



CDD is Open for Business!

"Fostering Excellence in Development for this Generation and the Next"

Construction season is upon us. Now is the time to start building the home or business improvement projects that you planned for all winter. Before you start construction, you need to answer some important questions. Do you have a trusted and qualified contractor? Have you or your contractor pulled the appropriate building permits for your project? If so, you're well on your way to enjoying your projects. If not—visit us at the Permit Center for all your building permit questions and needs.

What are the benefits of a building permit?

As the property owner, you are the prime beneficiary. Building permits are necessary to ensure your project meets the national and international safety requirements adopted by the CBJ. These include structural, electrical, mechanical, environmental, fire, and zoning codes, that have evolved over time. The overall purpose of these codes is to ensure that your home or building is safe and does not have negative impacts on surrounding properties.

How much do building permits cost?

The modest cost of a building permit is calculated at a percentage of the project's overall cost of construction. The permit fee, covers a fraction of the cost of having CDD's professionals review your project at the beginning, to ensure it complies with the codes. It also covers a fraction of the cost for inspections as the work progresses. These inspections are important for you and your contractor. Inspections provide another set of eyes, to ensure that the work meets the safety requirements of the codes.

Plus, we give you a sales tax exemption card that allows you to purchase permit related building materials—tax free!

CBJ's Community Development Department is here to help provide you with the peace of mind that comes with knowing that your home or business improvement project is constructed safely.

Help us help you—visit us at the Permit Center!

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Meet the Permit Center Staff

Administration

Director
Jill Maclean

Planning Division

Planning Manager
Alexandra Pierce

Building Division

Building Code Official
Charlie Ford

General Engineering

Engineering Supervisor
Autumn Sapp

Administrative Officer
Brenwynne Grigg

Senior Planners
Beth McKibben
Teri Camery

Chief Building Inspector
Guy Gleason

Engineering Assistants
Mark Millay
Eric Vogel

Administrative Assistants
Marjorie Hamburger
Chelsea Wallace

Planners I/II
Tim Felstead
Allison Eddins

Building Inspectors
Shawn Williams
Jeff Hedges
Jon Stearns

Permit Center

Permit Specialist
Eddie Quinto

Cartographer
Quinn Tracy

Amy Liu
Laurel Bruggeman

Plan Reviewer
John Young

Permit Technicians
Kyle Paw
Adrienne Scott

Walk-in service

Our Permit Center always has one Planner and one Building Inspector available to answer questions about your specific piece of property or project. There is no need to make an appointment, just come in between 8:00 a.m. and 4:30 p.m., Monday through Friday, and we would be pleased to assist you!

230 S. Franklin Street • Marine View Building • 4th Floor



Request an inspection

Complete our online inspection request form, which can be found on our homepage under our contact information, at www.juneau.org/cdd.

Or, call our inspection hotline at 907.586.1703.

Requests received before 7:00 a.m. are eligible for same day service.

Marine View Building • 4th Floor • 230 South Franklin Street

Permit Center • 907.586.0770

Planning • 907.586.0715

Requests for Inspection • 907.586.1703

E-mail: permits@juneau.org Website: www.juneau.org/permits

BLUEPRINT DOWNTOWN DOWNTOWN JUNEAU'S AREA PLAN

The CBJ's Community Development Department (CDD) is preparing an *Area Plan* for Downtown Juneau, to establish the community's 20-year vision, goals, priorities, and action strategies, which will guide downtown development into the future. The mission of Blueprint Downtown is to create a long-term area plan that reflects current public desires and incorporates past work from relevant existing plans.

Work on Blueprint Downtown started in mid-2018 and is scheduled for completion in 2020. The first stage of Blueprint Downtown was completed in February 2019 by MRV Architects, with sub-consultants, Sheinberg Associates and Lucid Reverie. This first component establishes an overall community vision, which then informs details of the broader Area Plan, as it is completed. The Planning Commission appointed a Steering Committee to guide and approve the Blueprint Downtown Plan, with facilitation provided by CDD. Each person on the 13-member Steering Committee has ties to the Downtown Juneau area, drawing from business, personal, environmental, and cultural perspectives.

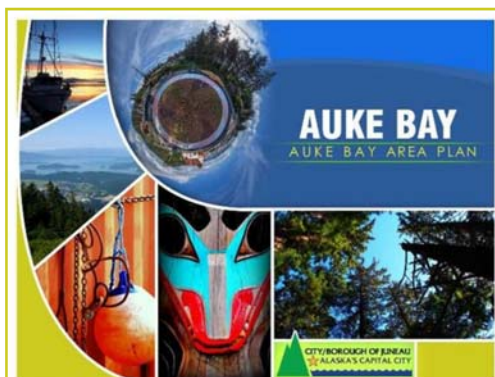
The Blueprint Downtown focus is broad – its locational focus is initially from the Rock Dump to Norway Point. Many plans have been undertaken for downtown Juneau, and Blueprint Downtown offers a different approach by incorporating the past planning efforts, and combining them with a community vision of how downtown should continue to grow, develop, and harness opportunities, while addressing the challenges, and ensuring that downtown continues to be a place to live, work, learn, and visit. The existing plans, and the time and effort spent creating them, serve as the foundation for Blueprint Downtown—an action-oriented strategy, to enhance downtown, update zoning, and create place-making opportunities — all built from a dynamic community engagement process, resulting in a 20-year blueprint for downtown.

To learn more about Blueprint Downtown, or how to participate, visit our website: www.blueprintdowntown.org.



Auke Bay Creek Area Plan—New Zoning Districts and Standards

In 2015, the CBJ Assembly adopted the Auke Bay Area Plan, which was the outcome of a two year community-driven planning effort. Currently, staff are working with residents and the Planning Commission, through the Auke Bay Ad Hoc Committee, to create new zoning standards, to implement the vision of the Plan.



Auke Bay Area Plan, Adopted March 2015;
Plan Implementation, September 2018—

During the two year planning process, the community of Auke Bay told us they wanted future development to create a local street grid system that is walkable and bike-able. The Plan calls for the creation of a small town center, containing multi-story buildings with a mixture of uses, located close to the right-of-way, with parking located behind the buildings, and design standards that encourage attractive and pedestrian oriented settings.

CDD is hosting a series of neighborhood meetings in Auke Bay, in order to gather input on the proposed new zoning from the Ad Hoc Committee. The meetings will be held at the UAS Rec Center on May 29 and June 19.

For additional details and times, please visit the Plan's website at <https://beta.juneau.org/community-development/auke-bay-area>, or contact Allison Eddins, Project Manager, at 586-0758 or Allison.Eddins@juneau.org

International Building & Residential Codes / Title 19

19.01.105.2.1 - Exempt Building Work

One-story detached accessory buildings, regulated under the residential code, and used as tool and storage sheds, greenhouses, gazebos, saunas, hot tub enclosures, playhouses, and similar uses, provided the floor area does not exceed 200 square feet, (previously 120 square feet) and the building is not used for habitation, and no utilities are provided;



Fences, as well as sign support structures, and similar free-standing structures, not over 7 feet high, (previously 6 feet) other than fences required for protection of swimming pools and hot tubs, which are regulated by IRC Appendix AG105 or IBC Section 3109.

