



City of Richmond

Report to Committee

To: Finance Select Committee **Date:** May 8, 2002
From: A.L. (Rick) Bortolussi **File:** -
Manager, Building Approvals Department
Re: **JANUARY-APRIL REVENUE AND ACTIVITY REPORT**
BUILDING APPROVALS DEPARTMENT

Staff Recommendation

That the report from Building Approvals Department regarding departmental revenues and activities for the period from January to April 2002 be received for information.

A.L. (Rick) Bortolussi
Manager, Building Approvals Department

Att. 4

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Councillor Kumagai requested that a revenue report from Building Approvals Department be brought forward at the next Finance Select Committee meeting.

Analysis

The attached charts and graphs show the revenues generated and permit activity during the period, January 1, 2002 to April 30, 2002. The attached Appendix 1, "Revenue for Building Approvals, 2002", compares the actual revenue for 2002; those generated for the same period in 2001; and also the annual budget projection for 2002. Appendix 2, "Revenue for Building Approvals" is a graph showing the information contained in Appendix 1. Appendixes 3 and 4 contain a chart and graph showing the "Number of Permits Issued in 2002" by Building Approvals Department.

When comparing the 2002 revenues by permit type with 2001 the following table is provided:

**COMPARISON TABLE
2002 REVENUE ACTIVITY TO 2001**

TYPE	DIFFERENCE 2002 FROM 2001
Site Services	Decrease 11.59%
Gas	Decrease 1.81%
Plumbing	Increase 14.18%
Sprinkler	Increase 49.84%
Building & Demolition	Increase 130.97%
Total Permits	Increase 93.29%

The total permit revenue processed to date for this year is \$1,453,347.67 as compared to \$751,887.48 in 2001, an increase of 93.29%. The number of building permits issued during this period increased marginally 7.45% over 2001 activity. On the residential side, there is an increase of 54.41% in issued single family dwelling permits, from 68 in 2001 to 105 and a 179.08% increase in issued multiple family dwellings permits from 153 units in 37 buildings in 2001 to 427 units in 26 buildings this year. The multiple family dwelling activity indicates that building permits have been issued for larger projects in 2002 as compared to 2001.

During the first four months of this year, the value of construction permits has increased 127.72% than the same period last year. In 2001 the value of construction permits was \$59,396,492.79 while this year it has risen to \$135,528,744.00.

In April, building permits were issued for projects amounting to \$75,969,634.00 in construction value, which is a record monthly high. Major projects issued included:

- 8100 Saba Road, 112 unit highrise project, \$11 million construction value;
- 6331 Buswell Street, 103 unit highrise project, \$7 million construction value;
- 7228 Westminster Hwy, hotel, \$3.2 million construction value; and
- 4151 Hazelbridge Way, Aberdeen Centre, \$40 million construction value.

Financial Impact

The combined permit revenue projected in the 2002 annual budget is \$2,120,000. The actual revenue to the end of April was \$1,453,347.67 or 65% of the projected annual budget.

Conclusion

The construction permit activity in April was at a record high. It is however, too early to readjust the annual 2002 budget projection figures. This is based on two factors:

- There are currently only a few known major projects which appear to be progressing toward the building permit application stage, and
- Continuation of the April construction permit application pace is not forecast as a trend at this time.

Building Approvals Department will continue to monitor the actual revenues in comparison with budget projections and will be able to be in a better position following a second quarter review to confirm trends.



