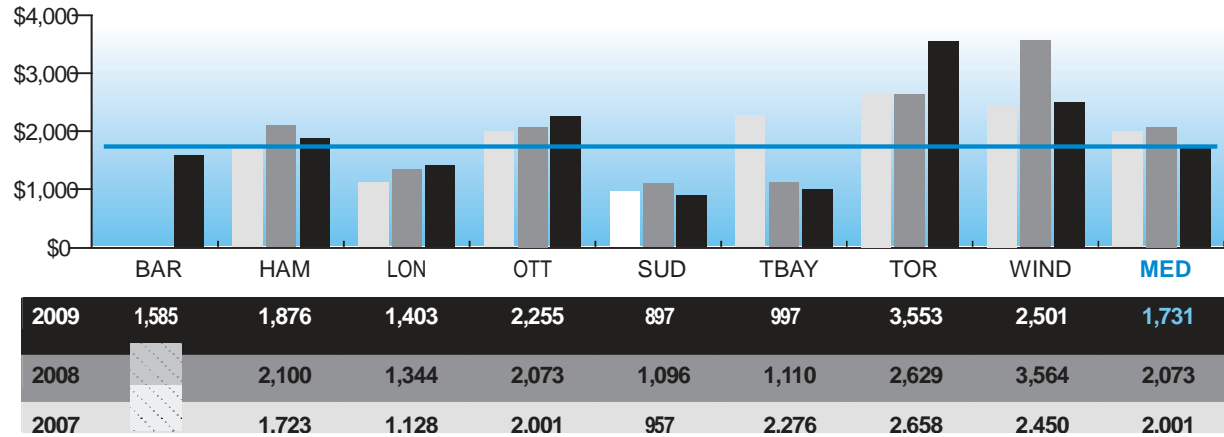


Source: BLDG235 (Service Level)

## BUILDING PERMITS AND INSPECTIONS SERVICES

### How much does it cost to enforce the Building Code Act?

Fig. 1.4 Operating Cost of Building Permit and Inspection Services Averaged over the Number of Permits Issued



Source: BLDG305 (Efficiency)

Figure 1.4 illustrates the costs of enforcing the Building Code Act averaged over the number of building permits issued. Enforcement includes activities such as:

- processing permit applications
- undertaking reviews to determine intention to comply with the Building Code and applicable law (i.e. zoning by-law, Heritage Act, etc.)
- issuing permits
- inspecting at key stages of completed construction
- issuing orders and prosecution where compliance is not obtained

The results do not represent the average building permit fee but rather the cost of the program divided by the number of permits. In addition, the results ascribe costs to the permits that are not associated with permits, such as costs incurred due to illegal construction, pre-consultations or provision of general information, etc. Costs may be higher in larger municipalities which have more ICI and complex building projects requiring engineers and other professionals to monitor such projects.