Important: Land Use Code Title 49 still applies, even though they don't require a building permit. These structures will need to meet height limits and setback requirements from the right-of-way.

19.01.105.2.7.1 - Ordinary Maintenance and Replacement Work

Permits shall not be required, and shall not be issued, for ordinary maintenance, repair, or direct replacement work, in a building or structure, for work of a value of \$15,000 or less (previously \$7,500) unless:

Electrical service equipment or electrical circuits are replaced or modified; or,
The structural system is modified; or,
The means of egress is altered; or,
Fuel fired appliances are replaced or installed.



2015 Uniform Plumbing Code

Adopted by the State of Alaska on 11/4/2017—CBJ is required to enforce once the State adopts a new code.

609.11.1 Insulation Requirements—All domestic hot water piping shall be insulated.

609.11.2 Pipe Insulation Wall Thickness—Hot water pipe insulation shall have a minimum wall thickness of not less than the diameter of the pipe up to 2 inches (50 mm) in diameter. Insulation wall thickness shall not be less than 2 inches (51 mm) for a pipe 2 inches (50 mm) or more in diameter.

Exceptions:

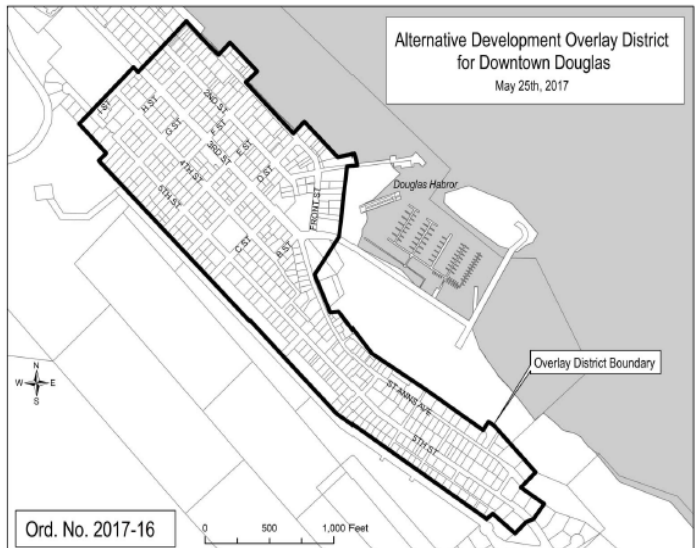
- (1) Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration.
- (2) Hot water piping between the fixture control valve or supply stop and the fixture or appliance shall not be required to be insulated.



Alternative Development Overlay Districts

Building new homes or restoring older homes in the downtown areas of Juneau and Douglas may sometimes be challenging due to the existing zoning requirements, which do not always take into account how these neighborhoods grew before zoning was adopted. We know that Downtown Juneau and Downtown Douglas were predominantly built by pioneering residents, but the challenge is that modern day zoning does not appropriately reflect this history, and it does not ensure the preservation of the character of these historic neighborhoods. The existing zoning districts and their requirements do not match Juneau or Douglas' vision for walkable, compact neighborhoods, nor do they provide sufficient standards for the rehabilitation or restoration of existing residential dwellings.

In the Alternative Development Overlay District (ADOD) areas (see maps), property owners may apply for an Alternative Development Permit (ADP). This permit, if approved, allows the

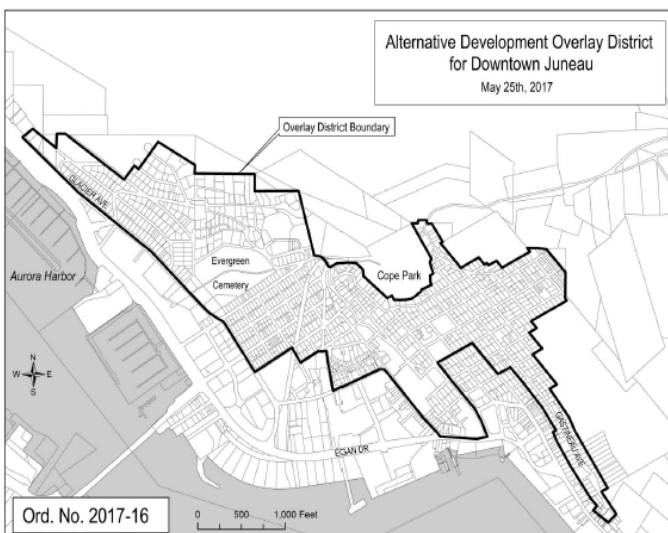


The Alternative Development Overlay District for Downtown Douglas may be viewed at www.juneau.org/cddftp/maps/zonemap.php

Planning Commission to reduce the required yard setback(s), lot coverage, and vegetative coverage, thus providing homeowners greater flexibility when rehabbing or building their home. The other benefit of the ADOD, and the reason that they are temporary, is that they are providing city staff time to draft new zoning standards that fit the individual neighborhoods, while still providing the Planning Commission the flexibility to work with property owners to permit appropriate development projects in the meantime.

The ADODs were adopted on August 1, 2017. The Downtown Juneau ADOD expires on August 1, 2019, and the Downtown Douglas ADOD expires on August 1, 2020. New zoning that is more appropriate to these neighborhoods is expected to be implemented prior to the sunset dates.

If you have any questions, or would like more information regarding the ADODs, please contact Jill Maclean, AICP, Director, at 586.0757 or by email at Jill.Maclean@juneau.org.



The Alternative Development Overlay District for Downtown Juneau may be viewed at www.juneau.org/cddftp/maps/zonemap.php

Juneau Commission on Sustainability (JCOS)



Renewable Energy Strategy

In February 2018, the Assembly approved a Resolution supporting the Juneau Renewable Energy Strategy. The Strategy gives direction on how the Borough can work towards a goal of 80% renewable energy use by 2045.

CDD provides a staff liaison to JCOS, an Assembly appointed Commission, that provides input on sustainability issues, both within the CBJ organization and in the Borough as a whole. JCOS meets monthly at noon on the first Wednesday in the Downtown Library.

JCOS has been participating in community discussions on actions to reach the goal. Electric vehicles, heat pumps, tourism impacts, including dock electrification, review of the Airport's terminal reconstruction, securing CBJ funding dedicated to EV charging, and implementation of the Strategy, are just some of the activities JCOS has been working on.

Sustainability Sessions

Join us for public information presentations and discussions, on a range of sustainability topics, including, how Juneau gets its electricity, energy efficient heating systems, electric vehicles, community gardens, the growth of local food producers, and ways to measure the sustainability of our City.

www.juneauau.org/sustainability

Tiny Houses in Juneau

A Tiny House may be allowed for a residential use for CBJ zoning purposes, if it meets the following requirements: "A dwelling unit is a single dwelling providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A dwelling is considered a 'tiny house' if it has living space between 100 and 400 square feet. A dwelling must contain at least one bathroom, that is a minimum of 30 square feet, and one habitable room, that is a minimum of 70 square feet."