A.L. (Rick) Bortolussi
Manager, Building Approvals Department

ALB:alb

REVENUE FOR BUILDING APPROVALS 2002

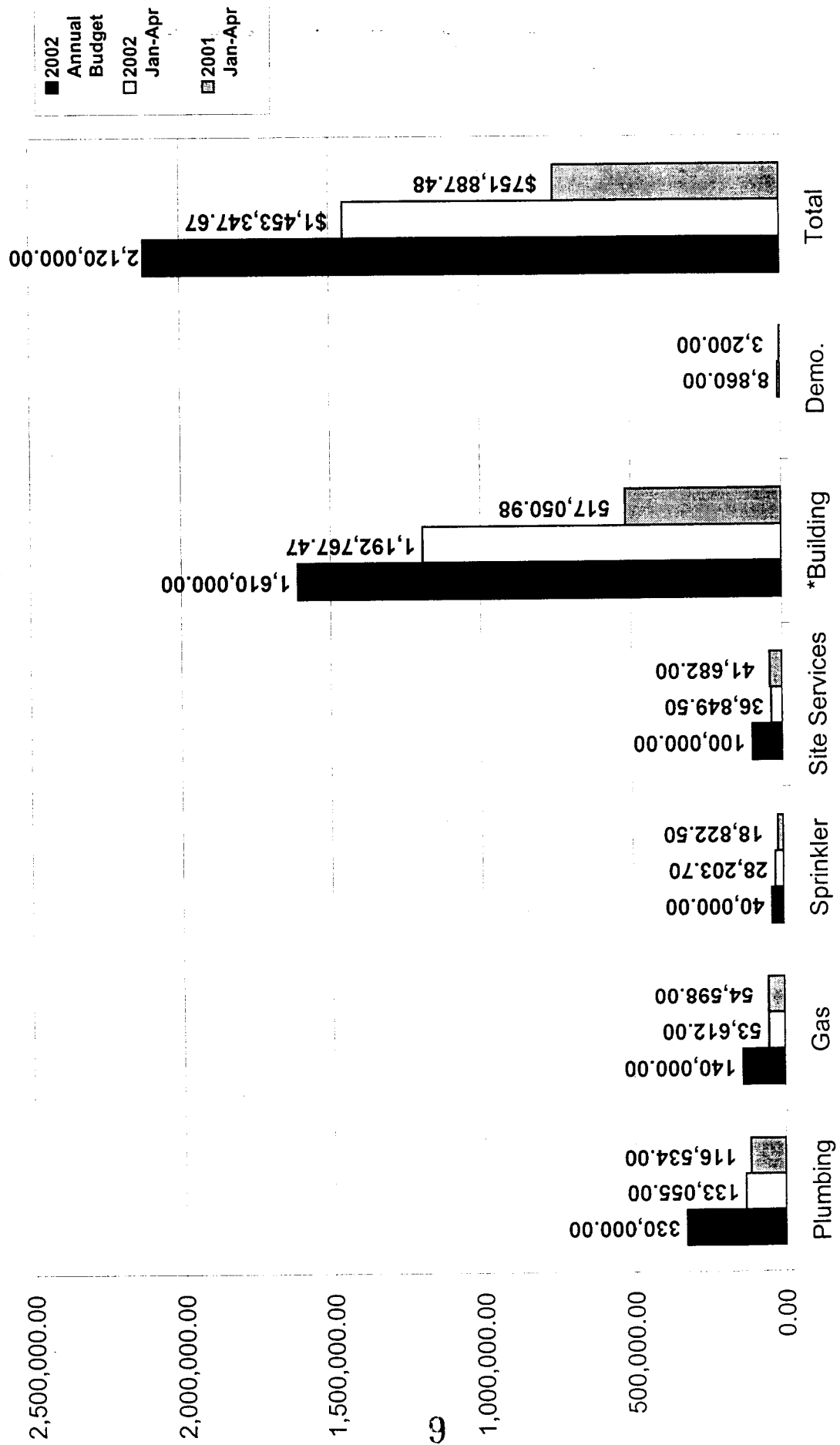
Appendix 1

Month	Plumbing	Gas	Sprinkler	Site Services	*Building	Demo.	Total	Construction Value
January	23,340.00	18,207.00	3,463.50	4,454.00	124,613.25	1,900.00	175,977.75	9,230,696.00
February	33,118.00	10,855.00	5,547.50	9,758.00	182,288.50	1,000.00	242,567.00	23,581,538.00
March	36,738.00	15,026.00	6,060.10	9,448.50	214,528.75	2,770.00	284,571.35	26,476,876.00
April	39,859.00	9,524.00	13,132.60	13,189.00	671,336.97	3,190.00	750,231.57	75,969,634.00
2002 ANNUAL BUDGET	330,000.00	140,000.00	40,000.00	100,000.00	1,610,000.00	*included with Building	2,120,000.00	
2002 Jan-Apr	133,055.00	53,612.00	28,203.70	36,849.50	1,192,767.47	8,860.00	\$ 1,453,347.67	\$ 135,528,744.00
*Building category includes Equivalencies								
2001 Jan-Apr	116,534.00	54,598.00	18,822.50	41,682.00	517,050.98	3,200.00	\$ 751,887.48	\$ 59,396,492.79

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REVENUE FOR BUILDING APPROVALS

January - April



NUMBER OF PERMITS ISSUED 2002

Appendix 3

MONTH	SFD	Duplex	Multi-family Permits	Multi-family Units	Resid.* Misc.	Comm.	Indust.	Equiv.	Misc.**	Non-permit Bldg Insp.	Demo.	TOTAL Building	Gas	Plumb.	Sprinkler	Site Services
JAN.	18	0	0	0	12	40	15	1	7	15	19	127	181	130	30	28
FEB.	17	0	19	201	16	23	16	0	4	18	9	122	121	135	24	50
MAR.	32	0	0	0	50	41	13	1	3	28	31	199	110	151	20	43
APRIL	38	0	7	226	25	48	19	2	3	12	33	187	148	146	34	70
2002 JAN-APR	105	0	26	427	103	152	63	4	17	73	92	635	560	562	108	191
* Residential Misc. includes detached buildings, farm buildings, barns, sheds, swimming pool, etc.																
**Misc. includes dog kennels, awnings, communication towers, retaining walls, etc.																
2001 JAN-APR	68	0	37	153	82	186	73	8	14	91	32	591	609	540	136	183

NUMBER OF PERMITS ISSUED

January - April

