



Toronto 2015 BUDGET

OPERATING ANALYST NOTES



Toronto Building

2015 OPERATING BUDGET OVERVIEW

Toronto Building helps to make the buildings where we live, work, learn and play safe. The Program reviews permit applications, issues permits, and conducts inspections in accordance with Ontario's Building Code, the City of Toronto's zoning by-laws and other legislation. In addition, Toronto Building also performs preliminary reviews as part of the City's development approval process, and provides the public with zoning and building code information, and technical advice to City Council, Committees, Programs, and Agencies.

2015 Budget Highlights

The total cost to deliver this service in 2015 is \$50.256 million as shown below.

(in \$000's)	2014 Approved Budget	2015 Rec'd Budget	Change	
			\$	%
Gross Expenditures	48,409.0	50,255.8	1,846.8	3.8%
Gross Revenues	59,352.8	61,199.9	1,847.1	3.1%
Net Expenditures	(10,943.8)	(10,944.1)	(0.3)	0.0%

Through on-going operational efficiencies and inflationary increases in permit revenue, the Program was able to fully offset an initial gross expenditure pressure of \$1.424 million while maintaining the 2014 level of service and a net revenue budget of \$10.944 million.

toronto.ca/budget2015

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Fast Facts

- Issued over 45,300 building permits with a construction value of \$7.5 billion in 2014.
- Conducted over 165,500 building inspections in 2014.
- Toronto Building investigated over 5,500 building related service requests (complaints) and reviewed over 7,400 preliminary projects in 2014.

Trends

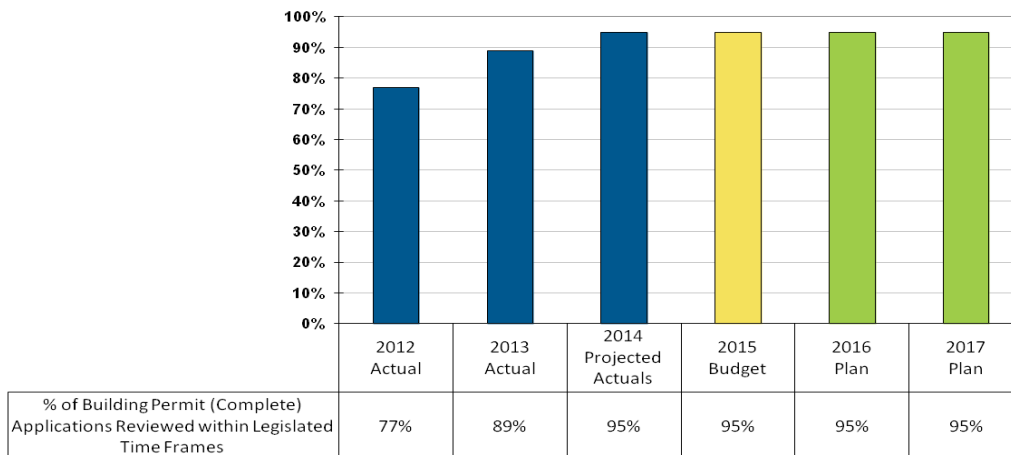
- From 2012 to 2014, 77-95% of complete building permit applications, for all building types, were conducted within legislated time frames.
- Toronto Building has sustained a high level of permit application intake driven by higher than anticipated construction activity.
- The volume of permit application intake, as well as staff vacancies, can impact the delivery of services.
- With the Program actively filling vacant positions, it is anticipated that in 2015 and future years, Toronto Building will meet service levels.

Our Service Deliverables for 2015

Toronto Building's 2015 Operating Budget of \$50.256 million gross and (\$10.944) million net revenue will provide funding to:

- Maintain and improve the rate of processing applications and responding to inspection requests within legislated time frames.
- Continue implementation of customer service improvements and electronic enhancements to:
 - Make services easier to access and reduce in-person transactions
 - Optimize workload distribution which will reduce wait times between application and approval
 - Continue improvement in Plan Review performance.
- Monitor and respond to the level of development activity across the City.
- Support the delivery of Pan Am Games and Transit Expansion projects.
- Support clients and staff through transition to new Building Code amendments.

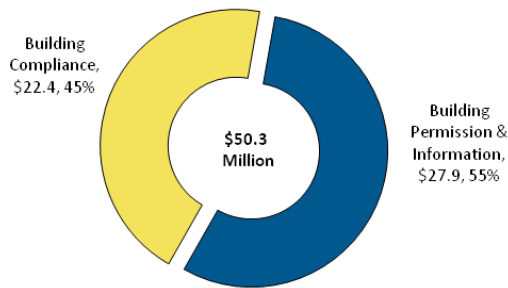
Percentage of Complete Building Permit Applications Reviewed within Legislated Time Frames



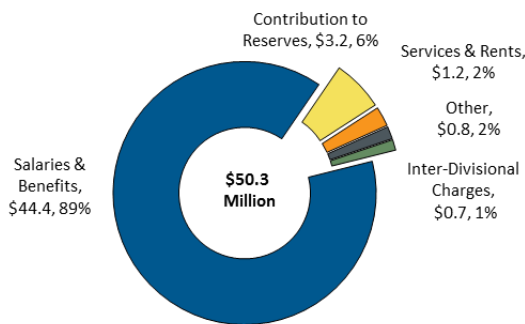
2015 Operating Budget Expenses & Funding

Where the money goes:

2015 Budget by Service
\$50.3 Million

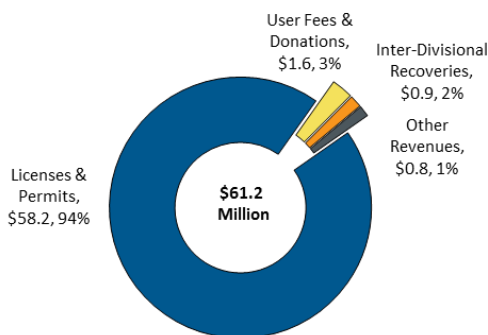


2015 Budget by Expenditure Category



Where the money comes from:

2015 Budget by Funding Source
\$61.2 Million



Our Key Challenges & Priority Actions

- In 2015, Toronto Building will work towards maintaining and improving the rate of processing applications and responding to inspection requests within legislated time frames.
- ✓ Through the continued hiring of vacant positions, the 2015 Operating Budget maintains an appropriate alignment of staff to expected workload. Under normal circumstances, both legislated and program service level targets can be achieved with recommended staff resources.
- Advance the goal of achieving a balance in the Building Code Service Improvement Reserve equivalent to annual direct cost requirements.
- ✓ The 2015 Recommended Operating Budget includes a \$1.8 million contribution to the Building Code Act Service Improvement Reserve Fund.

2015 Operating Budget Highlights

- The total cost to deliver Toronto Building’s services to the City’s residents in 2015 is \$50.256 million.
- The 2015 Recommended Operating Budget provides funding to continue to implement customer service improvements and further electronic service enhancements.
- The 2015 Operating Budget includes new and enhanced priorities to address the improvement in the quality of building inspections with additional funding of \$0.890 million gross, and \$0 net.
- An increase of 13 positions is recommended to dedicate staff to an inspections enforcement team and to provide a higher level of service for smaller construction projects.

Recommendations

The City Manager and Chief Financial Officer recommend that:

1. City Council approve the 2015 Recommended Operating Budget for Toronto Building of \$50.256 million gross, (\$10.944) million net, comprised of the following services:

	Gross	Net
<u>Service:</u>	<u>(\$000s)</u>	<u>(\$000s)</u>
Building Permission & Information	27,869.9	(5,974.7)
Building Compliance	22,385.8	(4,969.4)
Total Program Budget	<u>50,255.7</u>	<u>(10,944.1)</u>

2. City Council approve the 2015 recommended service levels for Toronto Building as outlined on pages 15, 16 and 20 of this report and associated staff complement of 446.0 positions;
3. City Council approve the 2015 recommended user fee changes above the inflationary adjusted rate for Toronto Building identified in Appendix 7a for inclusion in the Municipal Code Chapter 441 "Fees and Charges".

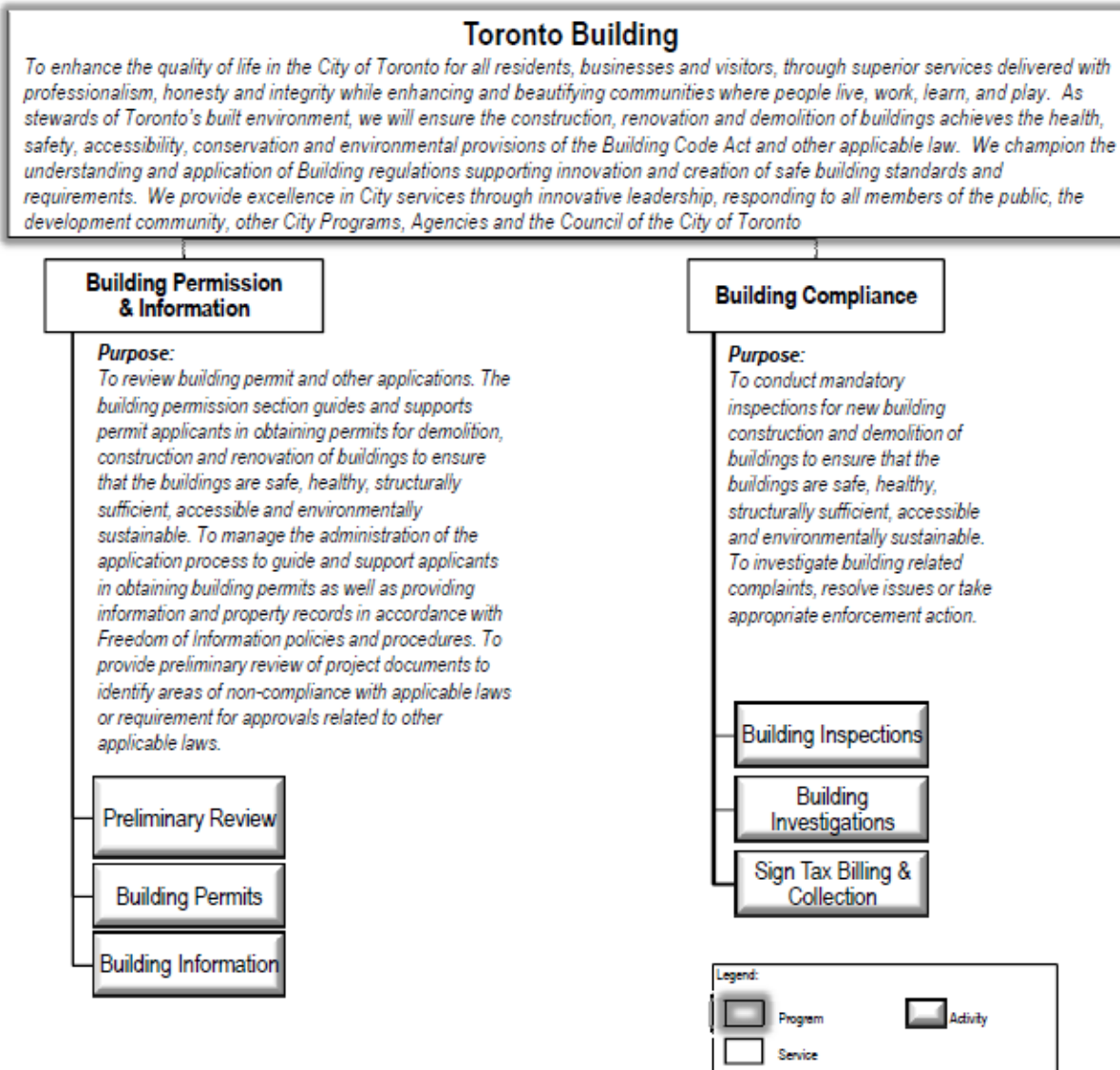


Part I:

2015 – 2017

Service Overview and
Plan

Program Map



Service Customer

Building Permission & Information

- Agent
- Applicant
- Architect
- Architect Firm
- Builder
- Building Manager/Superintendent
- Building User Or Occupant
- Business
- City Divisions
- Complainant
- Contractor
- Contravener
- Council / Mayor
- Councillor
- Design Professional
- Designer Firm
- Developer
- Engineer
- Fire Protection
- Consultant
- Lawyer
- Licensee
- Mortgage
- Operator
- Owner's Agent
- Police
- Property Owner
- Ratepayers
- Sign Owner
- Surveyor
- Tenant
- Adjacent Property Owners
- The General Public

Building Compliance

- Building User Or Occupant
- Property Owner
- Agent
- Contractor
- Design Professional
- Sign Owner
- Developer
- City Divisions
- Council / Mayor
- Adjacent Property Owners
- The General Public

2015 Service Deliverables

The 2015 Recommended Operating Budget of \$50.256 million gross and (\$10.944) million net for Toronto Building will provide funding to:

- Maintain and improve the rate of processing applications and responding to inspection requests within the legislated time frames.
- Continue to implement customer service improvements and further electronic service enhancements to:
 - Make services easier to access and reduce in-person transactions;
 - Optimize work load distribution which will reduce wait times between the application and approval process, and improve response times to customer service requests;
 - Continue improvement in Plan Review performance; and
 - Formalize service levels in Building Permission and Information.
- Monitor and respond to the level of development activity across the City.
- Support the delivery of the Pan Am Games and Transit Expansion projects.
- Support clients and staff through the transition to the new Building Code amendments.