Tiny House on a Permanent Foundation or Skids*

These may be considered a single-family dwelling or an accessory dwelling unit. With an approved building permit, they may be allowed in:

1. Zoning districts which allow detached single-family dwellings;
2. Zoning districts which allow accessory dwelling units; and, *(An approved accessory apartment permit will also be issued.)*
3. Waterfront Industrial (WI) and Industrial (I) zoning districts as a caretaker unit.

* A Tiny House built on a chassis, whose suspension/axle components have been removed, with the chassis attached to a permanent foundation or skids, is included in this category.

Tiny House on a Mobile Chassis

These are considered either mobile homes or recreational vehicles (RV's), and are allowed in specific circumstances, as specified in CBJ 49.25.300(1.800) and 49.65, Articles III and IV.

These structures may be allowed as temporary structures used in connection with construction in all zoning districts (CBJ 49.25.300(22.0)).

Contact our planning department to ensure a tiny home is allowed in your area.



Alternative Residential Subdivisions (ARS)

Building Housing in Juneau

We know that building in Juneau comes with its own peculiarities and challenges, such as topography, climate, lack of easily buildable land, and shipping costs. CDD has worked to craft new zoning that provides for greater flexibility in development, while mitigating the impacts to surrounding neighborhoods.

The Alternative Residential Subdivisions (ARS) ordinance is designed to provide reasonable minimum standards, and procedures, for small-lot residential communities, in which all or some of the lots do not meet the minimum requirements for a traditional subdivided lot.

Provides a Range of Housing Types with Flexible Site Development

ARS allows for infill development, tiny houses, and cottage-type housing, and offers an alternative option to Planned Unit Development (PUD). ARS developments may include

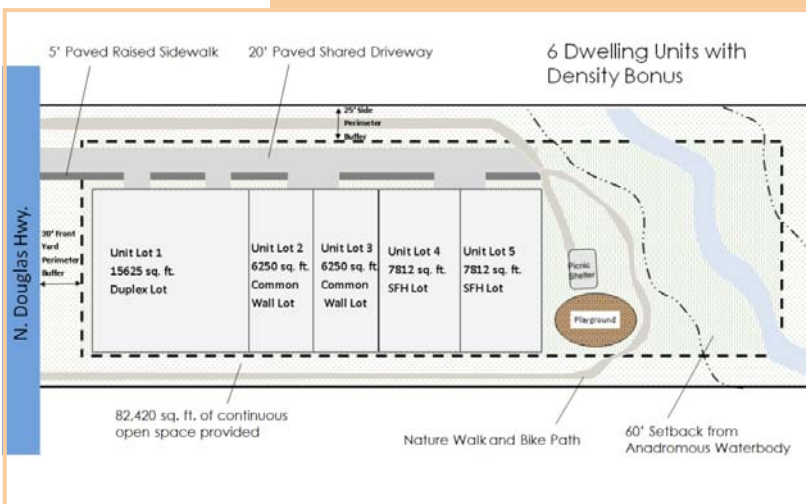
a recreational center, community facility, or a child care center on the parent lot, and allows for a home occupation, or a child care home, on the small individual unit-lots. If the unit-lot meets the minimum dimensional standards for the underlying zoning district, the dwelling may also have an accessory apartment.

What are features of an ARS?

ARS developments are permissible borough-wide in the RR, D1, D3, D5, D10SF, D10, D15, D18, and LC zoning districts. In order to mitigate impacts on surrounding neighborhoods, ARS may have to provide a certain amount of open space and a buffer, in order to create a neutral space between

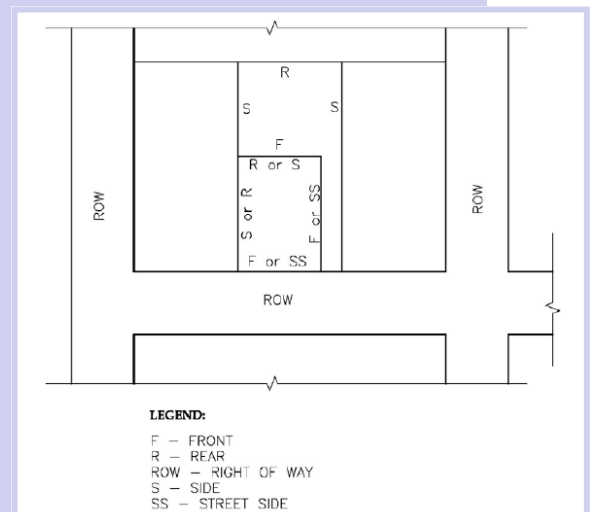
different types of land uses, buildings, or development, with an interest in minimizing conflicts between potentially incompatible land uses.

