



Staff Report

Report No.: BLD-03-2019
Meeting Date: February 6, 2019
Submitted by: Arnie Marsman, Director Building Services / Chief Building Official
Subject: 2018 Building Services –Year End Summary

Recommendation:

That the 2018 Building Services –Year End Summary report be received for information.

Purpose:

To provide Council with a summary of the Department's activities in 2018. These activities have been grouped below under headings related to Middlesex Centre's strategic priorities. Also, year end tables are provided.

Analysis:

Sustainability

Green Builder Recognition Program

- In 2018 Middlesex Centre was the recipient of the E.A. Danby Award issued by A.M.C.T.O. for the Green Builder Recognition Program. This award is presented to a municipality for innovative techniques/programs.
- 2018 was the third year of our Green Builder Recognition Program. This program, first of its kind in Southwestern Ontario, was designed to challenge homebuilders to build using sustainable and efficient building practices and materials. In order to qualify a home in our program, builders must have accumulated 40 points in a list of efficient/sustainable options, not required by the Ontario Building Code, which staff has prepared.
- This past year, one home builder, Sifton Properties Limited, qualified under this program.
- In August 2018, the Township of Lucan Biddulph adopted this program. One builder in Lucan Biddulph also qualified for this recognition in 2018.

Department Vehicles

- In 2018, two hybrid vehicles were purchased for department staff's use. These vehicles will travel up to 80 kilometres per day on a single charge and have a gasoline engine when needed.



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Optimize Partnerships

Lucan Biddulph

- Have assisted with building inspection services since 2002 and acted as primary Building Department and CBO since 2006.
- Since 2012, we have provided By-law Enforcement services for Lucan Biddulph.
- Approximately 1,000 inspections were completed in 2018.
- Fees totaling approximately \$60,000 were charged for these services

Strathroy Caradoc/Thames Centre

- Have worked with Strathroy Caradoc's and Thames Centre's building divisions in arranging for a meeting with homebuilders in 2018. This is further discussed in Communications below.

Middlesex County

- Frequent contact with County Solicitor, Planning and Roads Department.
- Work with the County Fire Inspector in reviewing building plans and situations.

Source Protection

- The Thames Sydenham Source Protection Plan (SPP) has been in place since its approval by the Ministry of the Environment and Climate Change in the fall 2015. This plan is intended to protect municipal water supplies by providing a number of policies which apply to landowners, municipalities and the province.
- In 2018, staff has met with Middlesex County Planning to participate in Official Plan and Zoning By-law revisions to bring these documents into compliance with the SPP.
- Middlesex Centre has appointed a Risk Management Official and has two Risk Management Inspectors, trained under Source Protection to address SPP situations.
- Staff has attended several meetings with municipal partners, MOECC and Conservation Authority staff involved in implementing Source Protection policies.
- In 2018, there were no incidents within our source protection areas of Birr and Melrose.

South West Chapter of the Ontario Building Officials Association

- Staff have been active members of the chapter which includes building officials representing 30 municipalities in the southwest region of Ontario. In 2018 staff held lead roles within the Chapter as Chapter Co-chair, Secretary of the Chapter's CBO Subcommittee and Chapter Program Coordinator.



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TARION Warranty Corporation

- Middlesex Centre is one of the 16 municipalities in Ontario participating in TARION's Illegal Building Prevention project. This project began in 2014, in which Middlesex Centre was one of the original six to participate. Middlesex Centre won the TARION/Ontario Homebuilder's Association Partnership Award for this participation in 2015.

Enhance Customer Communications

Builder Communications

- In 2018 we've shared information to local home builders and extended invitations to OBOA training courses.
- In January 2018, in partnership with Strathroy Caradoc and Thames Centre, staff coordinated a meeting with approximately 40 homebuilders to review a number of items of interest such as energy efficiency code changes, local policies regarding backwater valves, green building and updates of development status.

Increase Customer Satisfaction

Backflow Prevention Program

- On behalf of PWE, staff has completed a fourth year of its backflow prevention program. Backflow prevention devices are required by Middlesex Centre's Water By-law to be tested on all ICI (Industrial, Commercial and Institutional) users of the municipal water system. These devices are installed on the service line downstream of the water meter and are intended to prevent water from back flowing into the water system.

