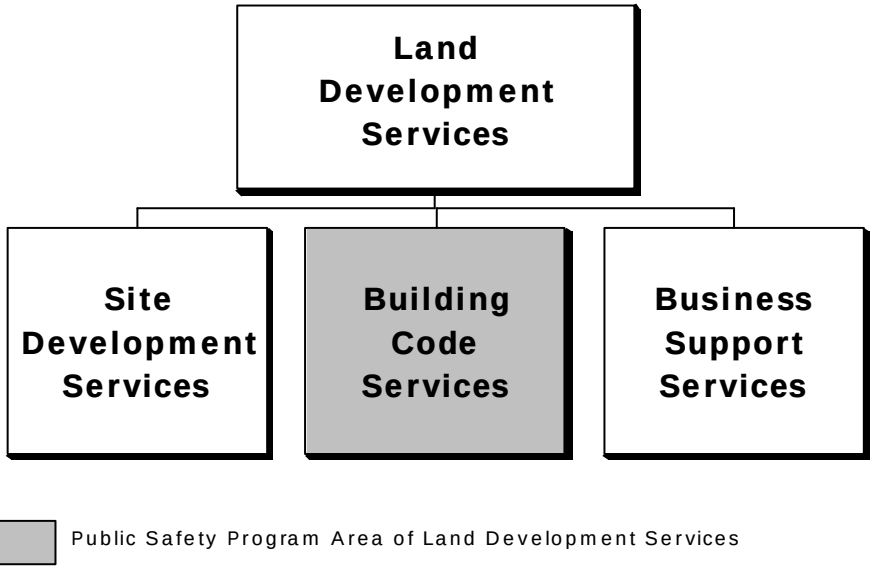
Land Development Services



Mission

Land Development Services (LDS) provides regulatory services to protect the health, safety, welfare, and environment for those who live in, work in and visit Fairfax County. This is accomplished through effectively regulating land development and building construction. LDS enforces environmental protection standards set forth in applicable codes for land development and building construction such as the Virginia Uniform Statewide Building Code, the International Code Council's family of construction codes, state laws and regulations, Fairfax County ordinances, and the Public Facilities Manual. LDS is composed of three cost centers: Building Code Services (BCS), included in the County's Public Safety Program Area and Site Development Services (SDS) and Business Support Services, included in the County's Community Development Program Area. The following financial information is provided for LDS in the Public Safety Program Area, which is responsible for the plan review, permitting and inspection of new and existing structures.

Land Development Services supports the following County Vision Elements:

- *Maintaining Safe and Caring Communities*
- *Creating a Culture of Engagement*
- *Connecting People and Places*
- *Practicing Environmental Stewardship*
- *Maintaining Healthy Economies*
- *Building Livable Spaces*
- *Exercising Corporate Stewardship*

All other information for LDS including the agency Mission, Focus, Funding Adjustments and Performance Measures and financial information may be found in the Community Development Program Area of Volume 1.

Budget and Staff Resources

Category	FY 2015 Actual	FY 2016 Adopted	FY 2016 Revised	FY 2017 Advertised
FUNDING				
Expenditures:				
Personnel Services	$18,094,393	$20,478,912	$19,835,812	$21,114,066
Operating Expenses	4,736,389	4,888,745	7,195,777	4,848,745
Capital Equipment	7,318	0	15,299	0
Subtotal	$22,838,100	$25,367,657	$27,046,888	$25,962,811
Less:				
Recovered Costs	($357,859)	($353,732)	($353,732)	($353,732)
Total Expenditures	$22,480,241	$25,013,925	$26,693,156	$25,609,079
Income:				
Permits/Plan Fees	$10,960,424	$11,677,342	$11,677,342	$11,778,242
Permits/Inspection Fees, Miscellaneous	22,744,955	22,409,218	23,162,380	23,757,458
Total Income	$33,705,379	$34,086,560	$34,839,722	$35,535,700
NET COST TO THE COUNTY	($11,225,138)	($9,072,635)	($8,146,566)	($9,926,621)
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	274 / 274	272 / 272	272 / 272	272 / 272

Public Safety Program Area Summary

Category	FY 2015 Actual	FY 2016 Adopted	FY 2016 Revised	FY 2017 Advertised
FUNDING				
Expenditures:				
Personnel Services	$7,764,109	$8,684,679	$8,684,679	$8,958,421
Operating Expenses	2,054,061	1,420,067	1,477,363	1,395,067
Capital Equipment	0	0	0	0
Total Expenditures	$9,818,170	$10,104,746	$10,162,042	$10,353,488
Income:				
Permits/Inspection Fees, Miscellaneous	$22,744,955	$22,409,218	$23,162,380	$23,757,458
Total Income	$22,744,955	$22,409,218	$23,162,380	$23,757,458
NET COST TO THE COUNTY	($12,926,785)	($12,304,472)	($13,000,338)	($13,403,970)
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	97 / 97	97 / 97	99 / 99	99 / 99

Land Development Services

	Building Plan Review and Inspections				
1	Chief Building Insp. Branch	3	Engineering Technicians III	32	Master Combination Inspectors
1	Division Dir., Land Dev. Services	6	Engineering Technicians II	3	Combination Inspectors
2	Engineers V	6	Code Specialists II	2	Senior Electrical Inspectors
2	Engineers IV	1	Chief Mechanical Inspector	1	Senior Plumbing Inspector
27	Engineers III	7	Supervising Combination Inspectors	1	Administrative Assistant III
		1	Engineering Technician I	3	Administrative Assistants II

TOTAL POSITIONS
99 Positions / 99.0 FTE