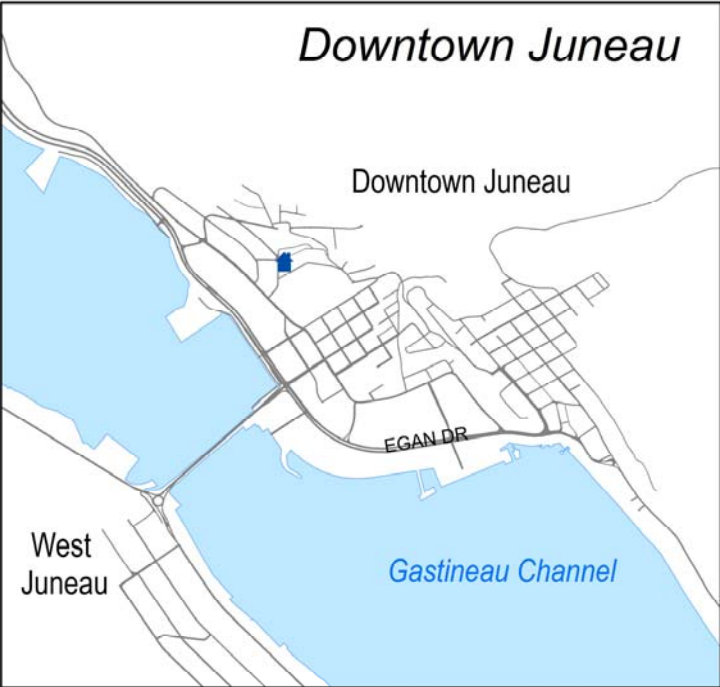
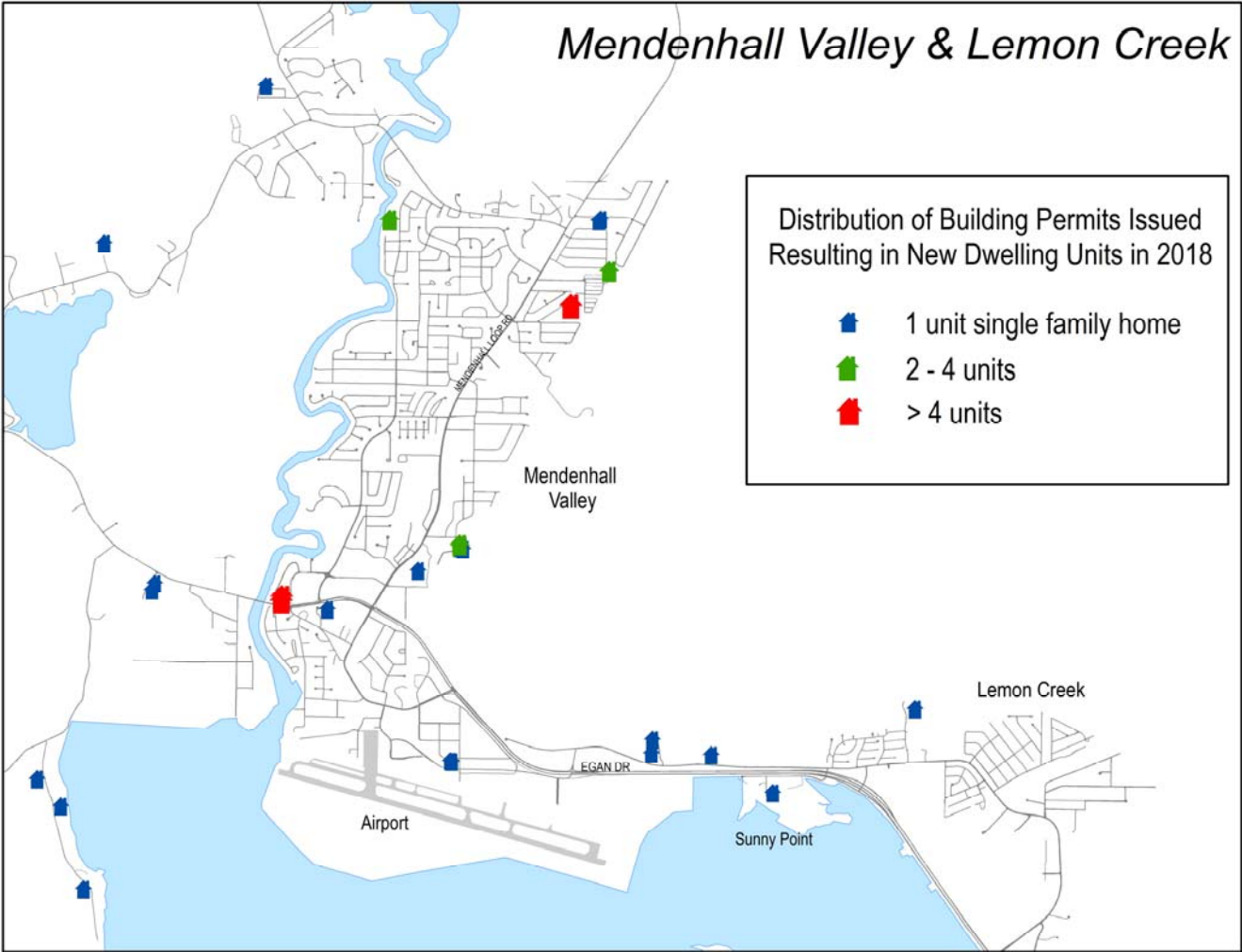
The ARS ordinance was adopted in 2018. The requirements for an ARS submittal may be found in the Land Use Code, CBJ 49.15.900. To determine if your property meets the minimum requirements to apply for an ARS, or would like more information, please contact the Permit Center.

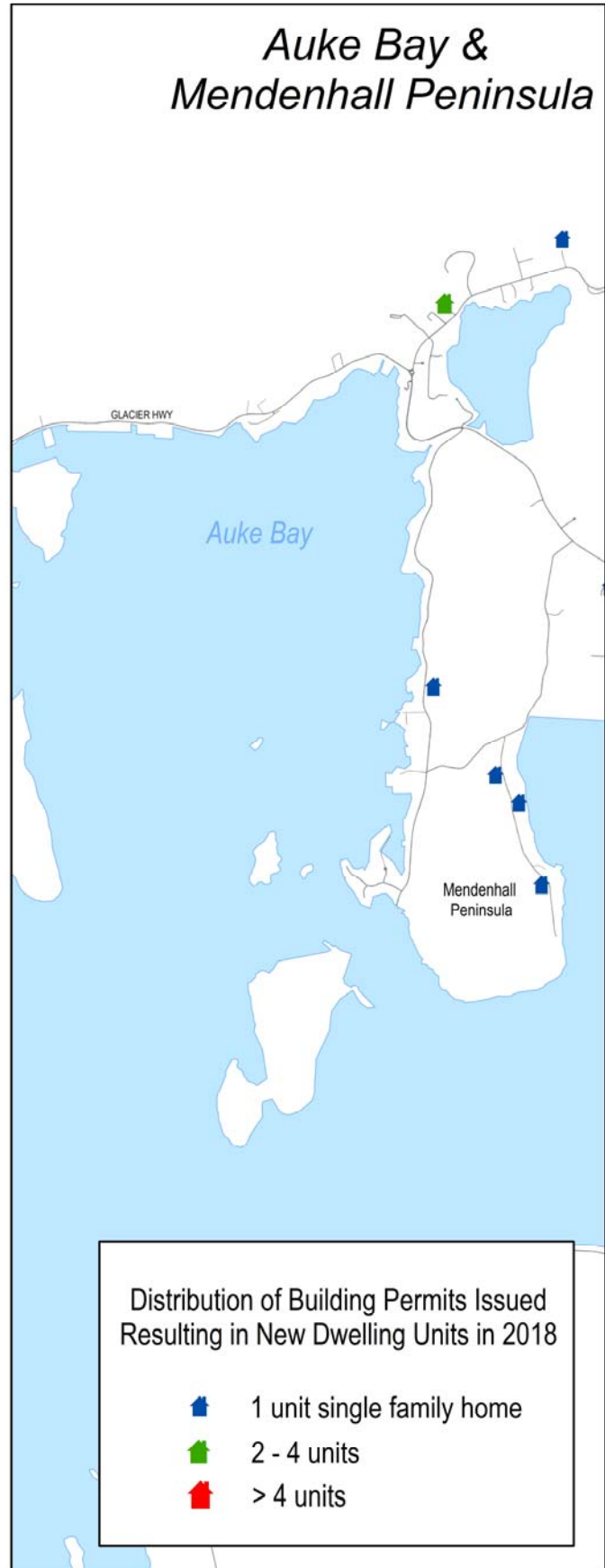
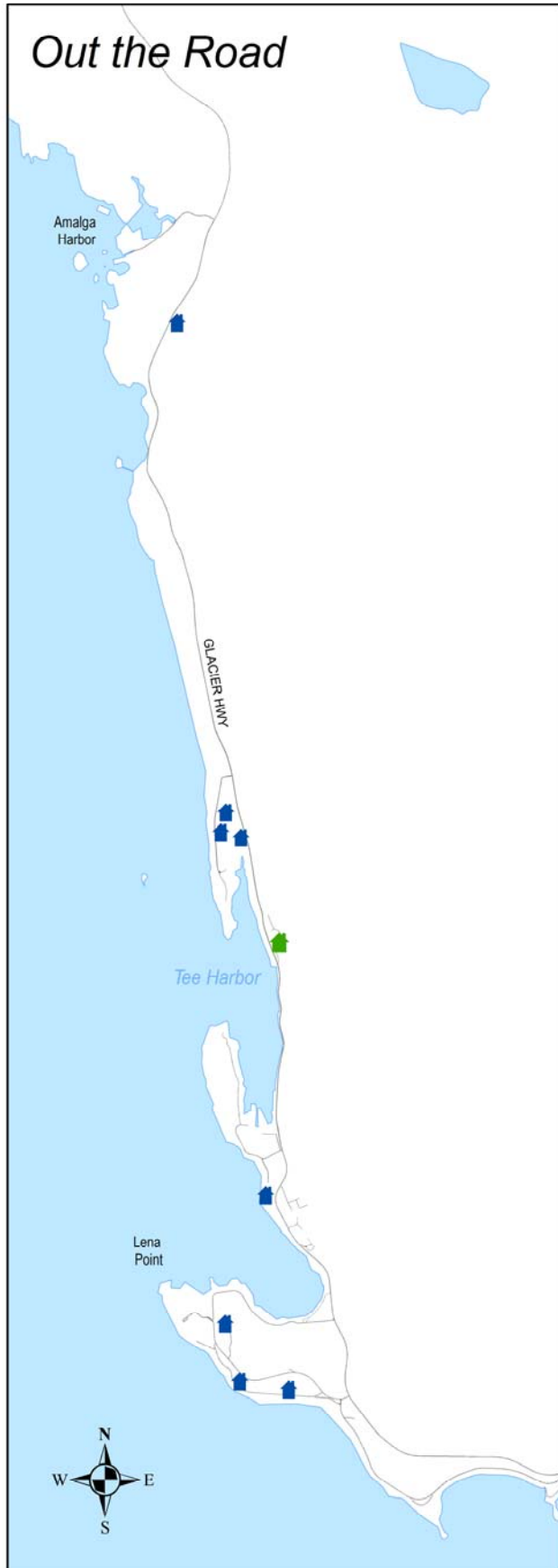