Table 1

2015 Recommended Operating Budget and Plan by Service

(In \$000s)	2014		2015 Recommended Operating Budget			2015 Rec'd vs. 2014 Budget		Incremental Change 2016 and 2017 Plan				
	Approved Budget	Projected Actual	2015 Rec'd Base	2015 Rec'd New/Enhanced	2015 Rec'd Budget	Approved Changes		2016		2017		
	\$	\$	\$	\$	\$	\$	%	\$	%	\$	%	
By Service												
Building Permission & Information												
Gross Expenditures	27,326.2	27,467.4	27,737.2	132.7	27,869.9	543.7	2.0%	691.6	2.5%	479.3	1.7%	
Revenue	32,822.1	35,587.1	33,352.4	492.2	33,844.6	1,022.5	3.1%	1,043.3	3.1%	470.9	1.4%	
Net Expenditures	(5,495.9)	(8,119.7)	(5,615.2)	(359.5)	(5,974.7)	(478.8)	8.7%	(351.7)	5.9%	8.4	(0.1%)	
Building Compliance												
Gross Expenditures	21,082.8	21,191.6	21,628.5	757.3	22,385.8	1,303.0	6.2%	1,193.0	5.3%	372.2	1.6%	
Revenue	26,530.7	28,765.7	26,957.5	397.8	27,355.3	824.5	3.1%	841.3	3.1%	380.6	1.4%	
Net Expenditures	(5,447.9)	(7,574.1)	(5,328.9)	359.5	(4,969.4)	478.5	(8.8%)	351.7	(7.1%)	(8.4)	0.2%	
Total												
Gross Expenditures	48,409.0	48,659.0	49,365.8	890.0	50,255.8	1,846.8	3.8%	1,884.6	3.8%	851.5	1.7%	
Revenue	59,352.8	64,352.8	60,309.9	890.0	61,199.9	1,847.0	3.1%	1,884.6	3.1%	851.5	1.4%	
Total Net Expenditures	(10,943.8)	(15,693.8)	(10,944.1)		(10,944.1)	(0.3)	0.0%					
Approved Positions	431.0	419.0	433.0	13.0	446.0	15.0	3.5%					

* Projected Actuals based on the 9 month Operating Budget Variance Report

The 2015 Recommended Operating Budget for Toronto Building is \$50.256 million gross and (\$10.944) million net. The Net budget reflects no net change from the 2014 Approved Operating Budget.

- Base budget pressures of \$1.424 million net result from inflationary cost increases in salaries and benefits totaling \$1.266 million gross, and the impact of the completed capital project, the Electronic Service Delivery (ESD) initiative, totaling \$0.148 million that is anticipated to begin July 1, 2015. These pressures are consistent across both services within Toronto Building, Building Permission and Information and Building Compliance.
- To fully offset these base pressures, the Program was able to achieve base expenditure savings of \$0.140 million net based on a review of actual experience as well as revenue adjustments of \$1.284 million net generated from inflationary increases of 2.23% to building permit and sign permit fees.
- The 2015 Recommended Budget also includes \$0.890 million in gross expenditures assigned to improve service and strengthen the overall administration of building inspections. To maintain the Program's full cost recovery, the recommended enhancements are fully offset by \$0.890 million in increases above the rate of inflation to permit fees associated with smaller construction and renovation projects.
- The 2016 and 2017 plans reflect inflationary cost increases for progression pay, step and fringe benefits, as well as the operating impact of the ESD initiative. These pressures are anticipated to be fully offset through a 2.0% inflationary adjustment to building permit and sign permit fee increases.

Approval of the 2015 Recommended Operating Budget will result in Toronto Building increasing its total staff complement by 15.0 positions from 431.0 to 446.0, predominantly in Building Compliance, as outlined in Table 2:

Table 2
2015 Recommended Total Staff Complement

Changes	2015 Budget			Plan	
	Building Permission & Information	Building Compliance	Total	2016	2017
2014 Approved Complement	242.5	188.5	431.0	446.0	446.0
In-year Adjustments					
Adjusted 2014 Staff Complement	242.5	188.5	431.0	446.0	446.0
Recommended Change in Staff Complement					
Operating Impacts of Electronic Service Delivery Initiative	1.1	0.9	2.0		
Enhanced Service Priority: Improving the Quality of Building Inspections		13.0	13.0		
Total	243.6	202.4	446.0	446.0	446.0
Position Change Over Prior Year	1.1	13.9	15.0		
% Change Over Prior Year	0.5%	7.4%	3.5%		

The Program's total staff complement will increase by 3.5%, or 15 positions, as a result of the following changes:

- The 2015 Base Budget includes the increase of 2 positions to provide day-to-day support of the Electronic Service Delivery (ESD) initiative that is scheduled to be implemented into the Program's operations beginning July 1, 2015. Further details of the ESD initiative are discussed in Appendix 1.
- The 2015 Recommended Operating Budget also includes the addition of 13 inspectors to assist with the enhancement of the quality of building inspections; 5 of which will form a dedicated enforcement unit to undertake proactive inspections of dormant or "stale" permits, and 8 to conduct an additional mandatory inspection for smaller construction and renovation projects.

The 2015 Recommended Operating Budget includes base expenditure pressures of \$1.424 million net, primarily attributable to inflationary increases to salaries and benefits as detailed by service in Table 3 below:

Table 3
Key Cost Drivers

(In \$000s)	2015 Recommended Operating Budget		Total Rec'd 2015 Base Budget
	Building Permission & Information	Building Compliance	
Gross Expenditure Changes			
Operating Impacts of Capital			
Electronic Service Delivery Initiative	78.4	69.2	147.6
Cost of Living Adjustment and Progression Pay			
Cost of Living Adjustment, Progression Pay, Step Increases, and Other Changes to Align Salary Budget with Actual Experience	584.4	682.0	1,266.4
Other Base Changes			
Training for Building Code Qualification and Registration Program	24.9	20.1	45.0
Third Party Sign Tax Recovery	(15.6)	(12.6)	(28.2)
Other Inter-Development Charge Reductions	(4.0)	(3.2)	(7.2)
Total Gross Expenditure Changes	668.1	755.5	1,423.6
Net Expenditure Changes	668.1	755.5	1,423.6

The key cost drivers for Toronto Building are detailed below:

- The operating impact arising from the completion of the Electronic Service Delivery (ESD) initiative capital project requires funding of \$0.148 million. The added cost will fund three positions effective July 1, 2015; 2 application technical support specialists as identified in Table 2, and 1 business analyst that is to transition to a permanent role from temporary.
- Salary and benefit increases of \$1.266 million for reflect Cost of Living Adjustments (COLA), step increases, and progression pay.
- New annual training costs of \$0.045 million for the Building Code Qualification and Registration Program administered by the Ministry of Municipal Affairs and Housing (MMAH).
- Minor inter-development charge reductions and recoveries totaling savings of \$0.035 million.

In order to offset the above pressures, the 2015 recommended service changes for Toronto Building consists of base expenditures changes of \$0.140 million net and base revenue changes of \$1.284 million. These changes are detailed by service in Table 4 below:

Table 4
2015 Total Recommended Service Change Summary

Description (\$000s)	2015 Recommended Service Changes				Total Rec'd Service			Incremental Change			
	Building Permission & Information		Building Compliance		\$	\$	#	2016 Plan		2017 Plan	
	Gross	Net	Gross	Net	Gross	Net	Pos.	Net	Pos.	Net	Pos.
Base Changes:											
Base Expenditure Changes											
Line by Line Reductions Based on Experience	(91.5)	(77.6)	(73.9)	(62.7)	(165.4)	(140.4)					
Base Expenditure Change	(91.5)	(77.6)	(73.9)	(62.7)	(165.4)	(140.4)					
Base Revenue Changes											
Permit Fee Increase (2.23%)		(710.0)		(573.9)		(1,283.9)		(1,229.6)		(830.7)	
Base Revenue Change		(710.0)		(573.9)		(1,283.9)		(1,229.6)		(830.7)	
Sub-Total	(91.5)	(787.6)	(73.9)	(636.7)	(165.4)	(1,424.3)		(1,229.6)		(830.7)	
Total Changes	(91.5)	(787.6)	(73.9)	(636.7)	(165.4)	(1,424.3)		(1,229.6)		(830.7)	

Base Expenditure Changes (Savings of \$0.165 million gross & \$0.140 million net)

- A line by line review of operating expenditures and revenues, based on actual experience and anticipated 2015 requirements, has resulted in a reduction of \$0.164 million gross and \$0.140 million net.

Base Revenue Changes (Savings of \$0 million gross & \$1.284 million net)

- The 2015 Operating Budget includes increased revenues of \$1.284 million to be generated from building permit and sign permit fee increases. Rates will be increased by a 2.23% inflationary adjustment in keeping with the City's user fee policy to maintain full cost recovery for these provided services.
- In accordance with the City's User Fee Policy, inflationary increases automatically apply to most user fees. Please see Appendix 7 for a detailed listing of User Fee increases resulting from inflation, as well as user fee changes above the inflationary adjusted rate of 2.23%.
- It is also anticipated that inflationary increases to Permit Fees will generate additional revenue of \$1.230 million in 2016 and \$0.831 million in 2017.

Table 5

2015 Total Recommended New & Enhanced Service Priorities Summary

Description (\$000s)	New and Enhanced				Total Rec'd Service			Incremental Change			
	Building Permission & Information		Building Compliance		\$	\$	Position	2016 Plan		2017 Plan	
	Gross	Net	Gross	Net	Gross	Net	#	Net	Pos.	Net	Pos.
Enhanced Services Priorities											
Improving the Quality of Building Inspections	132.7	(359.5)	757.3	359.5	890.0		13.0	670.0			
Total	132.7	(359.5)	757.3	359.5	890.0		13.0	670.0			

Recommended Enhanced Service Priorities (\$0.890 million gross & \$0 million net)

The 2015 Recommended Operating Budget includes additional funding of \$0.890 million gross and \$0 net to fund enhancements that will improve service and strengthen the overall administration of the building inspections process.

