
To: Mayor and Council

From: Scott McLeod, Chief Building Official

Meeting Date: April 29, 2024

Subject: Report # PB-011-2024- Building Department Activities Report
January - March 2024

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-011-2024 Building Department Activities Report January - March 2024 dated April 29th, 2024.

Background

The Building Department as part of its regular duties provides additional information with the quarterly building permit statistics outlining the activities of the Building Department for Council's information.

Comments and Analysis

Building Department Activities Report January - March 2024:

This report serves to highlight for Council the Building Departments activities for January through March 2024.

Regular Department Duties:

The normal activities of the Building Department include the following:

- Review and approval of permit applications.
- Inspections.
- Enforcement.
- Complaint review and follow up.
- Applicable law determination and review.
- General enquires.
- Fence permits and Pool permits.

- Implementation of Septic Re-Inspection Program as part of Source Water Protection requirements.

Clearview Committee Support:

Building Department staff provides support to various Clearview committees.

Attendance and background support has been provided to the following committees:

1. Clearview Joint Health and Safety Committee (Staff Member Lori Kennedy, Jacob Fler (New)).
2. Clearview Accessibility Advisory Committee (Staff Member Scott Pattison).

Additional Committee Support:

1. Ontario Building Officials Association Simcoe County & District Chapter (Vice Chairperson Scott Pattison).
2. Ontario Building Officials Association Simcoe County & District Chapter (Secretary Miranda Murray).
3. Simcoe County Chief Building Officials Committee (SCCBOC) (Committee Coordinator Scott McLeod).

Highlights:

1. Building Permit Activity:

During for the Months of January – March 2024 the Building Department experienced a decreased permit activity. The year-to-year comparison resulted in a moderate decrease in number of permits, construction value and revenue compared with the same time period in 2023.

The January – March 2024 Statistics are below for information.

