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memorandum

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COMMUNICATION	
FAA -	FEB 9/15
ITEM -	1

DATE: JANUARY 30, 2015

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
LEO GRELLETTE, DIRECTOR OF BUILDING STANDARDS

RE: COMMUNICATION – FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
MEETING – FEBRUARY 9, 2015

**ITEM #2 FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
MEETING – JANUARY 12, 2015 (7:00 PM)
DRAFT 2015 BUDGET AND 2016-2018 PLAN**

Recommendation

The Commissioner of Planning and the Director of Building Standards in consultation with the Director of Financial Planning & Analytics recommend:

1. That the Additional Resource Request for a Plans Examiner/Inspector Mechanical and Plumbing, (attached) be added to the draft 2015 Budget as presented to Finance, Administration and Audit Committee (PM) on January 12, 2015.

Economic Impact

The position of Plans Examiner/Inspector Mechanical and Plumbing is 100% related to Ontario Building Code (OBC) activities and is paid through application fees and funded from the Building Standards Continuity Reserve with no taxation impact.

Background

This requirement is a result of building code changes due to accessibility, fire and life safety and other energy efficiency requirements. The department currently has a number of very complex applications for new construction and this section of the department is at risk of being behind in meeting OBC timelines and industry expectations. In addition, due to the increasing Code change requirements, industry alternatives and staffing resources the department has incomplete reviews dating back to Q4 2014. Despite department efforts in assisting industry through the issuance of conditional permits, this area of plans review continues to be lagging in meeting all expectations.

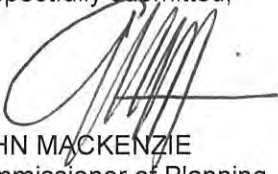
The Ontario Building Code mandates the timeframes for review of building permit applications and issuance. As a result of these constraints, in order for the department to reasonably meet these timeframes an additional complement is required.

Conclusion

The Additional Resource Request (ARR) which is dedicated solely to the Ontario Building Code review process will be funded entirely from Building Standards Continuity reserve. This ARR will have no taxation impact to the City and is therefore being brought forward for consideration through the 2015 budget process.

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Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning



LEO GRELLETTE
Director, Building Standards

Attachment

1. Attachment – Additional Resource Request

2015-2018 OPERATING BUDGET

ADDITIONAL RESOURCE REQUEST

Request Title	Plans Examiner/Inspector Mechanical and Plumbing		
Business Unit #	110001	Building Standards	
	110 - Building Standards		
Related Program	O.B.C Building Permit Review & Inspections		
Program Classification	Mandatory - Service		

Annual Budget Change Summary

Financial Components	2015	2016	2017	2018	2015-2018 Sub-total	2019 (One Time. Adj.)	2015-2019 Sub-total
Staffing							
Complements	1.00	-	-	-	1.00	-	1.00
Net FTE's	1.00	-	-	-	1.00	-	1.00
Operating Revenue	95,228	-	-	-	95,228	-	95,228
Operating Costs							
Staffing & Benefits	93,028	-	-	-	93,028	-	93,028
Other continuous costs	2,200	-	-	-	2,200	-	2,200
One-time expenses	-	-	-	-	-	-	-
Offsets/reductions	-	-	-	-	-	-	-
Net Operating Budget	\$ 0	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0
Associated Capital Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

1A) Request Description: Please provide a brief description of the request.

Please check one: ☒ Departmental ☐ Corporate

The Additional Resource Request is for one (1) new Plans Examiner/Inspector for Mechanical, Fire Safety and Plumbing permit reviews in response to the enhanced regulations which have come into force on Jan 1, 2015 including New Energy Efficiency Regulations (SB-10 & SB-12), improved fire safety features and accessibility elements as now mandated in the Ontario Building Code. With the introduction of these recent amendments to the building code, mechanical, fire safety, mid rise wood and other related building systems and services are now becoming much more complex and are requiring expertise and additional examination time above what is presently being provided. Additional specialized resources are required to meet the new requirements of the Building Code. Over the next two years there will be additional amendments to the Building Code for residential, non-residential and existing buildings, thereby placing more emphasises on energy efficiency and accessibility to buildings.