- The enhanced service priority identifies three initiatives that directly respond and address the findings in a report from the Auditor General dated January 15, 2014. The service initiatives are as follows:
 - Establish a dedicated enforcement unit to undertake proactive inspections of dormant or "stale" permits.
 - Increase the service level for small construction and renovation projects by adding an additional inspection.
 - Develop a training curriculum and program for building inspectors.
- The total annualized cost of these recommended service initiatives is \$1.560 million gross and \$0 net. The initiatives will be implemented over a two year period effective July 1, 2015. Therefore, the 2015 operating impact is \$0.890 million which will be fully offset by increases to the following permit fees predominantly with the Building Permission and Information service, effective July 1, 2015.

User Fee	2014 Approved Fee	2015				2016
		Inflationary Adjusted Rate	Recommended Adjusted Rate at July 1, 2015	% Change	Expected Revenue (\$000s)	Incremental Revenue (\$000s)
Minimum Fee	\$ 107.05	\$ 109.35	\$ 190.00	74%	513.46	386.54
Interior Alterations Group A, B, and D	\$ 4.34	\$ 4.43	\$ 5.09	15%	131.22	98.78
Interior Alterations Group C, E, and F	\$ 4.02	\$ 4.11	\$ 4.72	15%	245.32	184.68

- The anticipated 2016 incremental impact is \$0.670 million gross and \$0 net.
- Please see Appendix 5 for a detailed description of the recommended enhanced service priority.

Approval of the 2015 Recommended Base Budget will not result in any changes in 2016 and 2017 net expenditures based on the Program's full cost recovery model, as discussed in the following section:

Table 6
2016 and 2017 Plan by Program

Description (\$000s)	2016 - Incremental Increase					2017 - Incremental Increase				
	Gross Expense	Revenue	Net Expense	% Change	# Positions	Gross Expense	Revenue	Net Expense	% Change	# Positions
Known Impacts:										
Progression Pay, Step Increases, and Salary and Fringe Benefits Provisions	1,112.8		1,112.8	87.9%		847.8		847.8	35.6%	
Business Analyst to be Operationalized by July 1, 2015	(49.6)	(49.6)				0.4	0.4			
Annualization										
Corporate Economic Factors						0.5		0.5		
Operating Impacts of ESD Initiative	147.6		147.6	100.0%		(1.1)		(1.1)	(0.4%)	
Third Party Sign Tax Recovery		34.6	(34.6)	124.9%			20.4	(20.4)	32.7%	
Other Inter-Development Charge Reductions	3.8		3.8	(52.9%)		3.9		3.9	(115.2%)	
Permit Fee Increases		1,229.6	(1,229.6)	95.8%			830.7	(830.7)	33.0%	
Total Incremental Impact	1,214.6	1,214.6				851.5	851.5			

Future year incremental costs are primarily attributable to the following:

Known Impacts

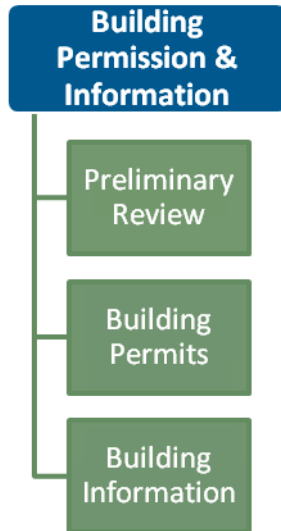
- *Salary and Benefit Changes*
 - Incremental increases for salary and benefit expenditures of \$1.113 million net in 2016 and \$0.848 million net in 2017 are anticipated as a result of adjustments to progression pay, step increases, and fringe benefits.
 - Cost of Living Adjustments (COLA) have not been included in 2016 and 2017 as it is subject to future contract negotiations.
- *Operating Impacts of ESD Initiative*
 - Incremental increases for the operating impact of the ESD initiative of \$0.148 million net in 2016 and (\$0.001) million net in 2017 are anticipated as a result of the annualized impact of the project's implementation date of July 1, 2015.
- *Permit Fee Increases*
 - The anticipated incremental pressures will be fully offset by additional revenues of \$1.230 million in 2016 and \$0.831 million in 2017 resulting from inflationary increases to various permit fees to ensure Toronto Building maintain a full cost recovery in future years.



Part II:

2015 Recommended
Budget by Service

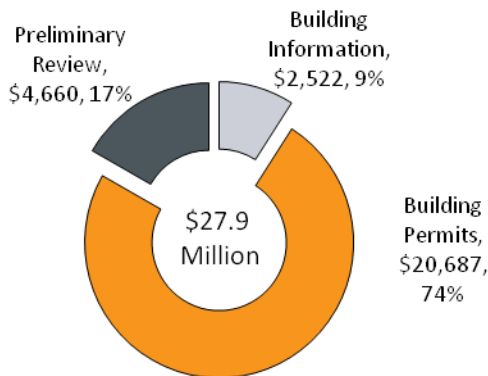
Building Permission & Information



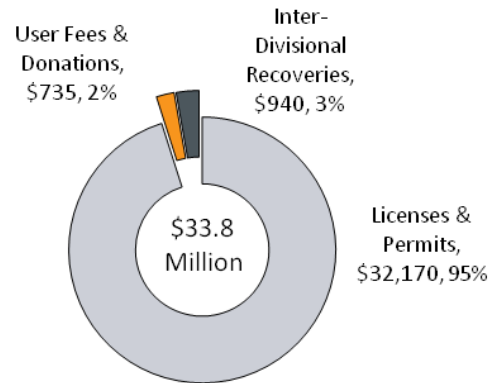
What We Do

- Review building permits and other applications including Sign By-law variances and amendments.
- Guide and support permit applicants in obtaining permits for demolition, construction and renovation of buildings, and installation of signs to ensure they are safe, healthy, structurally sufficient, accessible and environmentally sustainable.
- Manage the administration of the application process to guide and support applicants in obtaining building and sign permits as well as providing information and property records in accordance with the Freedom of Information policies and procedures.
- Provide preliminary review of project documents to identify areas of non-compliance with applicable laws or requirement for approvals related to other applicable laws.

2015 Service Budget by Activity (\$000s)

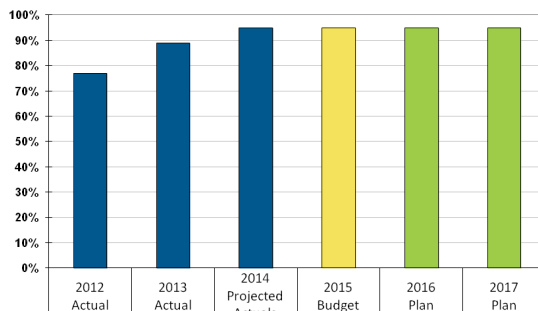


Service by Funding Source (\$000s)



Key Service Performance Measurement

Percentage of Complete Building Permit Applications Reviewed within Legislated Time Frames



% of Building Permit (Complete) Applications Reviewed within Legislated Time Frames	2012 Actual	2013 Actual	2014 Projected Actuals	2015 Budget	2016 Plan	2017 Plan
	77%	89%	95%	95%	95%	95%

- This measure indicates the percentage of complete building permit applications, for all types of buildings, which are reviewed for compliance with the building code and all applicable law within legislated time frames.
- Actual performance in 2012 is lower due to vacancies in the Program and sustained high level of permit intake.
- It is anticipated that the time frame to review complete applications for all types of buildings will be achieved 95% of the time in 2015 and onwards as a result of reduced vacancies and the Program's ESD initiatives.

2015 Service Levels

Building Permission & Information

Activity Type	Type	Sub-Type	Standard	Status	Approved Service Levels			Recommended
					2012	2013	2014	2015
Preliminary Review	Preliminary Project Review	House	10 Days	Approved (all building types)	N/A		60%	65%
		Small Building	15 Days					
		Large Building	20 Days	Actual (all building types)	55%	47%	57%	
		Complex Building	30 Days					
	Zoning Certificate Review	House	TBD	Approved (all building types)	Under Development			Under Development
		Small Building	TBD					
		Large Building	TBD	Actual (all building types)	Under Development			
		Complex Building	TBD					
Building Permits	Construction Permit Review (includes demolition) Complete Applications	House	10 Days	Approved (all building types)	85%	85%	82%	95%
		Small Building	15 Days					
		Large Building	20 Days	Actual (all building types)	77%	89%	95%	
		Complex Building	30 Days					
	Construction Permit Review (includes demolition) Incomplete Applications	House	10 Days	Approved (all building types)	Under Development		65%	75%
		Small Building	15 Days					
		Large Building	20 Days	Actual (all building types)	59%	59%	75%	
		Complex Building	30 Days					
	Sign Permit Review	Sign Permit Review	10 Days	Approved	N/A		95%	80%
				Actual	N/A	73%	80%	
		Sign Variances & By-law Amendments - drafting reports for approval/refusal of sign variances and By-law amendments	TBD	Under Development	Under Development			Under Development
			TBD	Actual	Under Development			
		Preliminary Review of applications for compliance with Sign By-law	TBD	Under Development	Under Development			Under Development
			TBD	Actual	Under Development			
	Building Permit Review - FASTRACK Program	Complete Application	5 days	Approved	N/A		95%	95%
				Actual	92%	94%	99%	
Incomplete Application		5 days	Approved	N/A		90%	95%	
			Actual	92%	90%	94%		
Business License Zoning Review	20 Days	Approved	N/A		85%	85%		
		Actual	78%	89%	Under Development			

* Actuals based on 2014 Year End Projections

Activity Type	Type	Sub-Type	Standard	Status	Approved Service Levels			Recommended	
					2012	2013	2014	2015	
Building Information	Compliance Letter Issuance		5 days	Approved	N/A		98%	98%	
				Actual	99%	99%	Under Development		
	Freedom of Information Request		Routine Disclosure	30 Days	Approved	99%	99%	90%	90%
					Actual	91%	88%	Under Development	
	Review Liquor License Application			10 Days	Approved	100%	100%	95%	95%
					Actual	94%	94%	Under Development	

* Actuals based on 2014 Year End Projections

Adjustments and Recommended Changes to Building Permission & Information Service Levels

Prior Year Refinements

- Service Levels reflect a technical adjustment to the 2012 actual level of service for the Sign Permit Review measure. The tracking and reporting of this service level has been developed and refined by the Program as it continues to transition to utilizing the Integrated Business Management System (IBMS) software. As a result, the Program now feels the 2012 actual level of service reported in prior years should be adjusted from 95% to Not Applicable (N/A).

Recommended Changes to 2015 Service Levels

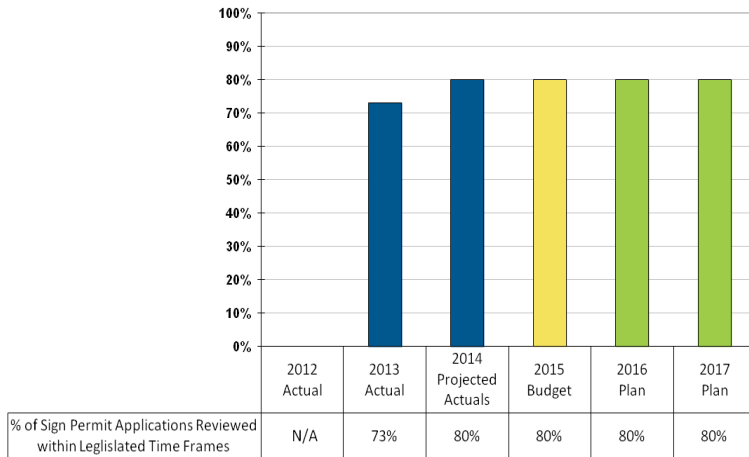
- As Toronto Building continues to implement system enhancements in IBMS, it has provided better tracking of data and assisted the Program to establish more accurate measure of performance delivery. As a result some performance measure targets for 2015 have been either increased or decreased based on a more accurate reflection of the level of service provided for within the 2015 Recommended Operating Budget.
- The following 2015 Recommended Service Levels have been adjusted:
 - Preliminary Project Review has increased from 60% in 2014 to 65%;
 - Construction Permit Reviews for Complete Applications increased from 82% in 2014 to 95%;
 - Construction Permit Reviews for Incomplete Applications increased from 65% in 2014 to 75%;
 - Sign Permit Reviews decreased from 95% in 2014 to 80%; and
 - Incomplete Applications for Building Program Review for the FASTRACK program has increased from 90% in 2014 to 95%.

