

BUILDING SERVICES

OVERVIEW

The Building Services Department provides County-wide inspections for plumbing and sewage disposal systems under the Ontario Building Code, the Ontario Weed Control Act and for the implementation of the Woodlands Conservation By-law.

In addition, the Department provides building inspection services and property standards enforcement for all local municipalities (with the exception of the City of Sarnia and Lambton Shores), as well as zoning by-law enforcement.

Total FTE's: 10.5

Total Budget: \$767,005

INFRASTRUCTURE AND DEVELOPMENT SERVICES

DEPARTMENT: Building Services
 SERVICE UNIT: Building Inspection
 BUDGET YEAR: 2005

Description of Service	Benefit of the Service to the Residents of Lambton County	Categorization of the Service	Legislation, Regulations, Standards	Costs and FTE's (Five Largest Expense Categories)	Funding Sources (as a % of Total Funds Required)																				
<p>Mandatory:</p> <ul style="list-style-type: none"> • Enforce the Building Code Act and Regs (Ontario Building Code) to protect public health & safety. • Processing of building permit applications. • Plan review, zoning review, etc., ensuring compliance with the building code and all other applicable laws. • Construction inspection of buildings to ensure compliance with the OBC and other related bylaws. • Inspection on a complaint basis of unsafe buildings, building without a permit and liquor license applications. <p>Discretionary:</p> <ul style="list-style-type: none"> • Administer a number of bylaws for lower-tier municipalities such as building bylaw, zoning bylaw and property standards. 	<ul style="list-style-type: none"> • Protect the health and safety of the general public. • Ensure construction complies with zoning bylaws and applicable laws ensuring no negative impact on environmentally sensitive areas, permitted uses or official plan. • Provide information to builders, developers and the public concerning building codes and the construction process. • 2004 permits issued: <ul style="list-style-type: none"> 677 residential 71 commercial 14 industrial 146 agricultural 19 institutional • 2004 inspections: 4394 • Strategic Plan Area(s) of Effort: <ul style="list-style-type: none"> • Building Our Local Economy • Enhancing our Communications • Community Development Initiatives 	<p>Mandatory: Building Code Act and Regulations state that "The Council of each municipality is responsible for the enforcement of this Act in the municipality".</p> <p>Discretionary: Provide building inspection service to local municipalities on contractual basis as per Section 3(5) of Building Code Act.</p>	<ul style="list-style-type: none"> • Building Code Act and Regulations • Fire Code • Technical Standards and Safety Act • Zoning bylaws of local municipalities • Local municipal bylaws including site plan control, signs, property standards. • County bylaws such as plumbing, septic, woodlands conservation, etc. • Provincial regulations such as: <ul style="list-style-type: none"> Nutrient Management Act, Planning Act, Nursing Home Act, Public Pool Act, etc. • Federal regulations such as: <ul style="list-style-type: none"> National Farm Building Code, etc. • Various standards including: <ul style="list-style-type: none"> CSA, ASTM, ASHRAE, ULC, NFPA, ANSI/ASTM, etc. 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total budget:</td> <td style="width: 50%; text-align: right;">\$443,322</td> </tr> <tr> <td>Salary/Benefits</td> <td style="text-align: right;">\$359,334</td> </tr> <tr> <td>Mileage</td> <td style="text-align: right;">\$ 26,290</td> </tr> <tr> <td>Sign shop</td> <td style="text-align: right;">\$ 15,425</td> </tr> <tr> <td>Training</td> <td style="text-align: right;">\$ 10,920</td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Total FTE's:</td> <td style="text-align: right;">5.3</td> </tr> </table>	Total budget:	\$443,322	Salary/Benefits	\$359,334	Mileage	\$ 26,290	Sign shop	\$ 15,425	Training	\$ 10,920	 		Total FTE's:	5.3	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Other Municipalities:</td> <td style="width: 50%; text-align: right;">51%</td> </tr> <tr> <td>Fees:</td> <td style="text-align: right;">12%</td> </tr> <tr> <td>Levy:</td> <td style="text-align: right;">37%</td> </tr> </table>	Other Municipalities:	51%	Fees:	12%	Levy:	37%
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Service Level

- Level of service primarily determined by number of permits/inquiries/complaints received.
- Need for additional resources recently identified by Lambton Shores.
- Optimum service is provided based on fact that delivery of service meets identified needs.
- Funding for service from levy, permit fees and recoveries from local municipalities. No anticipated funding on horizon from other levels of government.
- New legislation as per Bill 124 (Regulation 305/03) requires that municipalities limit building permit fees to recover anticipated cost to administer and enforce the Building Code. Municipalities will be required to prepare an annual report that includes information on fees collected as well as direct and indirect costs.