1B) If this request is part of a project with multiple milestones then please fill in the following table:

Milestones or Deliverables	Timelines	Comments
Bill 124 Mandated Requirements	Application based	The regulation dictates specific timeframes for plans examination based on the type of building

1C) Impact on other departments (cost/time/benefit):

Department Impacted	Describe Impact (Cost/time/benefit)	Were they Consulted?
n/a		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

Other comments:

COMMISSIONER APPROVAL: _____

Date: _____

Budget Staff Use Only	<input type="checkbox"/> 1st Submission	Submitted for year: _____
	<input type="checkbox"/> Previously Recognized	Recognized for year: _____

Request Title

Plans Examiner/Inspector Mechanical and Plumbing

2) Relationship to Vaughan Vision 2020 - Goals / Objectives / Initiatives

A) Identify the specific initiative on the Vaughan Vision 2020 initiative list this resource request supports (new or implementation of): Choose an Initiative from the drop down list and then choose the relationship with the initiative in the Green cell using the drop down provided.

Theme	Goal	Initiative (Use drop down list)	Ref #	Date	Priority	Request/Initiative Relationship (choose 1)
Organizational Goals	Manage Growth & Economic Well-being	Implement the plan required to build a dynamic Vaughan Metropolitan Centre	1	Q4/15	Medium	Mandatory

B) Describe and clearly demonstrate how the request links to the Vaughan Vision 2020:

Vaughan Vision 2020 Strategic Goal: Lead and Promote Environment Sustainability

This is a legislative and regulatory matter (responding to recent amendments to the Ontario Building Code Regulations, The Ontario Building Code Act and changes to the associated references/standards).

3) Related Performance Indicators & Business Plan Link

Please provide information on top 3 performance measures:

	Name/description of service level target:	Target Level	Current Level	Level w/ ARR
1)	Building Permit Processing Times			
2)	Effectively manage and continuously improve processes for issuing			
3)				

Describe how this request relates to Departmental Business Plan:

Building Permit Processing Times - this is dictated by Bill 124 and having someone dedicated to pursuing excellence in our permit review process thereby ensuring mandated processing times are maintained. The target to effectively manage and continuously improve processes for issuing permits is always a priority and will be enhanced by having additional qualified manpower to assist in meeting mandated timelines.

4) Value Proposition

Please detail both qualitative and quantitative benefits of the request

Qualitative: Please select up to 2 actions which best describe this request

Primary Improve User Satisfaction

Secondary Improve Corp. Image

Briefly explain how this request helps achieve the actions selected above. How does this request make a difference in these areas? Can improvements be defined (i.e. surveys, measures, etc.)?

The construction industry is a major client and are directly impacted when the mandated timelines are not met by staff. Current service level is creating client concerns particularly in the area of fire and mechanical review caused by both the increase in regulations and staffing levels. In order to move forward with City building, hospitals and increased density applicants the additional position is paramount. Staff are attempting to ensure that the City maintains a responsive delivery mechanism and eliminates the possibility of complaints to the province.

Quantitative: Please provide explanation of how this request improves efficiency. Note that performance measures are captured in section 3. This section is for efficiency improvements.

Year	Type	Change/Saving	Units	Detail of Cost Reductions/Budget Savings	Incl. in offsets (Section #9)?

5) Alternatives

Are there alternatives or options? Please explain what they are and why they are not the primary approach.

With introduction of the recent amendments to the Ontario Building Code, mechanical, fire safety and other related building systems and services are now becoming much more regulated and complex with an enhanced relationship between mechanical and fire safety systems. The impact of these regulatory changes is increased timelines for review. Another indirect impact is to staffing expertise and the need to deal with specialization rather than the generalistic approach. The enhanced regulations are also increasing the building types that now require a more detailed review such as some of the larger homes and a greater number of interior alterations to commercial and industrial units.

The alternative to not provide the specialized examinations and risk non-compliance with the new Building Code Regulations is unacceptable as it expands the window for risk and potential litigation against the City.