Panhandle Subdivisions

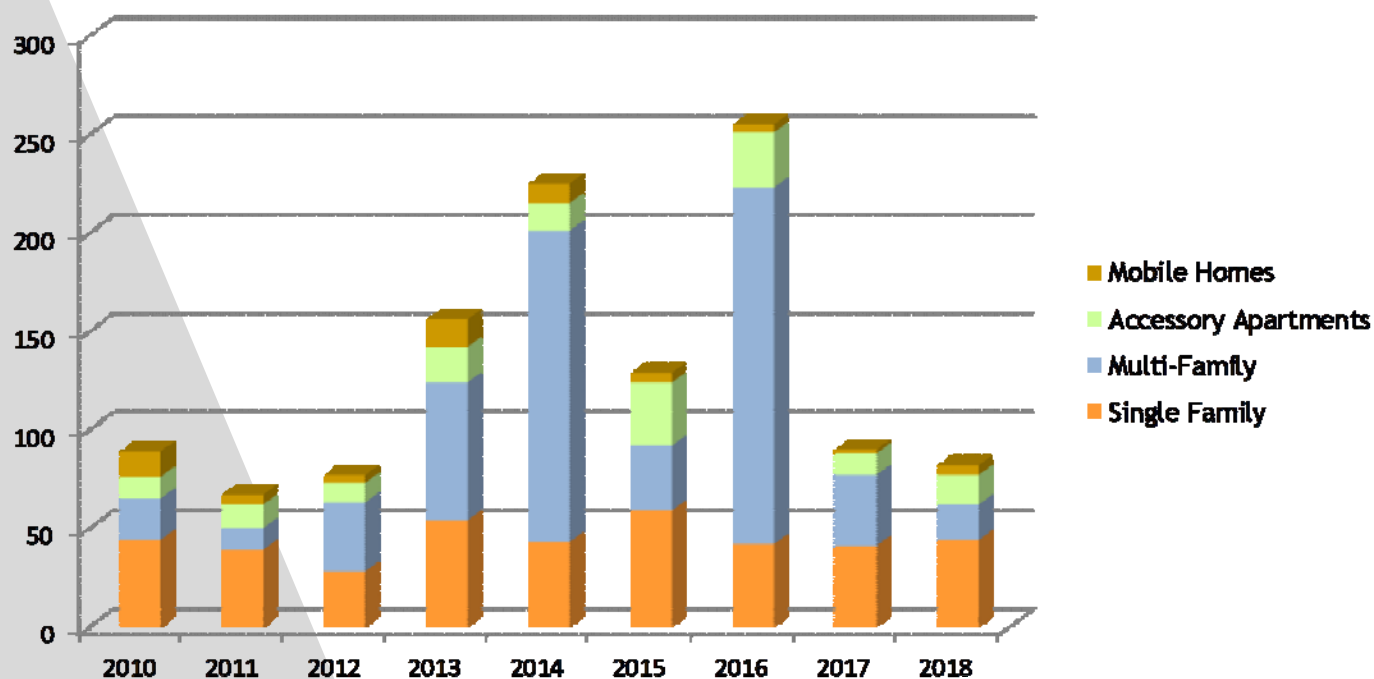
Amendments to the panhandle subdivision requirements recently went into effect. The minimum lot sizes for panhandle subdivisions, and the width of the stem, have been reduced, and they are now allowed in all zoning districts. The amendment provides the possibility for each lot to have a driveway, as opposed to requiring the lots to share one driveway. The amendment also requires the driveway grade to be consistent with other sections of Title 49, it clarifies the parking requirements, and provides an illustration to clarify the setbacks for both front and rear lots. Panhandle lots are still required to have frontage on a public right-of-way. The changes are intended to encourage in-fill development.