Further Reviews to be Completed by 2016

- In addition to the recommended changes noted above, the service levels for Business License Zoning Review, Compliance Letter Issuance, Freedom of Information Request, and Review of Liquor License Application will be further refined in 2015 as the Program is in the process of transitioning and tracking these measures in IBMS. Any resulting changes to service levels for these activity types will be reported as part of the 2016 Budget process.

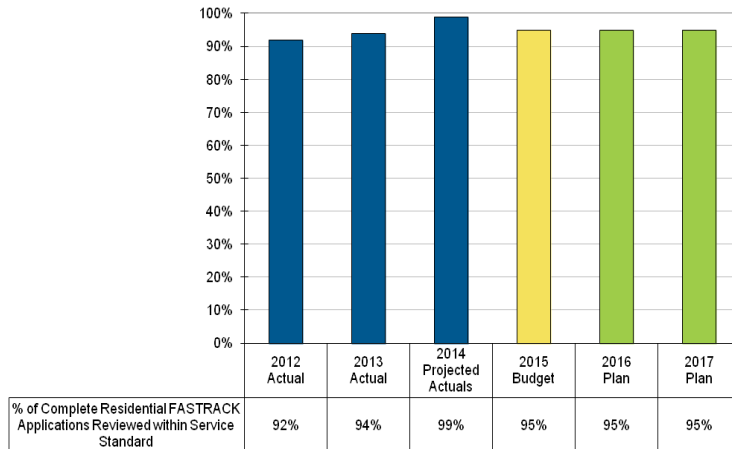
Service Performance

Percentage of Sign Permit Applications Reviewed within Legislated Time Frames



- This measure indicates the percentage of Sign Permit Applications reviewed within legislated time frames.
- Sign permit applications fluctuate with market demands. Toronto Building anticipates improving this service by maintaining the target of 80% in 2015 and future years with the current level of staffing.

Percentage of Complete Residential FASTRACK Applications Reviewed within the Service Standard



- This measure indicates the percentage of complete Residential FASTRACK applications reviewed within the service standard of 5 business days.
- Residential FASTRACK is an enhanced Building Permit service for certain types of projects in existing houses containing one or two dwelling units.
- It is anticipated that the Program will continue to review applications within 5 business days, 95% of the time.

Table 7
2015 Recommended Service Budget by Activity

(\$000s)	2014	2015 Recommended Operating Budget							Incremental Change					
	Approved Budget	Base Budget	Rec'd Service Changes	2015 Rec'd Base	Rec'd Base Budget vs. 2014 Budget		Rec'd New/Enhanced	2015 Rec'd Budget	2015 Rec'd Budget vs. 2014 Budget		2016 Plan		2017 Plan	
	\$				\$	\$			\$	%	\$	%	\$	%
GROSS EXP.														
Preliminary Review	4,585.9	4,654.1	(14.1)	4,640.0	54.2	1.2%	20.4	4,660.4	74.6	1.6%	113.8	2.4%	80.9	1.7%
Building Permits	19,193.3	20,660.3	(59.2)	20,601.1	1,407.9	7.3%	85.9	20,687.0	1,493.8	7.8%	519.0	2.5%	360.7	1.7%
Building Information	3,547.1	2,514.3	(18.2)	2,496.1	(1,051.1)	(29.6%)	26.4	2,522.5	(1,024.7)	(28.9%)	58.9	2.3%	37.6	1.5%
Total Gross Exp.	27,326.2	27,828.7	(91.5)	27,737.2	411.0	1.5%	132.7	27,869.9	543.7	2.0%	691.6	2.5%	479.3	1.7%
REVENUE														
Preliminary Review	5,045.0	5,129.7	(2.1)	5,127.5	82.5	1.6%	75.6	5,203.2	158.2	3.1%	161.4	3.1%	72.4	1.3%
Building Permits	21,248.3	21,598.1	(9.0)	21,589.2	340.8	1.6%	318.6	21,907.8	659.5	3.1%	672.9	3.1%	304.8	1.3%
Building Information	6,528.8	6,638.5	(2.8)	6,635.8	107.0	1.6%	97.9	6,733.7	204.9	3.1%	209.0	3.1%	93.6	1.3%
Total Revenues	32,822.1	33,366.3	(13.8)	33,352.5	530.3	1.6%	492.2	33,844.6	1,022.5	3.1%	1,043.3	3.1%	470.9	1.3%
NET EXP.														
Preliminary Review	(459.1)	(475.6)	(11.9)	(487.5)	(28.4)	6.2%	(55.2)	(542.7)	(83.6)	18.2%	(47.6)	8.8%	8.6	(1.5%)
Building Permits	(2,055.1)	(937.8)	(50.3)	(988.0)	1,067.0	(51.9%)	(232.7)	(1,220.7)	834.3	(40.6%)	(154.0)	12.6%	55.9	(4.1%)
Building Information	(2,981.7)	(4,124.3)	(15.4)	(4,139.7)	(1,158.0)	38.8%	(71.5)	(4,211.2)	(1,229.5)	41.2%	(150.1)	3.6%	(56.0)	1.3%
Total Net Exp.	(5,495.9)	(5,537.6)	(77.6)	(5,615.2)	(119.4)	2.2%	(359.5)	(5,974.7)	(478.8)	8.7%	(351.7)	5.9%	8.4	(0.1%)
Approved Positions	242.5	243.6		243.6	1.1	0.5%		243.6	1.1	0.5%				

The 2015 Recommended Operating Base Budget for Building Permission and Information of \$27.870 million gross and (\$5.975) million net is (\$0.479) million or 8.7% less than the 2014 Approved Net Budget.

The *Building Permission and Information Service* reviews building permits and applications, guides and supports permit applicants in obtaining building related permits, manages the administration of the application process, provides information and property records in accordance with Freedom of Information policies and procedures, and provides preliminary reviews of project documents to identify areas of non-compliance with applicable laws or requirements for approvals.

- Base budget pressures are primarily attributable to salary and benefit increases for COLA, step increases, and progression pay. The significant increase and decrease in gross expenditures from 2014 between the Building Information and Building Permits activities results from adjustments to the allocation of costs to refine the tracking and reporting of salaries and benefits by positions.
- The base budget pressures are consistent across all activities and are primarily driven by inflationary increases to salaries and benefits that have been offset by reductions identified in line-by-line reviews and permit fee inflationary increases of 2.23% generating \$0.710 million in increased revenue that has increased overall base budget revenues in the service by 1.6% across all activities.
- The 2015 Operating Budget for Building Permission and Information includes new funding of \$0.133 million gross and (\$0.360) million net for enhancements to the quality of building inspections. In particular, the Building Permits activity accounts for 65% or (\$0.233) million net of the new funding for this initiative as costs are fully offset through increases above the rate of inflation to select permit fees as identified in Appendix 7.

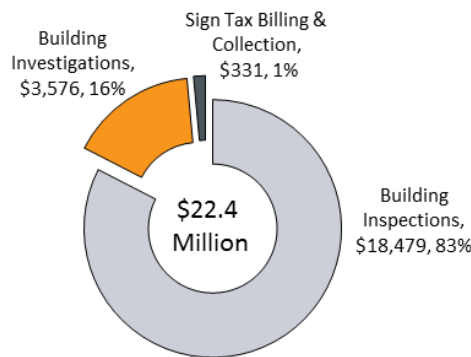
Building Compliance



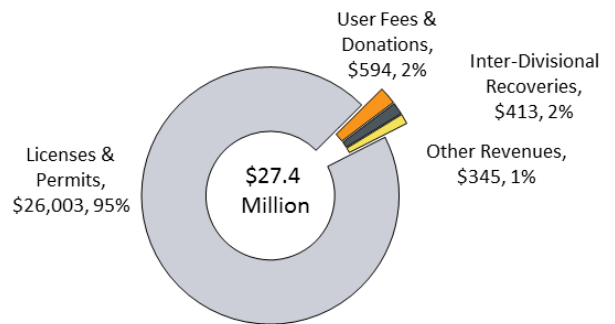
What We Do

- Conduct mandatory inspections for new building construction and demolition of buildings to ensure that the buildings and signs are safe, healthy, structurally sufficient, accessible and environmentally sustainable.
- Investigate building and sign related complaints, resolve issues or take appropriate enforcement action.
- Administer, bill, and collect the Third Party Sign Tax levied on all third-party signs in the City of Toronto.

2015 Service Budget by Activity (\$000s)

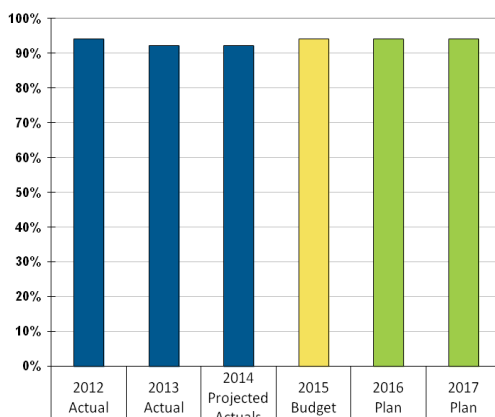


Service by Funding Source (\$000s)



Key Service Performance Measurement

Percentage of Mandatory Building Inspections Conducted within Legislated Time Frames



% of Mandatory Building Inspections Conducted within Legislated Time Frames	2012 Actual	2013 Actual	2014 Projected Actuals	2015 Budget	2016 Plan	2017 Plan
	94%	92%	92%	94%	94%	94%

- This measure indicates the percentage of requested mandatory inspections that are completed within 2 business days of receiving requests for inspections.
- It is a requirement of Ontario’s Building Code that an inspection be conducted within the prescribed time frames.
- The actual performance in 2014 was slightly below target due to higher than expected volumes of inspection requests. It is anticipated that the target of 94% will be achieved in 2015 and onwards.