Mandatory Backwater Valves on New Builds

- As required by the Ontario Building Code, where sewer surcharges can occur, a backwater valve (BWV) must be installed. Based on infiltration issues, staff has advised builders that these are now mandatory, thereby providing sewer surcharge protection to landowners. The BWV required must be a specific style which would prevent a landowner from draining groundwater from the basement, thereby protecting the sewers from further infiltration potential.

Development Pre-consultation

- Staff works closely with other departments and the County Planner in meeting with potential commercial and industrial developers. This process is encouraged for those proposing developments within Middlesex Centre. A review of building permit applications while planning applications are heard is an option often made so that permits may be issued immediately once all approvals are received.

Revenue Generation

Building Permit Fees

- Building activity realized in 2018 has provided for a departmental surplus which will be deposited into the building department reserve fund to be used for future building department budgets. In accordance with council's direction in 2015, building department fees have increased by the Construction Price Index which is 2.8%. Fees generated are outlined in the tables below.

Year End Reports

The following tables provide details pertaining to types of permits, previous years' activities, fees and construction values.

Housing Starts

The following table summarizes new residential starts throughout the Municipality for the past five years:

LOCATION	2014	2015	2016	2017	2018
Delaware	5	2	3	3	2
Rural Area (former Delaware Township)	2	3	2	2	4
Kilworth	26	41	30	7	1
Komoka	14	12	20	55	71
Coldstream, Poplar Hill	3	1	0	2	1
Rural Area (former Lobo Township)	3	2	2	7	5
Ilderton	28	25	30	45	29
Arva	0	0	0	0	0
Birr	0	0	0	1	0
Melrose	0	0	0	1	1
Ballymote	0	0	0	0	0
Denfield	0	0	0	0	0
Bryanston	0	0	0	5	2
Rural Area (former London Township)	4	2	7	5	4
TOTAL HOUSING STARTS	85	88	94	133	120



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Annual Summary and Comparison with Previous Years

TYPE	2014 Permits	2015 Permits	2016 Permits	2017 Permits	2018 Permits
New Single Family Dwelling	85	82	69	116	71
New Semi Detached Residential Dwelling	0	0	0	0	0
Condominium / Apartment Building	1 (4 units)	6	25	17	49
Single Family Additions, Decks, Fireplaces etc.	69	90	95	117	134
Garages /Sheds	30	26	26	30	24
Swimming Pools	22	30	38	48	48
Commercial/Industrial	9	24	14	15	20
Agricultural Buildings	22	29	30	41	34
Institutional Buildings	9	3	11	3	8
Signs	8	6	3	4	10
Demolitions	12	15	16	17	27
Plumbing	1	2	7	4	7
Septic	36	28	32	43	38
Moving	0	1	0	1	0
Park Model Trailer / Mobile Homes/Other	18	16	18	30	18
Total Permits	322	358	384	486	502
Value	\$46,136,700.	\$48,748,850.	\$46,806,200.	\$77,635,800.	\$82,902,940



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Comparison of Permit Fees and Development Charges from 2014 to 2019

	2014	2015	2016	2017	2018
Permit Fees (Building, Plumbing & Septic)	\$332,785.00	\$392,710.16	\$503,172.98	\$740,375.73	\$817,205
Development Charges Collected	\$1,004,026.60	\$1,205,506.21	\$1,145,339.95	\$1,630,992.94	\$1,777,796

Building/Plumbing/Septic Inspections (excluding Lucan Biddulph)

Number of inspections completed by Middlesex Centre Building Officials within Middlesex Centre:

Year	2014	2015	2016	2017	2018
# of Inspections	3034	2950	2994	2805	2850

Lucan Biddulph – Building and By-law Enforcement Activity for 2018

- 119 permits issued
- Revenue from providing building inspection and By-law enforcement services to Lucan Biddulph – approximately \$60,000
- Conducted approximately 1,000 site visits (Building and By-law Enforcement combined)
- A copy of the year end Lucan Biddulph Building Report will be provided to Middlesex Centre council at a later date.

Strategic Plan:

Sustainability
 Optimize Partnerships
 Increase Customer Satisfaction
 Generate Revenues