

Building Services



**Municipal
Manager**

**Community
Development**

**Building
Services**

**Development
Services**

Planning

Building Services

Description

The Building Services Department is responsible for Planning and Building Safety functions which include but are not limited to Entitlement Actions, Land Use Review and Enforcement, Building Safety Plan Review and Inspections, Dangerous Buildings, Rights of Way Inspection and Enforcement, and all permitting functions within the Municipality of Anchorage.

Department Services

- Ensures new subdivision developments adhere to adopted plans and municipal standards.
- Reviews plans for new construction projects to ensure proposed projects comply with the international building codes as amended locally and adopted by the Anchorage Assembly.
- Issues building and land use permits and inspects renovations and new construction to verify field construction follows plans and complies with codes and other mandated standards for protecting public health, safety, and environmental quality.
- Enforces land use and right-of-way codes to protect public assets and to promote clean and attractive neighborhoods.
- Produces area-wide, regional, and neighborhood plans that meet community expectations for our winter city community. This includes Assembly-adopted comprehensive plans for the Anchorage Bowl, Chugiak-Eagle River, Girdwood and Turnagain Arm and sub-area plans within those areas.
- Provides planning for long-term multi-modal transportation needs.
- Ensures that new developments adhere to adopted plans, codes, and regulations.
- Provides a public process for property owners to seek exceptions to (variances, grandfather rights, rezoning's, etc.), or accommodation under (conditional uses, plat notes etc.) Anchorage's zoning or platting regulations.
- Assists the public with residential, commercial, and industrial development projects.
- Provides staff support to Municipality's Emergency Operation Center in the areas of Planning, Operations, and other areas as requested.

Building Services Department Summary

	2020 Actuals	2021 Revised	2022 Approved	22 v 21 % Chg
Direct Cost by Division				
BLS Administration	-	-	202,589	100.00%
Direct Cost Total	-	-	202,589	100.00%
Intragovernmental Charges				
Charges by/to Other Departments	-	-	(202,589)	100.00%
Function Cost Total	-	-	-	-
Net Cost Total	-	-	-	-
Direct Cost by Category				
Salaries and Benefits	-	-	202,589	100.00%
Travel	-	-	-	-
Debt Service	-	-	-	-
Direct Cost Total	-	-	202,589	100.00%
Position Summary as Budgeted				
Full-Time	-	-	1	100.00%
Part-Time	-	-	-	-
Position Total	-	-	1	100.00%

Building Services Reconciliation from 2021 Revised Budget to 2022 Approved Budget

	Direct Costs	Positions		
		FT	PT	Seas/T
2022 Continuation Level	-	-	-	-
Transfers by/to Other Departments				
- Transfer Development Services to be a division in Building Services	11,551,463	71	-	-
- Transfer Planning to be a division in Building Services	3,492,135	24	-	-
- Transfer two (2) Engineering Technician III and two (2) Engineering Technician IV positions from Project Management & Engineering, Watershed Management to Building Safety Service Area Fund in Building Services, Development Services Division, Permit Management	494,414	4	-	-
- Transfer two (2) Engineering Technician III positions from Project Management & Engineering bond projects to Building Services, Development Services Division, Right-of-Way	268,849	2	-	-
- Transfer Engineering Technician IV position from Traffic Engineering to Building Services, Development Services Division	153,458	1	-	-
2022 Proposed Budget Changes				
- Add new Director of Building Services	202,589	1	-	-
- Fleet adjustment	(709)	-	-	-
- <u>Development Services</u> - Eliminate one (1) Right-of-Way Engineering Technician III position. Work to be absorbed.	(127,768)	(1)	-	-
- <u>Development Services</u> - Eliminate two (2) Electrical Inspector positions, leaving three Electrical Inspectors to right-size staffing levels to current and next few years demand levels	(320,100)	(2)	-	-
- <u>Development Services</u> - Eliminate one (1) Mechanical/Plumbing Inspector position to right-size staffing levels to current and next few years demand levels	(154,586)	(1)	-	-
- <u>Development Services</u> - Eliminate one (1) Plan Reviewer (Permit Tech) position due to improved efficiency through software enhancements combined with flat construction activity forecast for the next few years	(98,714)	(1)	-	-
- <u>Development Services</u> - Eliminate one (1) Structural Inspector position to right-size staffing levels to current and next few years demand levels	(160,050)	(1)	-	-
- <u>Development Services</u> - Eliminate one (1) Seasonal Engineering Technician III position.	(42,637)	(1)	-	-
- <u>Planning</u> - Reduce Sr. Planner from 1 to .5 FTE for knowledge transfer from critical long-time staff to newly hired staff	(70,274)	(1)	1	-
2022 Assembly Amendments				
- Amendment #1, Line 1 - Dunbar and Quinn-Davidson - Fund 2 Electrical Inspectors, 1 Mechanical/Plumbing inspector, 1 Structural Inspector positions	634,736	4	-	-
- Amendment #3 to AO 2021-114 ReOrg - Make Building Services divisions Development Services and Planning into departments	(14,985,481)	(94)	(1)	-
2022 Mayoral Vetoes				
- Amendment #1, Line 1 - Fund 2 Electrical Inspectors, 1 Mechanical/Plumbing inspector, 1 Structural Inspector positions	(634,736)	(4)	-	-
- Amendment #3 to AO 2021-114 ReOrg - Make Building Services divisions Development Services and Planning into departments	14,985,481	94	1	-