2015 Service Levels

Building Compliance

Activity Type	Type	Sub-Type	Standard	Status	Approved Service Levels			Recommended
					2012	2013	2014	2015
Sign Tax Billing & Collection	Billing, Collection and Administration of the Third Party Sign Tax (TPST)		TBD	Approved	Invoiced and Payable Annually			Under Development
			TBD	Actual	Under Development			
Building Inspections	Construction (Mandatory inspections for building permits, includes demolition)		48 Hours	Approved	95%	95%	94%	94%
				Actual	94%	92%	92%	
	Sign (mandatory inspections for Sign Permits)		48 Hours	Approved	95%			95%
				Actual	95%	95%	95%	
Sign Investigation Request		2 Days	Approved	N/A		95%	95%	
			Actual	99%	91%	95%		
Building Investigations	Emergency/ Unsafe		1 Day	Approved	Under Development			Under Development
				Actual	Under Development			
	Response to Construction without a Permit	Non-Emergency	2 Days	Approved	Under Development		80%	80%
				Actual	71%	75%	76%	
Response to Building Permit Related Service Request (Compliant)		5 Days	Approved	N/A		85%	86%	
			Actual	81%	86%	86%		

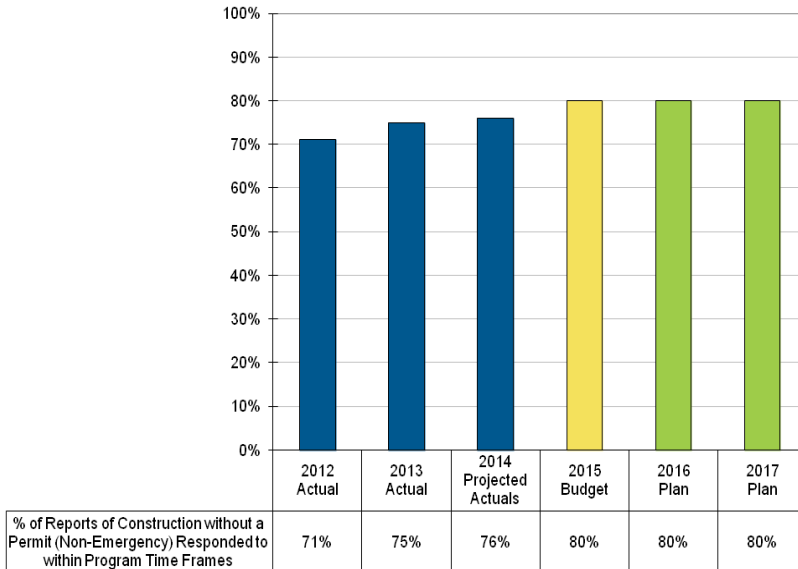
* Actuals based on 2014 Year End Projections

Recommended Changes to Building Compliance Service Levels

- The 2015 Recommended Service Levels are consistent with the approved 2014 Service Levels with the exception of Response to Building Permit Related Service Request (Complaint). This service level has increased to 86% from 85% in 2014 as a result of system enhancements to IBMS, as previously mentioned, that allow the Program to establish more accurate reflection of the level of service provided for within the 2015 Recommended Operating Budget.

Service Performance

Percentage of Reports of Construction without a Permit (Non-Emergency) Responded to within Program Time

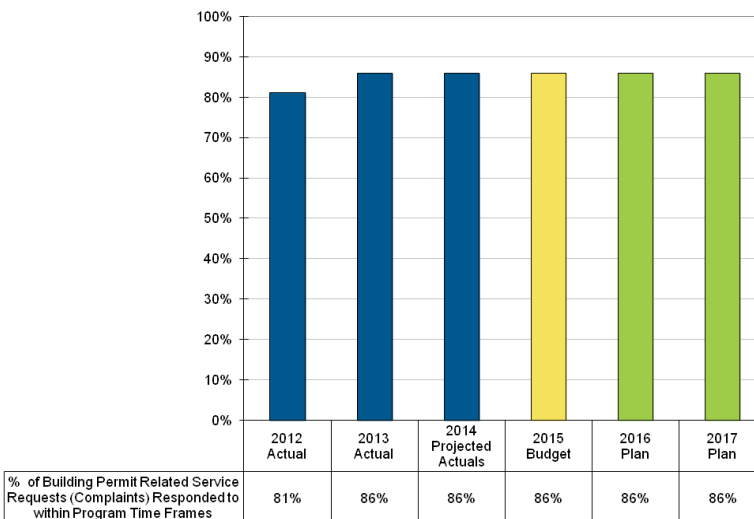


% of Reports of Construction without a Permit (Non-Emergency) Responded to within Program Time Frames

This measure indicates the percentage of reports of construction without a permit (non-emergency) responded to within 2 business days of receiving the request for inspection.

- Under the Building Code Act, no person is permitted to construct, demolish or alter a building without first obtaining a building permit. Where reports of construction or demolition have been received by the building division, an inspector will attend the construction site to determine if a permit is required.
- Based on the expected volume of service requests to investigate construction without a permit, it is projected that the Program will achieve a service level of 80% in 2015.

Percentage of Building Permit Related Service Requests (Complaints) Responded to within Program Time Frames



% of Building Permit Related Service Requests (Complaints) Responded to within Program Time Frames

- This measure indicates the percentage of building related service requests (complaints) responded to within 5 business days of receiving the request.
- The volumes of service requests remained fairly consistent in 2013 and 2014.
- It is expected that the current staff complement will meet the slightly improved service target of 86% in 2015 and onwards.

Table 8

2015 Recommended Service Budget by Activity

(\$000s)	2015 Recommended Operating Budget											Incremental Change				
	2014	2015 Rec'd		2015 Rec'd			2015 Rec'd		2015 Rec'd Budget vs. 2014 Budget		2016 Plan		2017 Plan			
	Approved Budget	Base Budget	Rec'd Service Changes	Base	Base	Budget vs. 2014 Budget	% Change	Rec'd New/Enhanced	Budget	\$	%	\$	%	\$	%	
	\$	\$	\$	\$	\$	%		\$	\$	\$	%	\$	%	\$	%	
GROSS EXP.																
Building Inspections	17,423.0	17,896.2	(60.4)	17,835.9	412.9	2.4%	642.7	18,478.6	1,055.6	6.1%	993.1	5.4%	307.5	1.6%		
Building Investigations	3,345.9	3,475.8	(12.2)	3,463.5	117.6	3.5%	112.7	3,576.2	230.3	6.9%	189.6	5.3%	59.2	1.6%		
Sign Tax Billing & Collection	313.9	330.5	(1.3)	329.1	15.3	4.9%	1.9	331.1	17.2	5.5%	10.3	3.1%	5.5	1.6%		
Total Gross Exp.	21,082.8	21,702.5	(73.9)	21,628.5	545.8	2.6%	757.3	22,385.8	1,303.1	6.2%	1,193.0	5.3%	372.2	1.6%		
REVENUE																
Building Inspections	21,663.8	22,026.4	(9.1)	22,017.3	353.5	1.6%	324.9	22,342.2	678.4	3.1%	692.1	3.1%	310.8	1.3%		
Building Investigations	4,392.1	4,460.6	(1.9)	4,458.7	66.6	1.5%	65.9	4,524.6	132.5	3.0%	135.2	3.0%	63.0	1.4%		
Sign Tax Billing & Collection	474.8	481.6	(0.2)	481.4	6.6	1.4%	7.1	488.5	13.7	2.9%	14.0	2.9%	6.8	1.4%		
Total Revenues	26,530.7	26,968.6	(11.2)	26,957.4	426.7	1.6%	397.8	27,355.3	824.5	3.1%	841.3	3.1%	380.6	1.3%		
NET EXP.																
Building Inspections	(4,240.8)	(4,130.2)	(51.2)	(4,181.5)	59.3	(1.4%)	317.9	(3,863.6)	377.2	(8.9%)	301.0	(7.8%)	(3.2)	0.1%		
Building Investigations	(1,046.2)	(984.8)	(10.4)	(995.2)	51.0	(4.9%)	46.8	(948.4)	97.8	(9.3%)	54.4	(5.7%)	(3.9)	0.4%		
Sign Tax Billing & Collection	(161.0)	(151.1)	(1.1)	(152.2)	8.7	(5.4%)	(5.2)	(157.4)	3.5	(2.2%)	(3.7)	2.3%	(1.3)	0.8%		
Total Net Exp.	(5,448.0)	(5,266.1)	(62.7)	(5,328.9)	119.1	(2.2%)	359.5	(4,969.4)	478.5	(8.8%)	351.7	(7.1%)	(8.4)	0.2%		
Approved Positions	188.5	189.4		189.4	0.9	0.5%	13.0	202.4	13.9	7.4%						

The 2015 Recommended Operating Base Budget for Building Compliance of \$21.629 million gross and (\$5.329) million net is \$0.119 million or 2.2% less than the 2014 Approved Net Budget.

The **Building Compliance Service** conducts mandatory building inspections, investigates building related complaints, resolves issues and takes appropriate enforcement action, as well as administer, bill, and collect the Third Party Sign Tax levied on all third-party signs in the City of Toronto.

- The base budget pressures are consistent across all activities and are primarily driven by inflationary increases to salaries and benefits that have been offset by reductions identified in line-by-line reviews and permit fee inflation increases of 2.23% generating \$0.574 million in increased revenue that has increased overall base budget revenues in the service by 1.6% across all activities.
- The 2015 Operating Budget for Building Compliance includes new funding of \$0.757 million gross and \$0.360 million net for enhancements to the quality of building inspections. In particular, the Building Inspections activity accounts for 88% or \$0.318 million net of the new funding for this initiative as costs are offset through increases above the rate of inflation to select permit fees as identified in Appendix 7.



Part III:

Issues for Discussion

Issues for Discussion

Future Year Issues

311 Service Recovery Model

- As recommended by the Auditor General in the 2011 audit report entitled “311 Toronto – Full Potential for Improving Customer Service Has Yet to be Realized”, 311 Toronto, in consultation with the Chief Financial Officer, is to “ensure that the inter-departmental charges to Programs are based on updated and accurate information supporting the basis for funding and cost recoveries”.
- Under the current service recovery model, 311 Toronto recovers its costs from 5 Programs, including Toronto Building. Aside from increases due to COLA, the cost recoveries have remained unchanged.
- 311 Toronto and Toronto Building are currently reviewing options to establish an appropriate funding model based on accurate information, including upgrading its systems/technology to allow for enhanced tracking of general inquires. The Program will work with Financial Planning staff to further analyze the nature of general enquiries to ensure the integrity and fairness of the expenditures charged back from 311 Toronto.
- The results of the analysis and consultation with the associated Programs, including Toronto Building, will formulate a strategy to be included for consideration during the 2016 Operating Budget process.

Issues Referred to the 2015 Operating Budget Process

Improve the Enforcement of City’s Sign By-Laws

- The Planning and Growth Management Committee, at its meeting of January 8, 2015 considered the report *PG1.2 Enforcement Strategy for Chapter 694 of the Municipal Code* and in doing so recommended that:
 - The Chief Building Official and Executive Director, Toronto Building report back to the Planning and Growth Management Committee on February 24, 2015 on whether adequate resources have been budgeted in 2015 to enforce the City's sign by-laws.
- The Chief Building Official and Executive Director, Toronto Building and the Deputy City Manager & Chief Financial Officer will submit a report to Budget Committee as part of the 2015 Budget Process that addresses the enforcement of the City’s sign by-laws detailing the existing resources available within the Recommended 2015 Operating Budget as well as any further resources that may be required.



Appendices:

Appendix 1 2014 Service Performance

2014 Key Service Accomplishments

In 2014, Toronto Building accomplished the following:

- ✓ Sustained a high volume of permit application intake and permit issuance.
- ✓ Improved Preliminary Review service level targets (with the exception of preliminary zoning reviews which remain under development).
- ✓ Improved the rate of responding to service requests, such as response to complaints of construction without a permit.
- ✓ Analysis of the risks associated with Building Inspections in progress.
- ✓ A review of Toronto Building's business processes and customer insights is in progress.
- ✓ Achieved budget targets while maintaining a vacancy rate below 5%.
- ✓ Launched further stages of the Program's Electronic Service Delivery (ESD) initiative:
 - Development of the on-line Web Portal.
 - Email submissions for building permit applications, building service requests, permit applications for new houses and associated permits (i.e. demolition, mechanical and plumbing) are being accepted. Almost half of all applications now arrive by email.
 - Electronic conversion of building records via Integrated Business Management System (IBMS) in progress.

2014 Financial Performance

2014 Budget Variance Analysis

(\$000s)	2012 Actuals	2013 Actuals	2014 Approved Budget	2014 Projected Actuals*	2014 Approved Budget vs. Projected Actual Variance	
	\$	\$	\$	\$	\$	%
Gross Expenditures	41,257.1	45,115.4	48,409.0	48,659.0	250.0	0.5%
Revenues	58,023.6	69,817.7	59,352.8	64,352.8	5,000.0	8.4%
Net Expenditures	(16,766.5)	(24,702.3)	(10,943.8)	(15,693.8)	(4,750.0)	43.4%
Approved Positions	374.0	417.0	431.0	419.0	(12.0)	(2.8%)

* Projected actuals based on the 9 month Operating Budget Variance Report

2014 Experience

- Toronto Building reported net under-spending of \$13.540 million or 57.5% for the nine-month period ended September 30, 2014. The variance was driven by higher than planned revenues of \$5.047 million, or 12.2%, from sustained high volume of permit applications received; market

anticipation of development charge increases, and higher than anticipated construction activity for the high volume of permits applications received.

