

BUILDING INSPECTOR (Plumbing) – FULLTIME BUSINESS CASE

Problem Statement:

The significant increased construction activity in the County and the impending future Residential Housing development has highlighted the need to have a comprehensive inspection procedure around the private side laterals feeding the County's sanitary sewer system.

The primary reason for the inspection of private side laterals is to mitigate the inflow and infiltration of clean water from entering the sewers. Every drop of inflow and infiltration that enters a municipal sewer system will use up capacity that would otherwise be available for other development and can contribute to potential flooding issues.

It is common and expected that a small amount of inflow and infiltration will occur with new systems, however, without a comprehensive inspection procedure, individual homes are placed at a high risk of flooding. Accordingly, Staff will be introducing a new inspection procedure to pressure test laterals on private property to ensure that these systems are 'tight'.

Current Situation:

The Ontario Building Code (OBC) provides for the minimum standards for both the private side laterals and water supply from the property line to the home. Currently, Water and Wastewater Operations Division undertakes an inspection procedure based on a lateral design that has been in effect since amalgamation in 2001. An updated lateral design has been created that will facilitate a more comprehensive inspection procedure in order to mitigate inflow and infiltration into the sewers.

Because the OBC sets out the minimum standards and the Ministry of Municipal Affairs and Housing sets the qualifications for enforcement of the OBC the responsibility for the inspections of private side laterals and water supply it makes sense that the responsibility for these inspections will be transferred to the Building inspectors.

A Building Inspector (Plumber) position would be responsible specialist position duties responsible for the plans review and inspection of all plumbing permits (Part 3 & Part 9), private side laterals and septic applications.

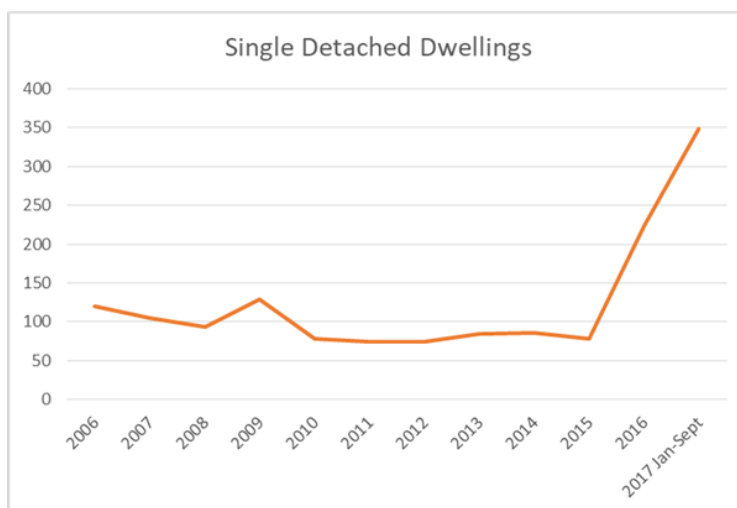
The charts below reflect the current hours available to review plumbing, private side laterals, water supply and septic permits for 2017 and compared to the anticipated hours required. The chart indicates that the staff level required to undertake the plumbing inspection duties equals 1.5 FTE given current work volumes.

BUILDING INSPECTOR/ PLUMBER							
				Assessory and Misc Permits	Increase Based on 2016	Additional Projections	2017 Projection
Accessory and Misc Permits							
January to September	Permits	Inspections	Time (min)	Hours			
Accessory Permits	139	3	30	208.50	30	45.00	253.50
Permit review	139	0	60	139.00	30	30.00	169.00
Administrative (counter)	139	0	30	69.50	30	15.00	84.50
Misc Permits	241	2	30	241.00	30	30.00	271.00
Septic*	130	3	30	195.00			195.00
Permit review	241	0	60	241.00	30	30.00	271.00
Administrative (counter)	241	0	30	120.50	30	15.00	135.50
TOTAL ASSESSORY/MISC BUILDING INSPECTOR				1214.50		165	1379.50
Accessory includes- garage, shed, storage buildings, no attached desks (new and additions and alterations)							
Misc includes- solar, tents, port trailer, fireplaces, pools, signs							
*NOTE: Septic inspections may be conducted by both positions							
TOTAL HOURS EXTRA PLUMBING AND ACCESSORY /MISC PERMITS							2370.50
TOTAL FTEs							4190.50
							230.25%

Expected Benefits:

- Reduce risk associated with inflow and infiltration into sewers from private laterals
- Increased in the field inspection availability
- Ability to undertake comprehensive inspections around the private side water supply and laterals feeding the County's sanitary sewer system
- Ability to undertake all Building permits reviews/inspections related to plumbing
- Relieve workload from existing Building Inspector
- Reduced Ministry qualifications Building Inspector (Plumber) making the position more marketable

It is expected that the 2017 single family dwellings applications for levels will be the new norm and impact the operations of Building Services for years to come. The chart below illustrates the reported increase in single family dwellings since 2006.



Project Timelines:

Upon approval of funding, the job evaluation process for the new Plumbing Inspector position and a redefined Building Inspector/Plumber will be initiated, followed by the required recruitment process. It is anticipated that the new position of Building Inspector can be staffed by early 2018.