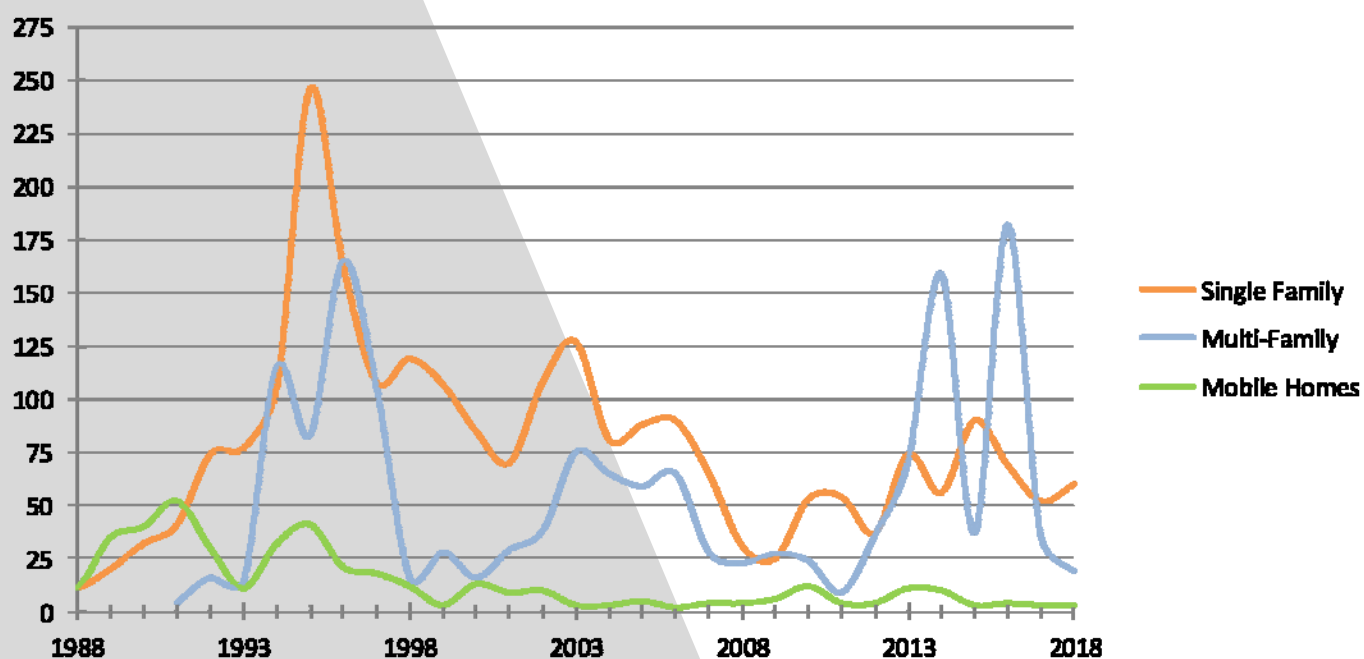




New Dwelling Units Created (2010—2018)



New Dwelling Units Created: 30 Year Span



Unit Creation Trends

Multi-Family

Juneau has recently experienced a spurt of multi-family development growth, likened to that occurring in the mid-90's. Since 2014, Juneau has added 431 condos and apartments to its housing stock. This development has been a healthy mix of senior living, market rate, and affordable rate units. While permits issued for multi-family housing have slackened in 2017 and 2018, the Planning Division is starting to see proposals for more large multi-family developments.

Accessory Apartments

Another trend that has picked up in the past few years has been the creation of accessory apartment units. An accessory apartment is a secondary unit on a property that can be attached, or detached, from the primary dwelling, and is 50% or less than the size of the main house. These apartments are growing in popularity, and are providing a unique affordable opportunity to the workforce population, as well as encouraging aging in place. Since 2014, Juneau has added 100 accessory apartments to its housing stock—that accounts for 13% of total housing development.

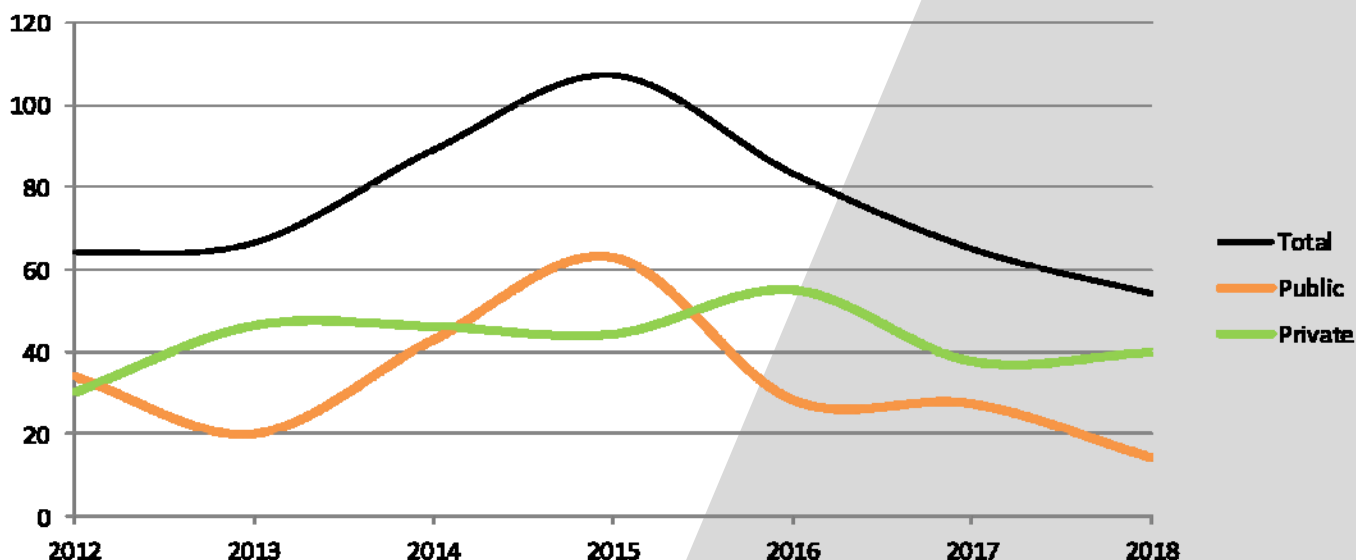
Single Family

Single-family attached and detached housing is remaining stable, as in past years, and movement upwards and downwards in terms of units built, is slight. While homes are being built in all price points, the largest percentage, 45 percent with 5 year data, is between \$350K —\$450K, market rate. We are seeing less homes built in the \$450K—\$550K price than previous years, and more homes in the \$250K—\$350 price. The average size of single family homes dropped from 1,955 square feet in 2017, to 1,683 in 2018. The 5 year average size of Single Family homes dropped 32 square feet from 1,893 to 1,861, excluding a garage and deck.

Construction Spending

While State spending on non-federally backed capital improvement projects has seen a significant decline, the State is not the only large spender in Juneau's construction economy. CBJ funded capital improvement projects, federally funded projects, and projects funded by tribal entities, in addition to private development, all support our economy through job growth and sustainability. In 2018, the private sector accounted for 74% of construction spending, at ~ \$40 million in building valuation totals.

Juneau Public & Private Sector Construction Spending



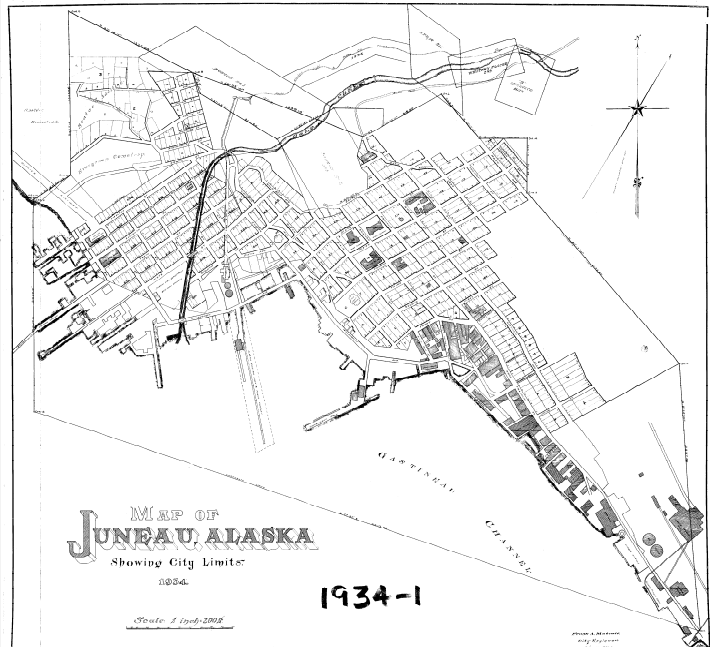
Downtown Zoning

Many of the homes in Downtown Juneau are non-conforming, meaning they don't meet the standards of the zoning district where they are located. This is especially true of historical homes in the Starr Hill and Casey Shattuck (Flats) neighborhoods, where most homes are nearly a century old, and do not meet the lot size and setback requirements set in 1987. There are also many non-conforming properties in the Highlands. The goal is to bring more homes into conformity, meaning homeowners will require fewer variances for home improvement projects.