- For year-end, Toronto Building projected net under-spending of \$4.750 million net, or 43.4%. The Program anticipated year-end revenue to exceed the budget by \$5.000 million, or 8.4%, due to a high volume of permit applications.
- In addition, gross expenditures were forecasted to be \$0.250 million, or 0.5%, higher than planned mostly in salaries and benefits as a result of service demands related to the Pan Am Games.

Impact of 2014 Operating Variance on the 2015 Recommended Budget

Salaries and Benefits

- To meet legislated timeframes and address workload pressures, Toronto Building is actively working with Human Resources to fill vacant positions in order to meet 2015 Service Levels.

Building Code Service Improvement Reserve

- To reach the goal of achieving a balance in the Building Code Service Improvement Reserve equivalent to annual direct cost requirements, any year end surplus will be contributed into the Reserve Fund.

Appendix 2

2015 Recommended Operating Budget by Expenditure Category

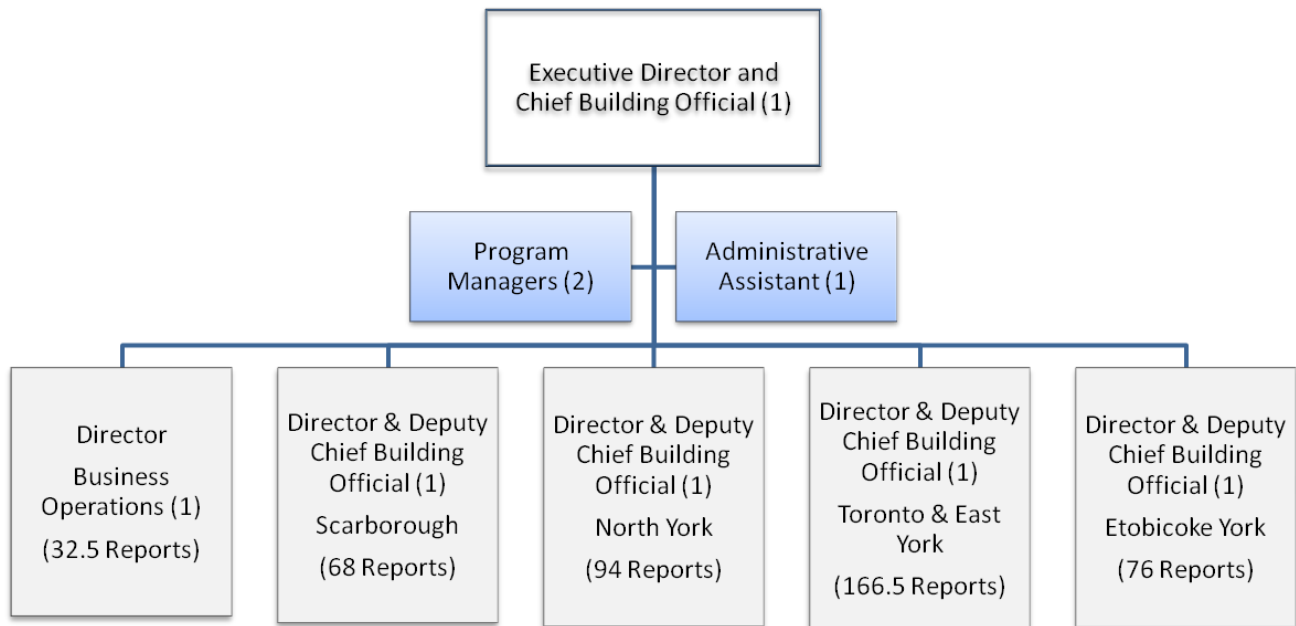
Program Summary by Expenditure Category

Category of Expense (\$000's)	2012	2013	2014	2014	2015	2015 Change from		Plan	
	Actual	Actual	Budget	Projected	Rec'd	2014 Approved		2016	2017
	\$	\$	\$	Actual*	Budget	Budget	%	\$	\$
Salaries and Benefits	36,630.3	40,318.5	42,460.1	42,756.6	44,448.0	1,988.0	4.7%	45,496.1	45,533.7
Materials and Supplies	188.1	224.7	239.9	241.6	203.9	(36.0)	(15.0%)	203.9	204.0
Equipment	108.4	80.5	451.0	454.2	285.5	(165.5)	(36.7%)	285.5	285.6
Services & Rents	904.7	996.9	1,196.1	1,204.4	1,213.6	17.5	1.5%	1,233.6	1,233.7
Contributions to Reserve/Res Funds	2,543.2	2,656.6	3,170.6	3,192.7	3,170.6			3,983.3	4,793.0
Other Expenditures	408.1	386.8	278.5	280.4	278.5			278.5	278.5
Interdivisional Charges	474.3	451.4	612.8	529.1	655.6	42.8	7.0%	659.4	663.4
Total Gross Expenditures	41,257.1	45,115.4	48,409.0	48,659.0	50,255.8	1,846.8	3.8%	52,140.4	52,991.9
Interdivisional Recoveries	918.4	734.9	896.1	971.6	923.8	27.7	3.1%	958.4	978.8
Licenses & Permits Revenue		67,238.4	55,998.9	60,716.3	58,172.8	2,173.9	3.9%	60,072.4	60,903.1
User Fees & Donations	57,090.7	1,738.9	1,629.0	1,766.2	1,629.0			1,629.0	1,629.0
Transfers from Capital Fund		100.2	483.8	524.6	434.3	(49.6)	(10.2%)	384.7	385.1
Contribution from Reserve Funds			280.0	303.6		(280.0)	(100.0%)		
Sundry Revenues	14.5	5.4	65.0	70.5	40.0	(25.0)	(38.5%)	40.0	40.0
Total Revenues	58,023.6	69,817.7	59,352.8	64,352.8	61,199.9	1,847.0	3.1%	63,084.5	63,936.0
Total Net Expenditures	(16,766.5)	(24,702.3)	(10,943.8)	(15,693.8)	(10,944.1)	(0.3)	0.0%	(10,944.1)	(10,944.1)
Approved Positions	374.0	417.0	431.0	419.0	446.0	15.0	3.5%	446.0	446.0

* Projected actuals based on the 9 month Operating Budget Variance Report

Appendix 3

2015 Organization Chart



2015 Recommended Complement

Category	Senior Management	Management	Exempt Professional & Clerical	Union	Recreational	Total
Permanent	1	35	38	359		433
Temporary		2	2	4	5	13
Total	1	37	40	363	5	446

Appendix 5

Summary of 2015 Recommended New / Enhanced Service Priorities

2015 Operating Budget - Staff Recommended New and Enhanced Services
Summary by Service
(\$000s)

Form ID		Citizen Focused Services B Program: Toronto Buildings	Adjustments				2016 Plan Net Change	2017 Plan Net Change
Category	Priority		Gross Expenditure	Revenue	Net	Approved Positions		

5706	Improving the Quality of Building Inspections (July 1, 2015)
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74	0	Description:
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Toronto Building is proposing three service enhancements to its building inspections unit to improve service for the people the Division serves and to strengthen the overall administration of the building inspections process. The service enhancements are: (a) Establishing a dedicated enforcement unit to undertake proactive inspections of dormant or stale permits; (b) Increasing the service level for smaller construction and renovation projects by requiring an additional mandatory inspection; and (c) Developing a training curriculum and program for building inspectors. A total of 13 new inspectors will be required to provide a higher level of service for smaller construction projects and to staff a dedicated inspections enforcement unit. Salaries and benefits for the new employees are estimated to be \$1.3 million. Additional hardware, software, equipment, and new workstations will be required for the new staff. These costs are estimated to be \$125.0 thousand. Toronto Building will develop additional training for the enforcement unit. The development and operating of an annual training program for all inspectors is expected to cost \$45.0 thousand. Mileage claimed by the new inspectors is estimated to be \$40.0 thousand per year. The higher level of enforcement activity will also generate an increase in the volume of notices that the Division issues to clients. As the notices must be delivered by certified post the cost is expected to amount to approximately \$50.0 thousand. The total annualized operating impact of the proposed service enhancements is \$1.56 million gross, \$0 net. The program will be implemented over a two year period effective July 1, 2015. Therefore, the 2015 operating impact is \$890.0 thousand and the 2016 operating impact is \$670.0 thousand. The additional operating costs will be raised through increases to the following permit fees effective July 1, 2015. Minimum Fee - 2014 Fee: \$107.05; January 1, 2015 Fee: \$109.35; Proposed Mid-Year 2015 Fee: \$190.00; % Change: 73.8%; Total Expected Revenue: \$0.900 million. Interior Alterations Group A, B and D - 2014 Fee: \$4.34; January 1, 2015 Fee: \$4.43; Proposed Mid-Year 2015 Fee: \$5.09; % Change: 15%; Total Expected Revenue: \$0.230 million. Interior Alterations Group C, E and F - 2014 Fee: \$4.02; January 1, 2015 Fee: \$4.11; Proposed Mid-Year 2015 Fee: \$4.72; % Change: 15%; Total Expected Revenue: \$0.430 million. The division will also develop a service level standard for the new inspections and amend Chapter 363 of the Municipal Code to require a permit holder to provide additional notice to the Chief Building Official of commencement of construction of a building.

Service Level Impact:

Category:

71 - Operating Impact of New Capital Projects	74 - New Services
72 - Enhanced Services-Service Expansion	75 - New Revenues

2015 Operating Budget - Staff Recommended New and Enhanced Services
Summary by Service
(\$000s)

Form ID	Category	Priority	Citizen Focused Services B Program: Toronto Buildings	Adjustments				2016 Plan Net Change	2017 Plan Net Change
				Gross Expenditure	Revenue	Net	Approved Positions		
			<p>Toronto Building requires that seven inspections be performed for each project at construction milestones prescribed by the Ontario Building Code Act and Ontario Building Code. With respect to enforcement, the existing service level target is to respond to emergency and unsafe orders within 1 day, 95% of the time; complaints about work without permit within 2 days, 80 percent of the time; and address other permit related complaints within 5 days 85% of the time. There is currently no existing service level to provide proactive inspections for permits where a permit holder has not called for an inspection or notified the City that construction is complete. As a result, the number of outstanding enforcement files cannot be effectively managed. The future service level will include an additional inspection for construction and renovation projects, which account for the highest volume of permits and greatest risk to the City. Toronto Building will introduce a service level that will require the Division to contact permit holders within six months of permit issuance to either book the first orientation inspection, begin the permit revocation process, or charge the permit revocation deferral fee.</p>						
			<p>Service: BL-Building Compliance</p>						
			Total Staff Recommended:	757.3	397.8	359.5	13.0	359.4	0.0
			<p>Service: BL-Building Permission & Information</p>						
			Total Staff Recommended:	132.7	492.2	(359.5)	0.0	(359.4)	0.0
			Staff Recommended New/Enhanced Services:	890.0	890.0	0.0	13.0	0.0	0.0



2015 Operating Budget - Staff Recommended New and Enhanced Services
Summary by Service
 (\$000s)

Form ID		Citizen Focused Services B Program: Toronto Buildings	Adjustments				2016 Plan Net Change	2017 Plan Net Change
Category	Priority		Gross Expenditure	Revenue	Net	Approved Positions		

Summary:

Staff Recommended New/Enhanced Services:	890.0	890.0	0.0	13.0	0.0	0.0
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Category:

