

Building Inspection Efficiency: Saanich, Victoria and Langford

Saanich Bylaw Reform, October 2026. From each municipality's annual reports and financial plans and the BOABC Registry of Qualified Officials.

Measure	Saanich	Victoria	Langford
Registered building officials (RBO designation)	11 (6)	9 (8)	6 (4)
Building permits issued, 2025	601	Not reported (1,214 in 2024)	763, including plumbing, alterations and tenant improvements
Plumbing permits issued, 2025	543 (separate)	Not reported	Included above
Building and plumbing permits per official, 2025	104	135 building permits per official in 2024	127
Building inspections, 2025	7,217	5,317	Not reported
Inspections per official, 2025	656	591	Not reported
Residential units created, 2025	Not reported in annual report	Not reported in annual report	1,159
Building inspection cost, 2025	\$2,405,400 (Inspections expenses)	Not reported	\$1,091,156 ("Building inspection and other")
Cost per building and plumbing permit, 2025	\$2,103	Not reported	\$1,430
Cost per official, 2025	\$218,673	Not reported	\$181,859

Langford issued 763 permits in 2025 with six registered officials, and those permits created 1,159 residential units [5][7]. Saanich issued 1,144 building and plumbing permits with eleven [1][6]. Per official, Langford issued 127 permits and Saanich 104.

Langford's building inspection function cost \$1,091,156 in 2025; Saanich's inspections expenses were \$2,405,400 [2][5]. Per permit, Langford spent \$1,430 and Saanich \$2,103. Per official, Langford spent \$181,859 and Saanich \$218,673.

In 2024 Victoria issued 1,214 building permits with nine registered officials, 135 per official; Saanich issued 549 with eleven, 50 per official [3][4][6][8]. In 2025 Saanich conducted 656 inspections per official and Victoria 591.

Saanich has the most registered officials of the three and the lowest share holding the Registered Building Official designation: 6 of 11, against 8 of 9 in Victoria and 4 of 6 in Langford [6][7][8].

Not compared: construction value, because Victoria reports two figures that disagree (\$1,055 million and \$257 million for 2024; \$336 million and \$774 million for 2025) and Langford reports none; and Langford inspections, which its annual report does not count.

[1] District of Saanich, 2025 Annual Report, Quick Stats (p. 37) and Statistical Information (p. 123). [2] District of Saanich, 2026 Draft Financial Plan, Net Budget by Function, Inspections, 2025 actual expenses. [3] City of Victoria, 2024 Annual Report, Highlights (p. 14). [4] City of Victoria, 2025 Annual Report, Highlights (p. 27). [5] City of Langford, 2025 Annual Report, Building Services (p. 52) and Consolidated Statement of Operations (p. 62). [6] BOABC Registry, District of Saanich. [7] BOABC Registry, City of Langford. [8] BOABC Registry, City of Victoria. Registries retrieved October 2026; current listings are applied to 2024 and 2025 workloads, and list qualified officials, including managers and plan checkers, not field inspector headcount. Saanich and Langford cost lines may not cover identical functions.