The Alternative Development Overlay District (ADOD) became effective in July of 2017. The ADOD provides a way for non-conforming residences in the downtown Juneau and downtown Douglas areas to be redeveloped, expanded, or restored, without meeting existing dimensional standards for their zoning districts. The ADOD was created for downtown Juneau and downtown Douglas because of a variance study done by CDD which shows that the majority of variances granted since 1987 were in these downtown areas. The downtown Juneau ADOD has a sunset date of August, 2019. This gives staff time to propose new zoning districts for Downtown Juneau.



Photography Credit: Patrick McGonegal



The Title 49 Committee is working with CDD staff to create new zoning districts for the residential neighborhoods in Downtown Juneau. The goal in creating new zoning districts, is to reduce the number of non-conforming situations in Downtown Juneau, so that residential properties will no longer need additional permits to redevelop, expand, or restore residential properties. Staff is evaluating reduced setbacks, lot sizes, vegetative cover, and increased allowed lot coverage.

Removing the non-conforming status of parcels has many benefits: The ability to rehabilitate or rebuild a home without the need for a variance; fewer difficulties when buying or selling homes; a conditional use permit would no longer be required for the approval of an accessory apartment (for lots that meet the new minimum lot size); and, preserving the existing character of downtown Juneau residential neighborhoods.

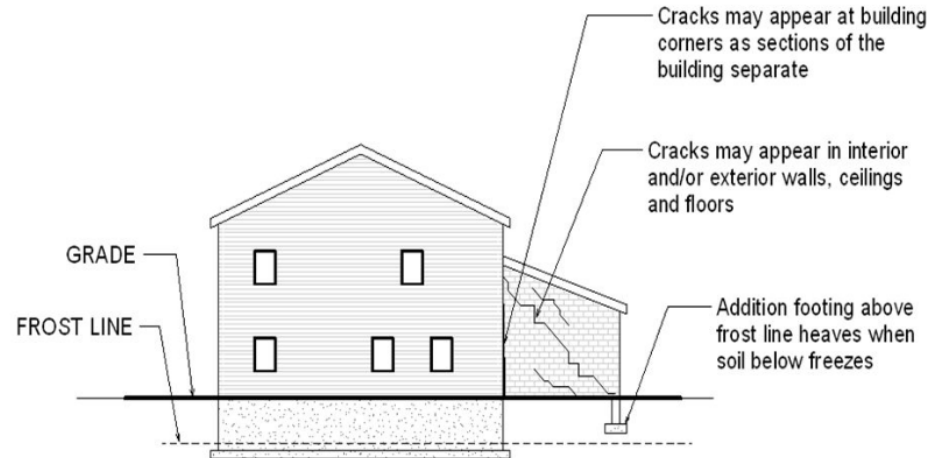
To follow the developments of this effort, the agenda's and minute's may be viewed at www.juneau.org/assembly/assembly-minutes-and-agendas, and by filtering the meeting type by Title 49 Committee. Or, contact Alix Pierce, Planning Manager, at 586.0218 or Alix.Pierce@juneau.org, to find out about upcoming meetings.

Porches vs Covered Decks?

When does a deck or covered porch need a building permit and why? Under the list of exempt building work, a free standing deck, under 30 inches, does not need a building permit – note that height is measured from the edge of the deck, to 36 inches out.

However, should you attach the deck to the structure, build it taller than 30 inches, or put a cover on it, then the deck is no longer exempt, and requires a building permit.

One of the reasons for this is frost heave. The expansion of frozen water in underlying soils can lift non-frost protected structures independently of the house. If the deck is attached to the house, then as the ground underneath lifts, the

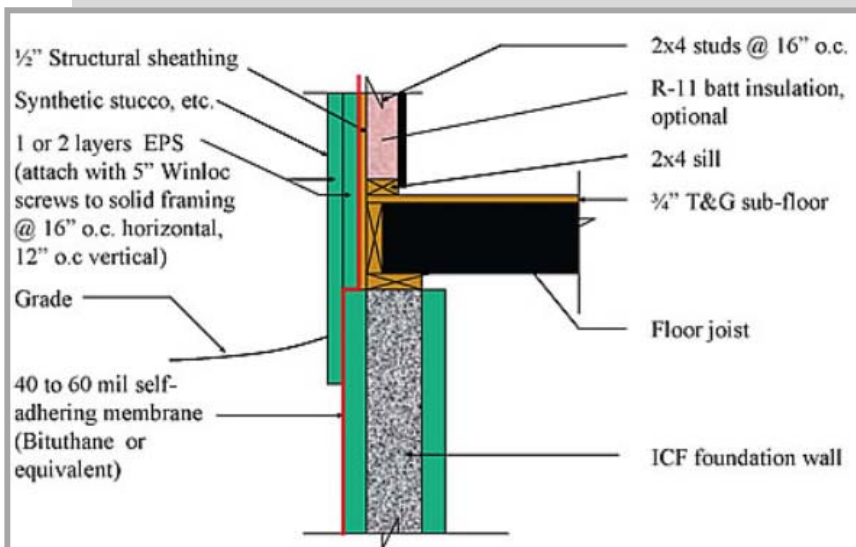


structure will tear free, damaging the foundation, and the structure, attached to the deck/porch.

Porches over 30 inches high require a permit to ensure compliance with fall protection, flame spread, wind/snow loading of roofs, and to prevent excessive blocking of light and air circulation.

Porches and decks should still meet Title 49 setback requirements, but some exceptions could allow them to encroach.

More information can be found on our deck construction handout available online at www.juneau.org/cddftp/buildpolicy2003.php.



Insulation Minimums

The residential code requirements for insulation is now a minimum of R49 in ceilings, though many homeowners have opted for R60 for quite some time now. The IRC requires continuous insulation on the interior or exterior of a building, provided the insulation adds up to R25. However, the CBJ has modified the stud cavity requirement to R23, with the use of a certain type of mineral wool product, spray foam, or rigid foam, and eliminated the requirement for outsulation.

Insulation Choices

Nationwide, people have been switching to the remote wall system, which is composed of outsulation (exterior rigid insulation or spray foam), some kind of house wrap (varying), and some kind of stud cavity insulation (typically fiberglass or mineral wool). The CBJ modified the code requirement, so that people may make the choice, due to the cost of materials and the extra labor involved.

Heat Pumps, Building Permits, and Inspections

With heat pump technology improving, it has become a common way to heat homes in the Juneau area.

That said, there are a few things you need to know to avoid additional unforeseen costs, and receive a heat pump system that will meet the heating needs of your home.