Building Services Reconciliation from 2021 Revised Budget to 2022 Approved Budget

	Direct Costs	Positions		
		FT	PT	Seas/T
2022 Veto Overrides				
- Amendment #1, Line 1 - Dunbar and Quinn-Davidson - Fund 2 Electrical Inspectors, 1 Mechanical/Plumbing inspector, 1 Structural Inspector positions	634,736	4	-	-
- Following the Assembly's veto override action, the CFO determined that the funding sources in Amendment #1 Revenue Source Lines 5 and 6 that are proposed to support this spending could not be certified, as required by AMC 6.30.050, at this time because the proposed revenues are not expected to be sufficient to cover this additional spending. As a result, this amendment has not been included in the final 2022 Approved budget.	(634,736)	(4)	-	-
- Amendment #3 to AO 2021-114 ReOrg - Make Building Services divisions Development Services and Planning into departments	(14,985,481)	(94)	(1)	-
2022 Approved Budget	202,589	1	-	-

Building Services Division Summary

BLS Administration

(Fund Center # 190100, 190179)

	2020 Actuals	2021 Revised	2022 Approved	22 v 21 % Chg
Direct Cost by Category				
Salaries and Benefits	-	-	202,589	100.00%
Travel	-	-	-	-
Manageable Direct Cost Total	-	-	202,589	100.00%
Debt Service	-	-	-	-
Non-Manageable Direct Cost Total	-	-	-	-
Direct Cost Total	-	-	202,589	1
Intragovernmental Charges				
Charges by/to Other Departments	-	-	(202,589)	100.00%
Function Cost Total	-	-	-	-
Net Cost Total	-	-	-	-
Position Summary as Budgeted				
Full-Time	-	-	1	100.00%
Position Total	-	-	1	100.00%

Building Services

Division Detail

BLS Administration

(Fund Center # 190100, 190179)

	2020 Actuals	2021 Revised	2022 Approved	22 v 21 % Chg
Direct Cost by Category				
Salaries and Benefits	-	-	202,589	100.00%
Travel	-	-	-	-
Manageable Direct Cost Total	-	-	202,589	100.00%
Debt Service	-	-	-	-
Non-Manageable Direct Cost Total	-	-	-	-
Direct Cost Total	-	-	202,589	100.00%
Intragovernmental Charges				
Charges by/to Other Departments	-	-	(202,589)	100.00%
Net Cost				
Direct Cost Total	-	-	202,589	100.00%
Charges by/to Other Departments Total	-	-	(202,589)	100.00%
Net Cost Total	-	-	-	-

Position Detail as Budgeted

	2020 Revised		2021 Revised		2022 Approved	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Municipal Operations Manager	-	-	-	-	1	-
Position Detail as Budgeted Total	-	-	-	-	1	-