INFRASTRUCTURE AND DEVELOPMENT SERVICES

DEPARTMENT: Building Services
 SERVICE UNIT: Plumbing Inspection
 BUDGET YEAR: 2005

Description of Service	Benefit of the Service	Categorization of the Service	Legislation, Regulations, Standards	Costs and FTE's (Five Largest Expense Categories)	Funding Sources (as a % of Total Funds Required)
<p>Mandatory:</p> <ul style="list-style-type: none"> • Enforcement of the Plumbing Code portion of the Building Code Act and Regulations (OBC) to protect the health and safety of the public. • Processing of plumbing permit applications. • Plan review ensuring compliance with the building code and all other applicable laws/fees. • Construction inspection of buildings to ensure compliance with the OBC and other related bylaws. • Construction inspection on a complaint basis of unsafe buildings, building without a permit and liquor license applications. • Enforce County bylaws. <p>Discretionary:</p> <ul style="list-style-type: none"> ○ Administer a number of bylaws for lower-tier municipalities such as building bylaw, zoning bylaw and property standards. 	<ul style="list-style-type: none"> • To protect the health and safety of the general public by ensuring plumbing systems comply with health and safety codes and regulations. • Provide information to builders and the public concerning plumbing codes. • 2004 permits issued: 724 • 2004 inspections: 2519 <p>○ Strategic Plan Area(s) of Effort:</p> <ul style="list-style-type: none"> • Building Our Local Economy • Enhancing our Communications • Community Development Initiatives 	<p>Mandatory: Building Code Act and Regulations require that "The Council of each municipality is responsible for the enforcement of this Act in the municipality".</p> <p>Discretionary: County provides service for all local municipalities as per Section 32 and 33 of the Building Code Act.</p>	<ul style="list-style-type: none"> • Building Code Act and Regulations • Fire Code • Technical Standards and Safety Act • County bylaws such as plumbing • Federal regulations such as: National Farm Building Code, etc. • Various standards such as: CSA, ASTM, ASHRAE, ULC, NFPA, ANSI/ASTM, etc. 	<p>Total budget: ~\$164,400</p> <p>Salary/Benefits \$129,700</p> <p>Mileage \$19,400</p> <p>Training \$8,200</p> <p>Total FTE's: 2.0 (1.0 FTE + 1.0 FTE shared amongst all inspectors)</p>	<p>Revenue: (Permit fees) 62%</p> <p>Levy: 38%</p>

Service Level

- Level of service primarily determined by number of permits/inquiries/complaints received.
- Optimum service is provided based on fact that delivery of service meets identified needs.
- Funding for service from levy and permit fees. No anticipated funding on horizon from other levels of government.
- New legislation as per Bill 124 (Regulation 305/03) requires that municipalities limit building permit fees to recover anticipated cost to administer and enforce the Building Code. Municipalities will be required to prepare an annual report that includes information on fees collected as well as direct and indirect costs.

INFRASTRUCTURE AND DEVELOPMENT SERVICES

DEPARTMENT: Building Services
 SERVICE UNIT: Septic System Inspection
 BUDGET YEAR: 2005

Description of Service	Benefit of the Service	Categorization of the Service	Legislation, Regulations, Standards	Costs and FTE's (Five Largest Expense Categories)	Funding Sources (as a % of Total Funds Required)														
<p>Discretionary:</p> <ul style="list-style-type: none"> • Enforcement of Part 8 of the Building Code Act and Regulations (OBC) to protect the health and safety of the public. • Administer a number of bylaws for lower-tier municipalities such as building bylaw, zoning bylaw and property standards. • Processing of septic system permit applications and fees. • Responsible for plan review, zoning review, etc., ensuring compliance with Part 8 of the building code and all other applicable laws. • Construction inspection of septic systems to ensure compliance with the OBC and related bylaws. • Construction inspection on a complaint basis of building without a permit. 	<ul style="list-style-type: none"> • To protect the health and safety of the general public by ensuring septic systems comply with health and safety codes and regulations. • Ensure septic system complies with zoning bylaws and applicable laws ensuring no negative impact on environmentally sensitive areas/ permitted uses. • Provide information to builders, developers and the public concerning septic systems and the construction process. • 2004 permits Issued: 181 • 2004 inspections: 440 ○ Strategic Plan Area(s) of Effort: <ul style="list-style-type: none"> ○ Building Our Local Economy ○ Enhancing our Communications ○ Community Development Initiatives 	<p>Discretionary: Authority provided by MOE</p> <p>Provide septic system service to local municipalities under Section 32(1) of the Building Code Act.</p>	<ul style="list-style-type: none"> • Building Code Act and regulations • Technical Standards and Safety Act • Municipal bylaws such as site plan control, signs, zoning • County bylaws such as: plumbing, septic • Nutrient Management Act • Planning Act • Nursing Home Act • Public Pool Act • National Farm Building Code, etc. • Various standards such as: CSA, ASTM, ASHRAE, ULC, NFPA, ANSI/ASTM, etc. 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total budget:</td> <td style="text-align: right;">~\$93,900</td> </tr> <tr> <td>Salary/Benefits</td> <td style="text-align: right;">\$73,102</td> </tr> <tr> <td>Mileage</td> <td style="text-align: right;">\$11,620</td> </tr> <tr> <td>Training</td> <td style="text-align: right;">\$4,920</td> </tr> <tr> <td colspan="2" style="padding-top: 10px;">Total FTE's: 1.2 (0.9 FTE (balance in Woodlots) + 0.3 FTE shared amongst all inspectors)</td> </tr> </table>	Total budget:	~\$93,900	Salary/Benefits	\$73,102	Mileage	\$11,620	Training	\$4,920	Total FTE's: 1.2 (0.9 FTE (balance in Woodlots) + 0.3 FTE shared amongst all inspectors)		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Revenue:</td> <td style="text-align: right;">80 %</td> </tr> <tr> <td>Levy:</td> <td style="text-align: right;">20 %</td> </tr> </table>	Revenue:	80 %	Levy:	20 %
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Service Level