71 - Operating Impact of New Capital Projects	74 - New Services
72 - Enhanced Services-Service Expansion	75 - New Revenues

Appendix 6

Inflows/Outflows to/from Reserves & Reserve Funds

Table 9

Program Specific Reserve / Reserve Funds

Reserve / Reserve Fund Name (\$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2014 \$	Rec'd Withdrawals (-) / Contributions (+)		
			2015 \$	2016 \$	2017 \$
Projected Beginning Balance			42,163.2	42,656.3	44,440.4
Building Code Act Service Improvement Reserve Fund	XR1305	42,163.2			
<i>Proposed</i>					
<i>Withdrawals (-)</i>			(1,291.0)		(433.0)
<i>Contributions (+)</i>			1,784.1	1,784.1	1,784.1
Total Reserve / Reserve Fund Draws / Contributions		42,163.2	42,656.3	44,440.4	45,791.4
Other Program / Agency Net Withdrawals & Contributions					
Balance at Year-End		42,163.2	42,656.3	44,440.4	45,791.4

Table 10

Corporate Reserve / Reserve Funds

Reserve / Reserve Fund Name (\$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2014 \$	Rec'd Withdrawals (-) / Contributions (+)		
			2015 \$	2016 \$	2017 \$
Projected Beginning Balance			21,307.7	22,574.2	23,840.7
Insurance Reserve Fund	XR1010	21,307.7			
<i>Proposed</i>					
<i>Withdrawals (-)</i>					
<i>Contributions (+)</i>			1,266.5	1,266.5	1,266.5
Total Reserve / Reserve Fund Draws / Contributions		21,307.7	22,574.2	23,840.7	25,107.2
Other Program / Agency Net Withdrawals & Contributions					
Balance at Year-End		21,307.7	22,574.2	23,840.7	25,107.2

Reserve / Reserve Fund Name (\$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2014 \$	Rec'd Withdrawals (-) / Contributions (+)		
			2015 \$	2016 \$	2017 \$
Projected Beginning Balance			433.5	553.5	673.5
Vehicle & Equipment Reserve Fund	XQ1301	433.5			
<i>Proposed</i>					
<i>Withdrawals (-)</i>					
<i>Contributions (+)</i>			120.0	120.0	120.0
Total Reserve / Reserve Fund Draws / Contributions		433.5	553.5	673.5	793.5
Other Program / Agency Net Withdrawals & Contributions					
Balance at Year-End		433.5	553.5	673.5	793.5

Appendix 7a

Recommended User Fees Adjusted for Inflation and Other

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Minimum fee charged for all work unless specified.	Building Permission & Information	Full Cost Recovery	Each	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Hourly rate for examination and inspection activities	Building Permission & Information	Full Cost Recovery	First 2 Signs \$75.00 Each, \$25/Additional, Maximum \$150.00	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
Group A - Assembly occupancies Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	\$75 Each, Maximum \$225	\$26.77	\$27.37		\$27.37	\$27.92	\$28.48
Group A - Restaurants (shell) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$22.40	\$22.90		\$22.90	\$23.36	\$23.83
Group A - Open public swimming pools - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$7.20	\$7.36		\$7.36	\$7.51	\$7.66
Group A - Transit stations, subways, etc. -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Project	\$20.72	\$21.18		\$21.18	\$21.60	\$22.04
Group A - All other buildings - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$26.77	\$27.37		\$27.37	\$27.92	\$28.48
Group B - Institutional occupancies - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Project	\$28.48	\$29.12		\$29.12	\$29.70	\$30.30
Group C - Residential unit fee	Building Permission & Information	Full Cost Recovery	Project	\$48.74	\$49.83		\$49.83	\$50.83	\$51.84
Group C - Residential occupancies - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Project	\$16.06	\$16.42		\$16.42	\$16.75	\$17.08
Group C, Multiple unit buildings Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$25.42	\$25.99		\$25.99	\$26.51	\$27.04
Group C - Certification of plans - Application intake, plan review, and other administrative activity	Building Permission & Information	Full Cost Recovery	Unit	\$8.04	\$8.22		\$8.22	\$8.38	\$8.55
Group C, Building permits certified plans - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$13.63	\$13.93		\$13.93	\$14.21	\$14.49
Group C, All other residential occupancies - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$16.06	\$16.42		\$16.42	\$16.75	\$17.08
Group D, Office Bldgs(shell) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$16.83	\$17.21		\$17.21	\$17.55	\$17.91
Group D, Finished Bldgs - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$21.17	\$21.64		\$21.64	\$22.07	\$22.51
Group E, Mercantile occupancies etc (shell) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$13.64	\$13.94		\$13.94	\$14.22	\$14.50
Group E, Mercantile occupancies (finished) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Month	\$17.97	\$18.37		\$18.37	\$18.74	\$19.11
Group F, industrial occupancies <7500 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Case	\$10.70	\$10.94		\$10.94	\$11.16	\$11.38
Group F, Industrial bldgs less than 7500 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M. - Finished Buildings	\$14.72	\$15.05		\$15.05	\$15.35	\$15.66
Group F, Industrial bldgs shell >7500 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$8.67	\$8.86		\$8.86	\$9.04	\$9.22

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Group F, Finished industrial bldgs >7500 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Letter	\$13.00	\$13.29		\$13.29	\$13.56	\$13.83
Group F, Gas stations, car washes - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$13.38	\$13.68		\$13.68	\$13.95	\$14.23
Group F, Parking garages - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Hour	\$7.01	\$7.17		\$7.17	\$7.31	\$7.46
Group F, All other buildings - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	\$1,000 of Prescribed Construction Value	\$14.72	\$15.05		\$15.05	\$15.35	\$15.66
Alterations/renovations, Group A, B and D - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Permit	\$4.34	\$4.44	\$0.65	\$5.09	\$5.19	\$5.30
Alterations/renovations, Group C, E and F -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Hour	\$4.02	\$4.11	\$0.61	\$4.72	\$4.81	\$4.91
Alterations/renovations, residential occupancies, floor replacement - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Hour	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Demolition - The application intake, and review activities for proposed building demo	Building Permission & Information	Full Cost Recovery	Hour	\$0.13	\$0.15		\$0.15	\$0.15	\$0.16
Demolition implosion - Application intake, and review activities	Building Permission & Information	Full Cost Recovery	Hour	\$2,007.24	\$2,052.00		\$2,052.00	\$2,093.04	\$2,134.90
Environmental review - Application intake, and review activities	Building Permission & Information	Full Cost Recovery	Part permit	\$892.10	\$911.99		\$911.99	\$930.23	\$948.83
Communication towers - Fee for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Permit Plus 10% of the Entire Project Cost	\$368.00	\$376.21		\$376.21	\$383.73	\$391.41
Crane runway - Fee for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Permit Phase - 50% of the Est. Permit Fees for that Phase	\$368.00	\$376.21		\$376.21	\$383.73	\$391.41
Exterior tank & support - Fee for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Project - 50% of the Estimated Permit Fees	\$368.00	\$376.21		\$376.21	\$383.73	\$391.41
Pedestrian bridge - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Revision Hour	\$368.00	\$376.21		\$376.21	\$383.73	\$391.41
Retaining wall -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Hour	\$10.70	\$10.94		\$10.94	\$11.16	\$11.38
Satellite dish, solar collector system greater than 5 sq. m. other than small residential - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Project	\$368.00	\$376.21		\$376.21	\$383.73	\$391.41
Air supported structures - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$7.65	\$7.82		\$7.82	\$7.98	\$8.14
Satellite dish, solar collector system on a small residential building or any other building less than 5 sq. m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Balcony guards/replacement guards - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.00	\$2.04		\$2.04	\$2.08	\$2.12
Balcony repairs -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$18.74	\$19.16		\$19.16	\$19.54	\$19.93

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Basement finishing dwellings/houses - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Basement unfinished, non-residential bldgs -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Canopy (not enclosed) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.74	\$5.87		\$5.87	\$5.99	\$6.11
Ceilings (added or replacement) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.53	\$0.54		\$0.54	\$0.55	\$0.56
Demising walls - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Electromagnetic locks - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$40.14 (Maximum of \$401.45)	\$41.04		\$41.04	\$41.86	\$42.70
Emergency lighting - Fee for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$46.84 (Maximum of \$468.35)	\$47.88		\$47.88	\$48.84	\$49.81
Farm buildings - To recover the costs for application intake, plan review, and inspection	Building Permission & Information	Full Cost Recovery	Sq M.	\$9.35	\$9.56		\$9.56	\$9.75	\$9.95
Fire alarms - The costs for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$66.90 (Maximum of \$669.07)	\$68.39		\$68.39	\$69.76	\$71.15
Fire doors retrofit - For application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$26.77 (Maximum of \$401.45)	\$27.37		\$27.37	\$27.92	\$28.48
Fireplaces and/or woodstoves - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Mechanical service spaces/penthouses -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M. - Building Shell	\$9.35	\$9.56		\$9.56	\$9.75	\$9.95
Parking garage repairs/slab reconstruct - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M. - Finished Buildings	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Parking Garage - all other construction - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.00	\$2.04		\$2.04	\$2.08	\$2.12
Pool fence enclosures - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Portable classrooms: non certified -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$133.83	\$136.81	\$53.19	\$190.00	\$193.80	\$197.68
Portable classrooms: certification - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$133.83	\$136.81	\$53.19	\$190.00	\$193.80	\$197.68
Certified portable classrooms - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$66.90	\$68.39		\$68.39	\$69.76	\$71.15
Repairs/recladding walls, re-roofing - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.66	\$0.67		\$0.67	\$0.68	\$0.70
Re-roofing with structural work - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.36	\$5.48		\$5.48	\$5.59	\$5.70
Residential deck, carport, porch - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Shoring - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$10.70	\$10.94		\$10.94	\$11.16	\$11.38

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
To review the structural components of a sign face or sign structure against the requirements of the Building Code	Building Permission & Information	Full Cost Recovery	Application	\$59.89	\$61.23		\$61.23	\$62.45	\$63.70
Detached garages, accessory structures -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Sprinklers - For application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$0.53	\$0.54		\$0.54	\$0.55	\$0.56
Standpipes - For application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$46.84 (Maximum of \$468.38)	\$47.88		\$47.88	\$48.84	\$49.81
Tent certification -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Tent certification -Application intake, plan review, inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$33.45	\$34.20		\$34.20	\$34.88	\$35.58
Permits for certified tent - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Temporary tent up to 225 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$1.34	\$1.37		\$1.37	\$1.40	\$1.43
Additional tent area > 225 sq.m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.34	\$0.35		\$0.35	\$0.36	\$0.36
Temporary structures - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$13.38	\$13.68		\$13.68	\$13.95	\$14.23
Underpinings - For application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$10.70	\$10.94		\$10.94	\$11.16	\$11.38
Window replacements - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.62	\$2.68		\$2.68	\$2.73	\$2.79
Stand Alone Mechanical work - Heating, Ventilation and Air Conditioning (HVAC) - Group A&B Occupancies - -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$1.65	\$1.69		\$1.69	\$1.72	\$1.76
Stand Alone Mechanical work - Heating and Ventilation only with no ductwork - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$167.27	\$171.00	\$19.00	\$190.00	\$193.80	\$197.68
Stand Alone Mechanical work - Heating, Ventilation and Air Conditioning (HVAC) - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$234.18	\$239.40		\$239.40	\$244.19	\$249.07
Stand Alone Mechanical work - Boiler or furnace replacement - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$133.83	\$136.81	\$53.19	\$190.00	\$193.80	\$197.68
Stand Alone Mechanical work - Air conditioning unit addition - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$133.83	\$136.81	\$53.19	\$190.00	\$193.80	\$197.68
Stand Alone Mechanical work - Other group C occupancies - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$1.20	\$1.23		\$1.23	\$1.25	\$1.28
Stand Alone Mechanical work - Group D&E bldgs - For application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$1.34	\$1.37		\$1.37	\$1.40	\$1.43
Stand Alone Mechanical work - Small bldgs up to 230 sq. m. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$200.72	\$205.20		\$205.20	\$209.30	\$213.49
Stand Alone Mechanical work - Laboratories - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$1.65	\$1.69		\$1.69	\$1.72	\$1.76
Stand Alone Mechanical work - Parking garages - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$0.34	\$0.35		\$0.35	\$0.36	\$0.36