All heat pump installations require a building permit, that shall be acquired before installation of the heat pump, or associated electrical work is performed. If a building permit is not in place before work is started, there can be fines added to your permit fee. Often times, the tax exemption card that you receive when you get your building permit, will save you more than enough money to pay for the permit fees. Depending on the installation, you may need to call for an inspection, before any part of the system is covered. Multiple inspections may be required, but don't worry, all inspections are included in the building permit fee.

Proper heat pump selection and installation is essential, due to our

climate challenges. If you are planning on using a heat pump system as a primary heat source, it needs to be sized properly so it can maintain the code minimum of 68 degrees Fahrenheit, at a point 3 feet above the floor, and 2 feet from exterior walls, in all habitable rooms, at the design temperature of -10 degrees Fahrenheit. The BTU (British Thermal Units) output of heat pumps vary with outdoor temperature change, and some do not work at all when the temperature gets below 0 degrees Fahrenheit.

Due to our cold design temperature, many heat pumps are unable to maintain these code minimums. You may need to provide another heat source that does not involve the combustion of a solid fuel. For example, a wood stove would not be an acceptable secondary heat source.

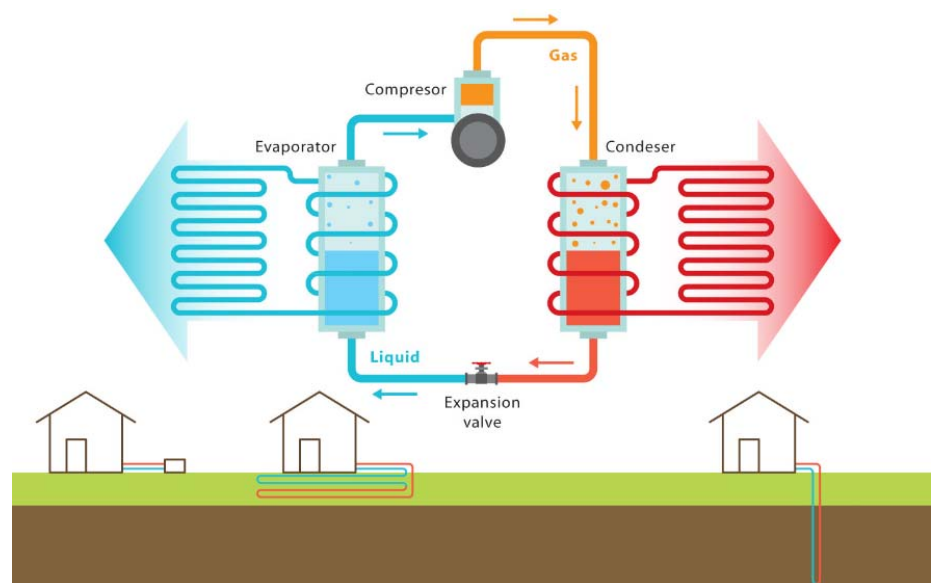
In new construction, it is easier for your contractor to figure out heat loss calculations, to better design a properly sized system. Retrofit installations can be more difficult to design a properly sized system for, because all homes perform different, depending on construction. Without knowing all aspects of how the structure is built, it becomes difficult to calculate how your house performs. To help with this process, we strongly recommend a blower door test be performed before the sizing begins.

"It is important to size your heat pump system properly, so it can maintain the code minimum of 68 degrees Fahrenheit... while also taking into account outdoor temperature change..."

If you have any questions about the permit process or inspections, please call 586.0770.

For more information on heat pumps, visit

<https://renewablejuneau.org/heat-pumps/>



Accessory Apartment Incentive Grant Program

In March 2018, the Assembly accepted the recommendation of the Affordable Housing Commission to appropriate \$480,000 to the Accessory Apartment Incentive Grant Program. These funds will be expended over the next five years, in the form of 16 grants, in the amount of \$6,000 each, to qualified applicants.

The grant program was developed as a way to leverage the financial capacity of Juneau homeowners, to produce more accessory apartment rental units, at a cost that would be a fraction of the public investment needed to develop traditional affordable housing. The Housing Action Plan, adopted by the Assembly in 2015, clearly indicates a need to create new housing opportunities for workforce, seniors, and young families in Juneau. Accessory apartments are currently providing Juneau residents a unique, affordable housing option, while simultaneously benefitting the homeowners in extra income.

For details on eligibility, please visit www.juneau.org/housing/accessory-apartment-grant, or email Brenwynne Grigg, Grant Administrator, at Brenwynne.Grigg@juneau.org



An Accessory Apartment funded by this Incentive Grant Program.

Cost Waivers for Child Care Providers

In an effort to improve the quality and availability of child care in Juneau, the CBJ contributes funds to child care providers through an Assembly grant awarded to the Association for the Education of Young Children (AEYC) Hearts Program. The scope of the funding is divided into 2 categories:

1. Education incentives to individuals who increase their child care education, based on a tier system;
2. CBJ cost waivers for required annual Fire Marshal inspection and Conditional Use Permit Fees.



Helping to provide the right conditions for learning to happen.

If you are a child care provider, or considering opening a child care facility, and would like more information on cost waivers for permit fees, please contact the CBJ Permit Center at 586.0770.

For more information on the education incentives, please contact AEYC at 789.1235.



Prior award allowed for energy improvements and renovations to The Glory Hole, AWARE, St. Vincent DePaul, and GHS.

Community Development Block Grant Program

Every year, the CBJ Community Development Department sponsors the Federal Community Development Block Grant (CDBG), administered by the State of Alaska Department of Commerce, Community, and Economic Development (DCCED). By sponsoring the grant, we announce in mid-summer that we are soliciting ideas from the public, then in August, we hold public informational meetings on the process. By early September, the application package should become available, and potential project proposers are notified, and given a deadline for submitting their proposals to the CDD. After receiving the proposals, CDD staff will make a recommendation to the Assembly Human Resources Committee, and will receive direction on which proposal to partner with. We then assist the co-applicant with developing the CDBG grant application, which is usually due in early December. For more information on the goals and mission of the CDBG grant program, please visit <http://www.commerce.state.ak.us/dccr/grt/blockgrants.htm>

Pre-Application Meetings

If you have a project in the making, but are unsure of how to proceed with permitting, or have more complex questions, we are happy to schedule a pre-application meeting for you. To best serve you, we need a project narrative and a draft site plan. Pre-application meetings are scheduled on Wednesday's at 10:30 a.m. and 1:30 p.m.. For more information, please contact Eddie Quinto at 586.0928 or Permits@juneau.org.

Send Us Your Comments!

We are always seeking ways to better serve you, our customers. If you have any suggestions as to how we may improve our operations, please let us know. You can fill out a suggestion form, available at the Permit Center and on-line, or email Jill Maclean, CDD Director, at Jill.Maclean@juneau.org or Brenwynne Grigg, Administrative Officer, at Brenwynne.Grigg@juneau.org.

Compliance Complaint?

We love our community and want to keep it safe, healthy, and beautiful. If you see something that could be a violation to our codes, or that's a blight or nuisance to the neighborhood, please give us a call at 586.0752, or email our Code Compliance Officer, Nate Watts, at Nate.Watts@juneau.org.



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