- Level of service primarily determined by number of permits/inquiries/complaints received
- Optimum service is provided based on fact that delivery of service meets identified needs.
- Funding for service from levy and permit fees. No anticipated funding on horizon from other levels of government.
- New legislation as per Bill 124 (Regulation 305/03) requires that municipality's permit fees offset anticipated cost to administer and enforce the Building Code. Municipalities will be required to prepare an annual report that includes information on fees collected as well as direct and indirect costs.

INFRASTRUCTURE AND DEVELOPMENT SERVICES

DEPARTMENT: Building Services
 SERVICE UNIT: Property Standards
 BUDGET YEAR: 2005

Description of Service	Benefit of the Service	Categorization of the Service	Legislation, Regulations, Standards	Costs and FTE's (Five Largest Expense Categories)	Funding Sources (as a % of Total Funds Required)																
<p>Discretionary:</p> <ul style="list-style-type: none"> • Responsible for enforcement of the Building Code Act and Regulations (Ontario Building Code) to protect the health and safety of the public. • Administer a number of bylaws for lower-tier municipalities such as building bylaw, zoning bylaw and property standards. • Construction inspection of buildings to ensure compliance with the OBC and other related bylaws. • Construction inspection on a complaint basis of unsafe buildings. • Enforce zoning bylaws, County bylaws, property standards and woodlot bylaw. 	<ul style="list-style-type: none"> • To protect the health and safety of the general public by ensuring buildings comply with health and safety codes and regulations. • Ensure construction complies with zoning bylaws and applicable laws ensuring no negative impact on environmentally sensitive areas, permitted uses or official plan. • Provide information to builders, developers and the public concerning building codes and the construction process. • 2004 inspections: 303 • Strategic Plan Area(s) of Effort: <ul style="list-style-type: none"> • Building Our Local Economy • Enhancing our Communications • Community Development Initiatives 	<p>Discretionary:</p> <ul style="list-style-type: none"> • Per local municipal bylaw such as Property Standards, Woodlot. • Provide property standards service to local municipalities on a fee for service basis. 	<ul style="list-style-type: none"> • Building Code Act and Regulations • Fire Code • Technical Standards and Safety Act • Municipal bylaws such as: property standards. 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total budget:</td> <td style="text-align: right;">\$57,700</td> </tr> <tr> <td>Salary/Benefits</td> <td style="text-align: right;">\$40,350</td> </tr> <tr> <td>Training</td> <td style="text-align: right;">\$4,100</td> </tr> <tr> <td>Mileage</td> <td style="text-align: right;">\$9,700</td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Total FTE's:</td> <td style="text-align: right;">1.0</td> </tr> </table>	Total budget:	\$57,700	Salary/Benefits	\$40,350	Training	\$4,100	Mileage	\$9,700	 		Total FTE's:	1.0	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Revenue:</td> <td style="text-align: right;">87 %</td> </tr> <tr> <td>Levy:</td> <td style="text-align: right;">13 %</td> </tr> </table>	Revenue:	87 %	Levy:	13 %
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Service Level

- Level of service primarily determined by number of permits/inquiries/complaints received
- Optimum service is provided based on fact that delivery of service meets identified needs.
- Funding for service from levy and permit fees. No anticipated funding on horizon from other levels of government

INFRASTRUCTURE AND DEVELOPMENT SERVICES

DEPARTMENT: Building Services

SERVICE UNIT: Weed Inspector

BUDGET YEAR: 2005

Description of Service	Benefit of the Service	Categorization of the Service	Legislation, Regulations, Standards	Costs and FTE's (Five Largest Expense Categories)	Funding Sources (as a % of Total Funds Required)
<p>Mandatory:</p> <ul style="list-style-type: none"> • Enforce provisions of the Weed Control Act. 	<ul style="list-style-type: none"> • Provide information to property owners, municipal staff, etc. concerning noxious weeds and the removal of same. • Addresses the control of noxious weeds on private and public property. • Strategic Plan Area(s) of Effort: <ul style="list-style-type: none"> • Building Our Local Economy • Enhancing our Communications • Community Development Initiatives 	Mandatory	<ul style="list-style-type: none"> • Section 6 of the Weed Control Act RSO 1990 	<p>Total budget: \$ 5,318 (Purchased service)</p> <p>Total FTE's: 1.0 (under contract)</p>	Levy: 100 %

Service Level

- Level of service primarily determined by number of complaints received.
- Inspector compensated on an as-needed basis rather than as full time staff.
- Optimum service is provided since all known complaints are addressed.
- Funding for service from levy. No anticipated funding on horizon from other levels of government.