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Stand Alone Mechanical work - All other Group F Occupancies - Application intake, plan review, and inspection activities fee	Building Permission & Information	Full Cost Recovery	Application	\$0.93	\$0.95		\$0.95	\$0.97	\$0.99
HVAC alterations (Unit Heater, Make-up Air Unit, Exhaust Fan) and/or Ductwork Alterations - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$167.27	\$171.00	\$19.00	\$190.00	\$193.80	\$197.68
HVAC alterations (Boiler/Furnace, or Air Conditioning Unit) -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$334.53	\$341.99		\$341.99	\$348.83	\$355.81
Special ventilation systems - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$401.45	\$410.40		\$410.40	\$418.61	\$426.98
Fixtures, equipment, and roof drains for SFD - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$20.07	\$20.52		\$20.52	\$20.93	\$21.35
Fixtures, equipment, and roof drains for all other buildings - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$26.77	\$27.37		\$27.37	\$27.92	\$28.48
Piping, water services etc. - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Buried plumbing, drainage piping -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Inside sanitary and storm piping -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$2.27	\$2.32		\$2.32	\$2.37	\$2.41
Sanitary and storm piping - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.27	\$2.32		\$2.32	\$2.37	\$2.41
Manholes, catch basins, backwater valves etc - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$33.45	\$34.20		\$34.20	\$34.88	\$35.58
Backflow prevention devices - Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
Holding tanks -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$334.53	\$341.99		\$341.99	\$348.83	\$355.81
Septic tanks -Application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$669.08	\$684.00		\$684.00	\$697.68	\$711.63
Carry out the intake, review, evaluation and administration of Alternative Solution Submissions as defined in the Building Code	Building Permission & Information	City Policy	Sq M.	\$2,049.25	\$2,094.95		\$2,094.95	\$2,136.85	\$2,179.59
Minimum fee for examination and inspection activities for authority to occupy prior to completion	Building Permission & Information	Full Cost Recovery	Sq M.	Minimum \$401.45 plus \$80.29 per hour for examination and ins	\$410.40		\$410.40	\$418.61	\$426.98
Hourly rate for examination and inspection activities beyond 5 hours	Building Permission & Information	Full Cost Recovery	Application	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
The application intake, and plan review activities for revision to a permit not issued	Building Permission & Information	Full Cost Recovery	Sq M.	\$80.29 - (Max of \$ 107.05)	\$82.08		\$82.08	\$83.72	\$85.40
Construction w/o building permit – If construction begins prior to the issuance of a building permit	Building Permission & Information	Full Cost Recovery	Sq M.	Min. \$127.44, Max \$25,488.49	\$130.28	\$59.72	\$190.00	\$193.80	\$197.68
Construction w/o building permit – Construction projects with permit application for each stage of construction	Building Permission & Information	Full Cost Recovery	Sq M.	Variable up to Maximum \$25,488.49	\$26,056.88		\$26,056.88	\$26,578.02	\$27,109.58
Conditional permit fee under Subsection 8(3) of the Building Code Act for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	Min. \$267.63, Max. \$2,676.29	\$273.60		\$273.60	\$279.07	\$284.65

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Part permit fee for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$267.63	\$273.60		\$273.60	\$279.07	\$284.65
Permission to defer revocation - For administration, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Permit for change of use for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Tent - Up To 2	Min. \$267.63, \$80.29 per hour	\$82.08		\$82.08	\$83.72	\$85.40
Revise and issue permit for application intake, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Additional Tent (Over Two)	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
Special inspection fee for inspection activities after hours/weekends	Building Compliance	Full Cost Recovery	Tent	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
Evaluate a building material, system or design including any costs require if third party review, testing, or evaluation as deemed necessary by the Chief Building Official	Building Permission & Information	City Policy	Sq M.	\$5,123.12	\$5,237.37		\$5,237.37	\$5,342.12	\$5,448.96
Review permit for change in ownership	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Work with prescribed construction value - Application, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sq M.	\$18.73	\$19.15		\$19.15	\$19.53	\$19.92
Work without prescribed construction value - Application fee for, plan review, and inspection activities	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40
MGO assessment report, remediation plan review and clerical administration costs of Toronto Public Health.	Building Permission & Information	Full Cost Recovery	Application	\$768.47	\$785.61		\$785.61	\$801.32	\$817.35
MGO Enforcement, Inspection	Building Compliance	Full Cost Recovery	Sq M.	\$653.37	\$667.94		\$667.94	\$681.30	\$694.92
MGO - Court/Tribunal Attendance Fee	Building Compliance	Full Cost Recovery	Sq M.	\$653.37	\$667.94		\$667.94	\$681.30	\$694.92
Routine compliance search fee for a Property Information Report - to process the application, and carry out the review	Building Permission & Information	Full Cost Recovery	Sq M.	\$133.83	\$136.81	\$53.19	\$190.00	\$193.80	\$197.68
Routine Disclosure - Retrieve, copy and record plans, files, drawings or any other record on file with Toronto Building to the public requesting this information	Building Permission & Information	Full Cost Recovery	Application	\$66.60	\$68.09		\$68.09	\$69.45	\$70.84
Sign - Roof signs -Application for intake, review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sign	\$38.33 per square metre with a minimum fee of \$223.62	\$39.18		\$39.18	\$39.96	\$40.76
Sign- Topiary signs - Application for intake, review, and inspection activities	Building Permission & Information	Full Cost Recovery	Sign	\$283.51	\$289.83		\$289.83	\$295.63	\$301.54
Sign - Signs other than roof signs and topiary signs - Application for intake, review, and inspection activities	Building Permission & Information	Full Cost Recovery	Application	\$38.33 per square metre with a minimum fee of \$223.62	\$39.18		\$39.18	\$39.96	\$40.76
Sign - Plan revisions; alterations/relocation of existing signs on same property, and permit renewals	Building Permission & Information	Full Cost Recovery	Sq M.	\$223.62	\$228.61		\$228.61	\$233.18	\$237.85
Sign - To cover the costs of application intake and review, and to perform any administration associated with the transfer of a sign or sign structure from one sign owner to another	Building Permission & Information	Full Cost Recovery	Sq M.	\$107.05	\$109.44	\$80.56	\$190.00	\$193.80	\$197.68
Sign - To intake and review, or inspect any sign permits for which additional information has been submitted after the initial intake, review or inspection activities.	Building Permission & Information	Full Cost Recovery	Application	\$80.29	\$82.08		\$82.08	\$83.72	\$85.40

Appendix 7a – (Continued)

Rate Description	Service	Fee Category	Fee Basis	2014	2015			2016	2017
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Sign - To perform additional inspection and enforcement activities, the generation of notices and any associated administration required where a sign or sign face has been erected prior to the issuance of a sign permit.	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$816.72	\$834.93		\$834.93	\$851.63	\$868.66
Sign - To perform the intake, review, and inspection of a third party sign permit for a sign other than a topiary sign, subject to a five year renewal, that is being renewed.	Building Permission & Information	Full Cost Recovery	Sign	\$31.96	\$32.67		\$32.67	\$33.32	\$33.99
Sign - To perform the intake, review, and inspection of a third party sign permit for a topiary sign, subject to a five year renewal, that is being renewed.	Building Permission & Information	Full Cost Recovery	Sign	\$134.27	\$137.26		\$137.26	\$140.01	\$142.81
Sign - Application for a variance to Chapter 694 with respect to a First-Party Sign	Building Permission & Information	Full Cost Recovery	Sq M.	\$728.07	\$744.31		\$744.31	\$759.20	\$774.38
Sign - Application intake, processing, report writing and associated administrative work	Building Permission & Information	Full Cost Recovery	Application	\$1,633.42	\$1,669.85		\$1,669.85	\$1,703.25	\$1,737.31
Sign - Application intake, review and report generation for an appeal of the decision of the Chief Building Official to the Sign Variance Committee	Building Permission & Information	Full Cost Recovery	Application	\$653.36	\$667.93		\$667.93	\$681.29	\$694.91
Sign - To perform additional inspections, preparation of notices, and other enforcement activities related signs and sign structures being erected or displayed prior to the application and approval of a sign variance	Building Permission & Information	Full Cost Recovery	Application	\$816.72	\$834.93		\$834.93	\$851.63	\$868.66
Sign - Application intake and review, consultation and report preparation, site visits and associated administration	Building Permission & Information	Full Cost Recovery	Each Plan, File, Drawing Or Record	\$2,722.36	\$2,783.07		\$2,783.07	\$2,838.73	\$2,895.51
Sign- To perform additional inspections, generation of notices and any associated administration and enforcement activities for a sign or sign structure prior to the application and approval of a site specific sign by-law amendment or signage master plan	Building Permission & Information	Full Cost Recovery	Application	\$816.72	\$834.93		\$834.93	\$851.63	\$868.66
Subscription for building permit activity report	Building Permission & Information	Full Cost Recovery	Application	\$20.35	\$20.80		\$20.80	\$21.22	\$21.64
Tele permit, Inspection Status Report Fee	Building Permission & Information	Full Cost Recovery	Application	\$25.45	\$26.02		\$26.02	\$26.54	\$27.07
Inspection Status Report Fee	Building Permission & Information	Full Cost Recovery	Application	\$80.00	\$81.78		\$81.78	\$83.42	\$85.08
Printing/Scanning and Copying Fee	Building Permission & Information	Full Cost Recovery	Application	\$0.51	\$0.52		\$0.52	\$0.53	\$0.54
Review fee for first party identification sign	Building Permission & Information	Full Cost Recovery	Application	\$76.85	\$78.56		\$78.56	\$80.13	\$81.73
Review fee for third-party advertising sign.	Building Permission & Information	Full Cost Recovery	Application	\$76.85, Max. \$230.54	\$78.56		\$78.56	\$80.13	\$81.73
Preliminary review fee for accessory residential buildings and structures, e.g. garages, porches, balconies, and additions less than 10 sq. m.	Building Permission & Information	Full Cost Recovery	Application	\$76.85	\$78.56		\$78.56	\$80.13	\$81.73
Review fee for a proposed new houses (single and semi-detached) against applicable laws.	Building Permission & Information	Full Cost Recovery	Application	\$179.31	\$183.31	\$6.69	\$190.00	\$193.80	\$197.68
Preliminary review fee for new buildings, additions and conversions where the construction cost is less than \$1 million, other than houses	Building Permission & Information	Full Cost Recovery	Hour	\$256.16	\$261.87		\$261.87	\$267.11	\$272.45
Preliminary review fee for new buildings, additions and conversions where the construction cost is \$1 million or more, other than houses	Building Permission & Information	Full Cost Recovery	Case	\$512.31	\$523.73		\$523.73	\$534.20	\$544.89
Preliminary review fee with respect to business license applications	Building Permission & Information	Full Cost Recovery	Sq M.	\$215.17	\$219.97		\$219.97	\$224.37	\$228.86
Review fee for all other proposals not described	Building Permission & Information	Full Cost Recovery	Installation	\$128.08	\$130.94	\$59.06	\$190.00	\$193.80	\$197.68
Unsafe Order Clearance Fee	Building Compliance	Full Cost Recovery	Property	\$1,500.00	\$1,533.45		\$1,533.45	\$1,564.12	\$1,595.40