



Subject: Building Division 2025 Annual Report

Report to: Thorold City Council

Recommendations

1. That report DS 16-2026 **BE RECEIVED** for information purposes.
2. That the Building Division 2025 Annual Report **BE POSTED** publicly available on the City's website and upon request in accordance with the Building Code Act.

Key Facts

- 336 building permits were issued in 2025
- The construction value of permits issued in 2025 was \$122,994,474.
- Permit Fees collected in 2025 was \$719,280.
- Expenses in 2025 were \$2,142,826.00.
- (-\$1,165,847.45) net change to the Building Reserve in 2025.

Budgetary Status

The Building Reserve Stands at \$2,327,080.21 as of year end 2025.

Analysis

Pursuant to Section 7(4) of the Ontario Building Code Act, the municipality is required to prepare a report containing information on the annual permit fees collected, as well as the costs of administration and enforcement of the Building Code Act and Building Code. The following provides an overview of the Building Division activity for the year 2025 in the City of Thorold.

The Building Division exercises the duties and powers for the day-to day administration and enforcement of the Building Code Act and the provisions of the Ontario Building Code. The statistics below identify the activity within the Division for the 2025 calendar year.

Activity

- Total building permit applications received: 335

- Total building permits issued ⁽¹⁾: 336
- Total building permits closed: 885
- Total building inspections conducted: 5,975
- Total violation complaints received: 248
- Total investigations from complaints: 213

The Building Code Act allows municipalities to collect fees to recover the cost of delivering services related to the administration and enforcement of the Ontario Building Code. Any fees collected in excess of the annual expenses are transferred into the Building Reserve Fund. The Building Reserve Fund is intended to support and offset the Department costs during downturns in the industry. The financial statistics below are for the 2025 Calendar year.

Financial

- Building reserve balance at start of 2025: \$3,492,927.66
- Revenue from building permit applications: \$719,280
- Direct expenses ⁽²⁾: \$1,984,279.26
- Indirect expenses ⁽³⁾: \$158,547.00
- Change to building reserve: (-\$1,165,847.45)
- Building reserve balance at end of 2025: \$2,327,080.21

Notes:

⁽¹⁾ The number of building permits issued varies from the number of applications received due to the carryover of active applications from one year to the next.

⁽²⁾ Direct expenses refer to the direct costs of administration and enforcement of the Building Code Act incurred by the municipality.

⁽³⁾ Indirect expenses refer to the indirect costs of administration and enforcement of the Building Code Act incurred by the municipality.

Impact on the Environment, Climate Change

There are no known environmental or climate change related impacts from this Report.

Alternatives Reviewed

No alternatives were reviewed in the preparation of this report.

Relationship to Strategic Plan

- Vibrant and Prosperous Community
 - Livable Community
 - Economic Prosperity
 - Community Wellbeing

Other Pertinent Reports

N/A

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Appendices

None