Figure 1 2023/2024 Permit Count by Month

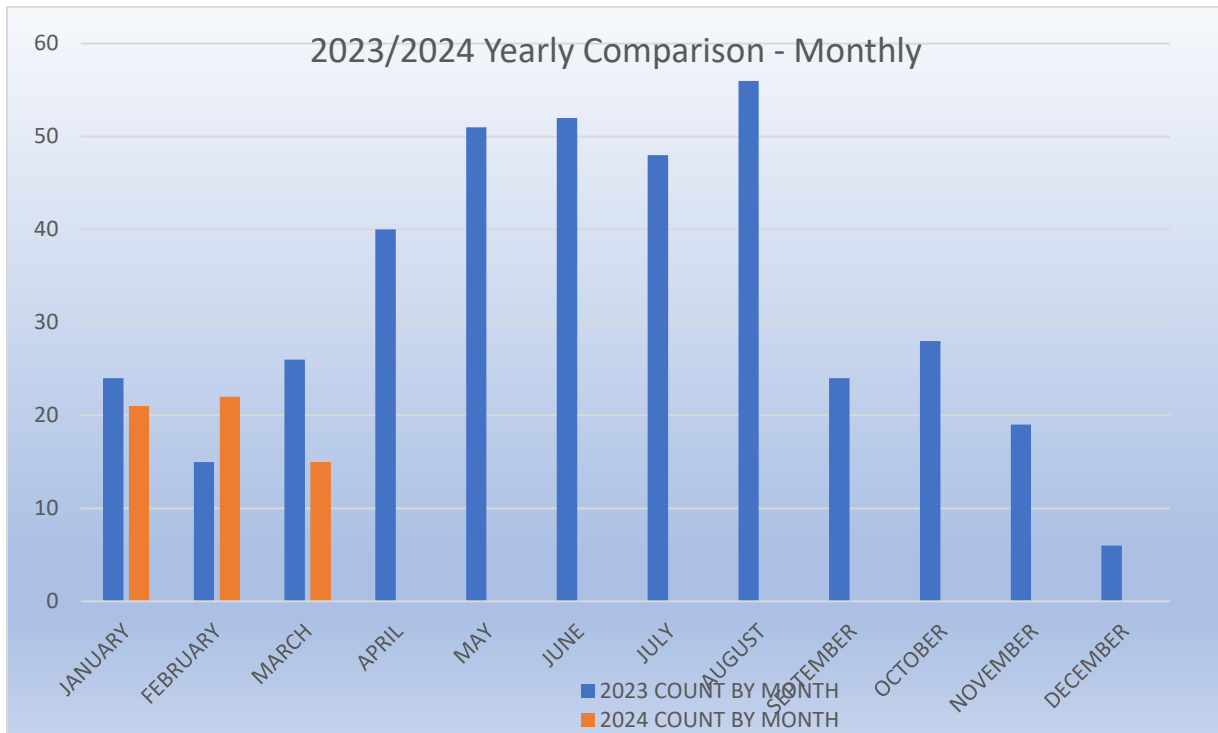


Figure 2 2023/2024 Building Permit Count by Type

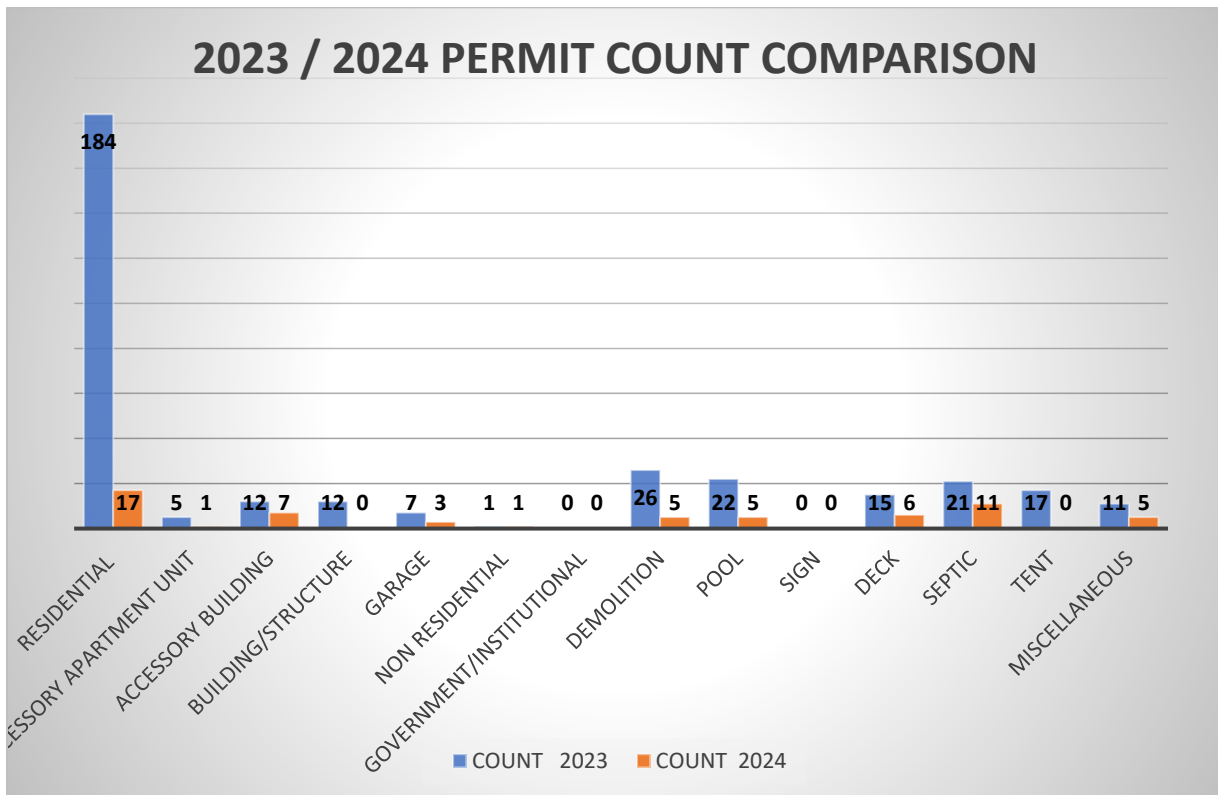


Figure 3 2023/2024 Construction Value



Figure 3 2023/2024 Annual Permit Activity By Type

CLEARVIEW TOWNSHIP		ANNUAL
PERMIT ACTIVITY BY TYPE 2023/2024		
PERMIT TYPE	COUNT 2023	COUNT 2024
RESIDENTIAL	184	17
ACCESSORY APARTMENT UNIT	5	1
ACCESSORY BUILDING	12	7
BUILDING/STRUCTURE	12	0
GARAGE	7	3
NON-RESIDENTIAL	1	1
GOVERNMENT/INSTITUTIONAL	0	0
DEMOLITION	26	5
POOL	22	5
SIGN	0	0
DECK	15	6
SEPTIC	21	11
TENT	17	0
MISCELLANEOUS	11	5
TOTAL	333	61

2. Training:

The following training was conducted.

- Staff attended regular Chief Building Official (CBO) and Ontario Building Official Association (OBOA) meetings.
- Conducted regular Health and Safety Talks.
- Attended Let's Talk About Building Code 2024 webinar series, 20 biweekly webinars on building inspection topics.
- Jacob Fleer completed the On-site Sewage Systems Course, along with completion of Ministry of Municipal Affairs and Housing qualification examination.
- Jenn Laube completed the Plumbing House course, along with completion of the Ministry of Municipal Affairs and Housing qualification examination.
- Miranda Murray completed the Building Services course.
- Jenn Laube completed the Ministry of Municipal Affairs and Housing qualification examination for Part 9 House.
- Miranda Murray and Scott McLeod completed the Part 10/11 Building Renovations and Change of Use course.

3. Upcoming Launch of the Next Edition of the Building Code

Ontario is planning to release the 2024 edition of the Building Code.

The 2024 Building Code will come into effect on January 1, 2025. There will be an additional transition period allowing permit applicants to continue to use the 2012 Building Code for applications submitted before March 31, 2025, if applicants can demonstrate that their working plans were substantially completed under the 2012 Building Code prior to December 31, 2024.

The new Building Code will be released in digital and hardcopy versions to support the industry's transition and ensure applicants have sufficient time to become familiar with the new edition of the Building Code before it comes into effect on January 1, 2025.

Financial Implications

No effect on the Clearview Budget.

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- Communication

Report Appendices

NA

Approvals

Submitted by: A. Scott McLeod, CBCO, Dipl.M.M., Chief Building Official

Reviewed by: Amy Cann, M. Pl., MCIP, RPP Director of Planning and Building

Financial Implications Reviewed by: Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO