

ANCHORAGE, ALASKA
AO No. 2019-116(S), As Amended

1 **AN OMNIBUS ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
2 **AMENDING ANCHORAGE MUNICIPAL CODE TITLES 10, 14, 23, AND 24, AND**
3 **ANCHORAGE MUNICIPAL CODE OF REGULATIONS TITLE 21, TO UPDATE**
4 **FEES, FINES, AND PENALTIES RELATED TO BUILDING SAFETY AND FIRE**
5 **DEPARTMENT SERVICES.**

6
7 **WHEREAS**, Anchorage Fire Department seeks to update its fee schedule to
8 reflect changing technology and new fire and life safety systems and remote 3rd
9 party monitoring practices for such systems;

10
11 **WHEREAS**, many Building Safety Fund fees as well as Anchorage Fire Fund fees
12 have not changed since January 1, 2009, while Anchorage's cost of living index
13 has increased 17.5 percent during 2009 through 2018, meaning that fee amounts
14 set back in 2009 no longer generate the same revenues in real dollars as they
15 used to do;

16
17 **WHEREAS**, Building Safety Fund fees were significantly restructured effective
18 January 1, 2009, with the caveat at the time that if the restructuring failed to
19 generate sufficient revenues to support Building Safety operations, that corrections
20 would be made;

21
22 **WHEREAS**, the Building Safety Fund had an unaudited fund balance deficit of
23 (\$7,655,628) at the close of fiscal year 2018; and

24
25 **WHEREAS**, the Municipality of Anchorage is creating or modifying fees, fines, and
26 penalties to better balance operational revenues and expenses, now therefore,

27
28 **THE ANCHORAGE ASSEMBLY ORDAINS:**

29
30 **Section 1.** Anchorage Municipal Code section 10.75.010 – Fees for inspections
31 by Anchorage Fire Department – is hereby repealed in its entirety and replaced as
32 follows (*current text attached as Appendix A*):

33
34 **10.75.010 Inspection and registration fees and associated**
35 **finances for Anchorage Fire Department**

- 36
37 A. *Inspection fees.*
38 Inspection fees other than those relating to fire permits associated
39 with building permits and construction. See fee tables in AMC 23.10
40 for fire permitting and inspection fees associated with building

permits and construction, including renovations or replacements of fire and life safety systems in existing buildings.

1. *Basic inspection fee.* **With the exception of inspections for ~~cold weather~~ emergency shelters, t**he Anchorage Fire Department shall charge a fee of \$75 for each inspection required for licensing, permitting, or life safety by the municipality, state government, or federal government when such inspection occurs. **The fee for an ~~cold weather~~ emergency shelter inspection shall be a flat \$35 with no additional fee added from 10.75.10A.2.**

Where a building owner or tenant provides evidence to the fire marshal of progress toward compliance of required deficiencies, the fire marshal may, on a case-by-case basis, conduct the inspection for no fee (progress inspection). These inspections are limited in scope and typically only document progress is being made.

- *2. *Additional fee.* In addition to the basic inspection fee, the following fees shall be charged:
 - (a) Residential inspections:
 - i. Apartments with 3—6 units \$18
 - ii. Apartments with 7—20 units \$36
 - iii. Apartments with more than 20 units \$72
 - iv. Hotels/motels with less than 20 units \$36
 - v. Hotels/motels with 20—99 units \$120
 - vi. Hotels/motels with more than 99 units \$240
 - vii. Dormitories with less than 20 units \$36
 - vii. Dormitories with 20—99 units \$72
 - ix. Dormitories with more than 99 units \$120
 - x. Assisted living facilities with 3—5 residents \$42
 - xi. Assisted living facilities with 6—16 residents \$72
 - (b) Non-residential inspections, including business license inspections under section 10.10.020, inspections under section 10.10.050, and child care facility inspections:
 - i. 1,000—1,999 sq. ft. \$30
 - ii. 2,000—4,999 \$42
 - iii. 5,000—9,999 \$72
 - iv. 10,000—19,999 \$120
 - v. 20,000—49,999 \$180
 - vi. 50,000—99,999 \$240
 - vii. Over 99,999 \$360
 - (c) Special occupancy:
 - i. Group A Occupancies under title 23 \$60
 - ii. Group H Occupancies under title 23 \$120
 - iii. Fire protection systems report review:

- 1 (1) Initial fire inspection notice No charge
- 2 (2) Re-inspection fees Per subsection
- 3 10.75.010.A.4
- 4 (d) Home daycare:
- 5 (1) A child care facility located in a detached single-
- 6 family dwelling, licensed for no more than eight
- 7 children, operating between the hours of 6:00
- 8 a.m. and 10:00 p.m. (no overnight care) \$60
- 9 (2) Re-inspection fees Per subsection
- 10 10.75.010.A.4.
- 11 *3. *Inspections after normal business hours.* If an inspection is
- 12 requested by the licensee or prospective licensee for a time
- 13 after normal business hours, as determined and announced
- 14 by the Fire Chief, the charge is \$175 per hour with a two-hour
- 15 minimum charge, instead of the charges specified in
- 16 subsections 10.75.010.A.1 and 10.75.010.A.2.
- 17
- 18 *4. *Re-inspection fees.* Where re-inspections are required to
- 19 confirm compliance with requests or orders to correct, and all
- 20 violations have been corrected, an inspection fee of \$50 per
- 21 hour shall apply. Where re-inspections occur and violations
- 22 have not been corrected, the following fees apply:
- 23 a. First re-inspection \$175
- 24 b. Second re-inspection \$350
- 25 c. Third and subsequent re-inspections \$500
- 26
- 27 5. *Discount(s).* For B, M, R, and F occupancies under title 23,
- 28 the following discount applies: If there are zero violations, then
- 29 40 percent off total invoice.
- 30
- 31 6. *Self-inspections.* Residential occupancies identified in
- 32 subsection 10.75.010.A.2 shall be inspected annually.
- 33 Owners may satisfy the annual inspection requirement in two
- 34 out of every three years by completing a self-inspection form
- 35 provided by the fire department under the following conditions:
- 36 a. After pre-inspection notification from the fire
- 37 department, fully complete the form and correct any
- 38 found violations.
- 39 b. Return the form within 30 days of the date of
- 40 notification with the fee of 10.75.010.A.2\$36 or return
- 41 the form within 45 days with the fee of \$48.
- 42 Failure to return the form within 45 days, correct the
- 43 violations, or pay the proper fee may result in a fire inspection
- 44 conducted by the fire department under other subsections of
- 45 this Code.
- 46
- 47 7. *Hourly rate for fire and EMS personnel and equipment at*
- 48 *special events.*

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- a. When fire or emergency medical personnel and/or equipment are required at special events, the event coordinator shall be charged at the rate of \$110.00 per hour, per person, for non-municipal functions, including but not limited to:
 - i. Emergency medical support standby;
 - ii. Engine company standby at fireworks displays; and
 - iii. Activities occurring under municipal permit in municipal right-of-way.
- b. Requests for fire and EMS personnel and equipment at any of the types of functions described above shall provide prior written notice as follows:
 - i. Written requests received more than ten days in advance of the function shall be charged a two-hour minimum for each person, even if the function is less than two hours in length; or
 - ii. Written requests received ten days or less prior to the function shall be charged a four-hour minimum for each person, even if the function is less than four hours in length.
- c. The number of personnel required shall be in the sole discretion of the fire chief, based upon:
 - i. The type of event; and
 - ii. The size of the event, including:
 - (1) The number of participants;
 - (2) Whether or not alcohol is to be served;
 - (3) Whether or not the organization holding the event is a non-profit or a for-profit entity;
 - (4) Complexity of the event;
 - (5) Adequacy of insurance coverage confirmed by the municipal risk manager;
 - (6) The provision of private or volunteer security personnel; and
 - (7) Any other circumstances potentially compromising the safety, health, and welfare of the participants and municipal citizens.

B. *Registration fees.*

Registration fees for fire and life safety service companies and for companies monitoring fire or life safety systems.

- 1. Fire and life safety service company annual registration (registration required per International Fire Code 23.45.901.12)
\$250 per year or \$50 per year if company holds a current Municipality of Anchorage contractor's license

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2. Registration for companies monitor fire or life safety systems (registration required per International Fire Code 23.45.901.11)
\$200 per year

C. *Fines.*

Anchorage Fire Department fines for failure to inspect, register, or submit reports as required by International Fire Code (IFC) and local amendments to the IFC. See fee tables under AMC 23.10 for fines relating to fire permits associated with building permits and construction, including renovations or replacements of fire and life safety systems in existing buildings.

1. Failure to complete inspections on-time:

Fine of \$1,000 per violation for failure to complete a fire inspection required by International Fire Code 901.6. Fine applies if an inspection is more than two months past due.

2. Failure to comply with mandatory compliance date:

Fine of \$250 per day late for not meeting a mandatory compliance date as required by the International Fire Code or letter of agreement with the fire code official.

3. Fines for failure of monitoring or fire and life safety companies to register:

(a) Fine of \$1,000 for failure of a monitoring company to register as required by AMC 23.45.901.11. Fine shall be \$2,000 per failure to register for a subsequent offense within a five year period.

(b) Fine of \$1,000 for the failure to register as required by AMC 23.45.901.12. If company does not register within ninety (90) days after being notified by the fire code official of the immediate need to register, an additional fine of \$1,000 shall be added. After 180 days of failing to register after being notified, a fine of \$3,000 shall be added and an additional \$3,000 every ninety days thereafter.

4. Fines for failure to submit status reports for fire or life safety systems on time:

Fine of \$100 per day delivered late for status 1 reports; \$50 per day delivered late for status 2 reports; and \$25 per day delivered late for status 3 and 4 reports. (See AMC 23.45 Appendix I 102.2 for reporting requirements.)

1 Cross reference - *Municipal fees, fines, and penalties established limitations,
2 §3.99.020.

3
4 **Section 2.** Anchorage Municipal Code section 14.70.190 is hereby amended to
5 add a new definition as follows (*the remainder of the section is not affected and*
6 *therefore not set out*):

7
8 **14.70.190 False alarms.**

9
10 A. *Definitions.* The following words, terms and phrases, when used in
11 this chapter, shall have the meanings ascribed to them in this
12 section, except where the context clearly indicates a different
13 meaning:

14 *** *** ***

15 Fire Chief means the chief of the municipal fire department or the
16 chief's designee.

17 *** *** ***

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19 (AO No. 80-18; AO No. 98-59(S), § 1, 5-19-9; AO No. 99-157, § 1, 3-7-00; AO
20 No. 2001-145(S-1), § 3, 12-11-01; AO No. 2003-73, § 3, 4-22-03; AO No. 2010-
21 81(S-1), § 1-2, 12-7-10, eff. 1-1-10; AO No. 2011-46, § 1-3, 4-12-11; AO No.
22 2014-42, § 32, 6-21-14; AO No. 2014-96, § 1, 1-1-15; [AO No. 2016-37, § 1, 4-](#)
23 [12-16](#).)

24
25 **Section 3.** Anchorage Municipal Code section 23.10.104.7 is hereby amended
26 to read as follows:

27
28 **23.10.104.7 Permit application requirements.**

29 To obtain a permit, the applicant shall first file an application on a form
30 furnished by the department. The application shall:

- 31 A. Identify and describe the work covered by the permit for which
32 application is made.
- 33 B. Describe the land on which the proposed work is to be done by legal
34 description, tax parcel number, or street address to readily identify
35 and definitely locate the proposed building or work.
- 36 C. Indicate the use or occupancy for which the proposed work is
37 intended.
- 38 D. Be accompanied by plans, diagrams, computations and
39 specifications, and other data as required in this code.
- 40 E. State the valuation of the proposed work. Valuation shall be as
41 defined in sections 23.10.102.1 and 23.10.104.15.1.
- 42 F. Be signed by the owner, contractor, Architectural or Engineering
43 licensed professional, or the owner's authorized agent. If authorized
44 agent will be signing, a notarized statement from the owner, naming
45 authorized agent to be acting on the owners' behalf shall be
46 submitted.
- 47 G. Give such other data and information as may be required by the
48 building official.

1 H. If the work under application is an alteration to or construction of a
2 privately owned residential structure of one to four units, used or
3 intended to be used as a human dwelling, proof of a residential
4 contractor endorsement issued by the State of Alaska shall be
5 provided if required by value of alteration. Exception: An individual
6 performing work on their own residence, as described in subsection
7 23.10.105.1.B. shall not be required to submit a residential
8 endorsement.

9 [I. FOR ALL CHANGE OF USE, ALTERATION, AND ADDITIONS THE
10 APPLICANT MUST SUBMIT THE NUMBER OF INSPECTIONS
11 THEY ESTIMATE THEY WILL NEED. FEES FOR THESE TYPES
12 OF PERMITS WILL BE BASED UPON THE NUMBER OF
13 INSPECTIONS.]

14
15 **Section 4.** Anchorage Municipal Code section 23.10.104.14.8 is hereby
16 amended to read as follows:

17
18 **23.10.104.14.8 Expiration.**

19
20 **1. Permits other than those for fire protection or life safety systems**

21
22 Every permit issued by the building official under the provisions of
23 the technical codes shall expire by limitation and become null and
24 void, if the building or work authorized by the permit is not
25 commenced within 360 days from the date of the permit issuance, or
26 if the building or work authorized by the permit is suspended or
27 abandoned at any time after the work is commenced for a period of
28 360 days. For the purposes of this section, work shall be deemed
29 suspended or abandoned if no inspections have occurred within 360
30 days. If the suspension or abandonment has not exceeded 18
31 months the work may be recommenced upon application for
32 reactivation of the permit. For reactivation, the building official shall
33 have the option to either extend the previous plan approval at no
34 additional charge or, if a code change cycle has ensued in the
35 interim, require the applicant to revise the drawings accordingly and
36 pay a new plan review fee. For reactivation, the permit fee shall be
37 one of half the amount required for a new permit for such work. In
38 order to renew action on a permit abandoned or suspended more
39 than 18 months, the building official may exercise the same option
40 described above regarding plan review, but the permittee shall pay a
41 new full permit fee.

42 **Exception:** When it can be demonstrated that a substantial
43 amount of the previously permitted work has been inspected and
44 approved, the building official may allow the permit to be reopened
45 and final inspections to be conducted to close out the permit. In
46 these cases, the permittee shall pay for any outstanding fees for time
47 required to review project file and any inspections required to close
48 the permit [AN ADDITIONAL AMOUNT FOR REVIEW OF THE
49 PROJECT FILE AND SHALL PAY FOR ANY ALLOWED

1 REMAINING REQUIRED INSPECTIONS ON A PER-INSPECTION
2 BASIS]. This exception will only be granted after review of the permit
3 history by the building official. The decision to grant this exception is
4 solely at the building official's discretion.

5 A permittee holding an unexpired permit may apply for an
6 extension when the permittee is unable to commence work within the
7 time required by this section for good and satisfactory reasons. The
8 building official may extend the time for action by the permittee for a
9 period not exceeding 360 days upon written request by the permittee
10 showing circumstances beyond the control of the permittee
11 prevented action from being taken. Permits shall not be extended
12 more than one 360 day period, unless otherwise approved by the
13 building official.

14 Unless the property has a valid Conditional Use approved by
15 the Planning and Zoning Commission which sets a longer period of
16 time for completion, grading permits in residential zoned areas shall
17 be completed within two years of permit issuance. Once a grading
18 permit expires, a stop work order shall be issued, investigative fees
19 shall be paid to reactivate the permit, and a bond posted. The bond
20 shall be no less than the valuation to complete the work. The bond
21 shall be forfeited if work is not completed within 180 days from the
22 permit reactivation date.

23
24 2. Permits for fire protection or life safety systems – requirement to
25 close permit within one year.

26
27 All work under a permit to install, upgrade or replace a fire protection
28 or life safety system regulated under International Fire Code 105.7
29 must be completed within one year from date of permit issuance,
30 with the permit fully closed out. Any exception to the one year
31 deadline may be granted only upon application and approval,
32 documented in a written letter of agreement signed by the
33 Anchorage Fire Marshal. See fines schedule in 23.10 Table O for
34 fine for failure to close-out a permit on-time.

35 Exceptions:

36
37 A. Up to a one-year extension may be granted upon permittee
38 submitting a written letter, signed by all involved parties,
39 explaining why an extension is required and stating what the
40 new completion date will be. Any approval to extend must be
41 in writing and be signed by the Anchorage Fire Marshal or
42 designee.

43
44 B. Fire system permits associated with open building permits
45 issued under AMC 23.10.104 shall be subject to building
46 permit expiration provisions of subsection 1 of this section.
47

		<u>portions of the glazing systems if a major portion of the project; medium projects may include minor changes to the exterior envelope or structural systems.</u>
<u>Major</u>	<u>60%</u>	<u>Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to receive increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.</u>
<u>Full</u>	<u>80%</u>	<u>Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.</u>

¹The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the value.

(AO No. 2019-64, § 1, 5-21-19)

Section 65. Anchorage Municipal Code section 23.10.104.15.3 – Permit Fees – is hereby repealed in its entirety and replaced as follows (*current text attached as Appendix B*):

23.10.104.15.3 Permit fees.

Permit fees depend upon the type and extent of construction. Some projects may be required to pay for more than one type of permit fee, e.g., a building containing an elevator will require a general building permit and an elevator permit. The fee for each permit shall be as set forth in Tables 3-A through 3-0. Where a technical code is adopted by the Municipality for which no fee schedule is shown in this code, the fee required shall be in accordance with the schedule established by the Assembly. Permit fees are calculated as follows:

- A. Permit fees for construction involving structural work, including alterations to existing buildings, are based on valuation determined in accordance with subsection 23.10.104.15.1.

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- B. Permit fees for plumbing, mechanical and electrical work that does not involve structural or alteration work and that does not qualify as a retrofit permit are based on the number of inspections required to complete the work.
- C. Permit fees for change of use and/or occupancy classification that do not involve alteration work are based on the number of inspections required to obtain the certificate of occupancy.
- D. Permit fees for work not listed above shall be assessed in accordance with Tables 3-A through 3-O.

For permit fees based on the number of inspections, the applicant shall estimate the number of inspections by discipline. The building official will assist the permit applicant with the initial estimate. The building official reserves the right to correct the estimated based on historic information for similar projects. A refund will be granted for inspections not used. Additional fees are required for inspections exceeding the estimated number.

Section 76. Anchorage Municipal Code 23.10 Tables 3-A through 3-N are hereby repealed in their entirety and replaced as follows (*current text attached as Appendix C*):

23.10. Table 3-A - Building permit fees.

	Building Permit Fee
1. Commercial Construction	
\$1.00 to \$500,000	\$0.015 * Valuation, minimum fee of \$525
\$500,001 to \$1,000,000	\$0.010 * Valuation
\$1,000,001 to \$5,000,000	\$0.008 * Valuation
\$5,000,001 and up	\$0.006 * Valuation
<u>Permitting fee reduction for affordable housing</u>	<u>For affordable housing projects, building permit fee shall be discounted seventy-five percent (75%) when fifty percent (50%) or more of the residential units constructed or renovated will be rented to households earning eighty percent (80%) or less of the federal Housing and Urban Development (HUD's) median household income for the Anchorage area.</u>
2. Residential Construction	[\$0.009 * Valuation. The permit applicant receives 23 inspections plus 2 additional inspections for each \$100,000 in valuation above \$500,000 valuation. Additional inspections are charged on a per inspection basis. Minimum fee of \$350.]
<u>Projects valued at \$40,000 or less</u>	<u>Permitting fee is \$175 per inspection used</u>
<u>Projects valued over \$40,000</u>	<u>\$0.009 * Valuation. The permit applicant receives 23 inspections plus 2 additional inspections for</u>

	<u>each \$100,000 in valuation above \$500,000 valuation. Additional inspections are charged on a per inspection basis.</u>
3. Trade Permits (Plumbing, mechanical, or electrical work but no structural work)	\$175 per inspection
4. Miscellaneous Building Permits	
A. Temporary/seasonal building (new)	\$1,175
B. Temporary/seasonal building (extension/yearly renewal)	\$587.50
C. Change of Use	\$175 per inspection
D. Demolition	\$175 per inspection
E. Relocatable set-up permits Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project	\$175 per inspection
F. Mobile food unit	\$175 per inspection

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23.10. Table 3-B Plan review fees.

1. Commercial Plan Review Fees	
A. Building Safety	
(1) Plan review	0.0031 valuation with a minimum of \$75
(2) Pre-approved plan review for new buildings	0.0017 * Valuation with a minimum of \$75 (In lieu of item A.(1))
(3) Owner-requested out-sourcing plan review	25% of the building permit fee, in addition to the applicable fee of item A. (1)
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a \$75 minimum fee
C. Fire Department	
Plan review for commercial	0.0011 * Valuation with a minimum of \$75

buildings	
2. Residential Plan Review Fees	
A. Building Safety	
(1) Plan Review	0.005 * Valuation with a minimum of \$75
(2) Pre-Approved Plan Review	\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))
(3) Optional single-family and two-family reviewed by independent reviewing professionals	\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a minimum \$75 fee
C. Fire Department – optional residential fire plan review for Wildland Urban Interface	0.002 * Valuation with a minimum of \$75
3. Change of Use (no other work being done) requiring architectural, fire and zoning review.	\$175 per plan review discipline per hour with a half hour minimum per discipline
4. New Building Expedited Plan Review, commercial or residential	60% of the building permit fee as calculated in Table 3-A in addition to the applicable fee in Table 3-B 1. or 2.
5. Express Plan Review	\$270 per hour per discipline with a half hour minimum per discipline, in addition to all applicable fees including the base plan review fee
6. Miscellaneous	
A. Plan review or code research, change orders, alternate materials and methods requests, miscellaneous	\$175 per plan review discipline per hour with a quarter hour minimum per discipline
B. Product/fabricator approval review	\$175 per plan review discipline per hour with a quarter hour minimum per discipline

23.10. Table 3-C - Inspection fees.

1. Inspection or first re-inspection for any inspections not already covered by a permitting fee under Table 3-A (such as residential inspection in	\$175
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excess of allotted quantity.)	
2. Second and subsequent re-inspections of same code correction issue. Such inspections are not covered by permitting fee paid under Table 3-A.	\$350 (First re-inspection at no additional cost)
3. Inspection or re-inspection, unscheduled. Unscheduled inspections are not covered by the permitting fees paid under Table 3-A.	\$265
4. Inspection or re-inspection, outside normal business hours, per hour, per inspector. Inspections outside of normal hours are not covered by the permitting fees paid under Table 3-A.	\$350
5. Inspection, Sundays and holidays, per hour, per inspector. Inspections on Sundays or holidays are not covered by the permitting fees paid under Table 3-A.	\$400
6. Code compliance inspection, per inspection	\$175
7. Secure Facilities Surcharge (in addition to the applicable inspection fee(s) under Tables 3-A or 3-C at any facility where an inspector must wait for an escort)	25% Surcharge

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23.10. Table 3-D - Temporary electric and gas permit fees.

1. Temporary Electric, without building permit. No fee if tied to a building permit.	\$175 per inspection
2. Temporary gas, without building permit. No fee if tied to a building permit	\$175 per inspection

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23.10. Table 3-E - Retrofit permit fees.

1. Retrofit permits limited in scope as follows:	\$95 per inspection
A. One new 20 amp circuit having no more than six general purpose receptacles or light fixtures.	
B. No more than six general purpose receptacles or light fixtures added to one or more existing 20 ampere circuits.	

C. One 20 amp circuit for a sign.	
D. The like for like replacement of a water heater in a residential building containing 4 or fewer dwelling units.	
2. Retrofit permits limited in scope as follows that do not qualify under item A. above:	\$175 per inspection
A. The like for like replacement of plumbing, mechanical and electrical equipment, fixtures and appliances in commercial and residential buildings.	
B. The like for like replacement of a water heater in a commercial building or a residential building containing more than 4 dwelling units.	
C. Electrical, plumbing or mechanical alterations to a residential building containing 4 or fewer dwelling units.	
D. Minor plumbing, mechanical and electrical alterations to commercial buildings where the requirement for engineering can be waived (requires pre-approval by plan review).	
3. Test backflow preventer	\$175 per inspection.
4. Fire Permit Retrofits – see Table 3-M for fire retrofits	

23.10. Table 3-F - Elevator, escalator, dumbwaiter, and other lift permit fees.

NOTES:

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly.
2. Load side wiring associated with the conveyance and installed by the elevator contractor shall not require additional permits.
3. Fees include elevator inspection section plan review time, travel time, inspection time, report preparation time and administrative time.
4. Elevator inspector time is billed in hour increments.

1. New Installations, Modernizations and Relocations	
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A. Hydraulic elevators	\$2,400
B. Electric geared and gearless elevators	\$3,090
C. Residential elevators	\$2,060
D. Dumbwaiters	\$1,375
E. Escalators and moving walks	\$3,090
F. Accessibility Equipment covered by A18.1:	
1. Vertical Platform Lift	\$1,375
2. Inclined Platform Lift	\$1,030
3. Inclined Stairway Chairlifts	\$340
<u>Accessibility equipment installed in a single family home or duplex</u>	<u>Permitting fee shall be reduced by fifty percent (50%)</u>
G. Vertical Reciprocating Conveyor (VRC)	\$1,375
H. Roped hydraulic elevators	\$2,750
2. Minor Alterations	
Building Safety will use 3 hours as the base amount to charge at the time of application. Additional time required to complete the project will be billed at the end of the project.	\$525 base plus \$175 per hour for inspector time beyond 3 hours
3. Biennial Certificate of Inspection	
A. Electric geared and gearless elevators	\$1,400 base plus \$175 per hour for inspector time exceeding 8 hours.
B. Hydraulic elevators	\$875 base plus \$175 per hour for inspector time exceeding 5 hours.
C. Accessibility Equipment covered in the A18.1	
1. Vertical platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours 4 hours .
2. Inclined platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours 4 hours .
3. Inclined stairway chair lift	\$175 base plus \$175 per hour for

	inspector time exceeding 1 hour 4 hours.
D. Dumbwaiters	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
E. Vertical Reciprocating Conveyor (VRC)	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
4. Annual certificate of Inspection	
Escalators and moving walks	\$1,575 base plus \$175 per hour for inspector time exceeding 9 hours.

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23.10. Table 3-G - Grading, excavation and fill permit fees.

1. There is no additional permit fee when grading is done as part of a building permit.	
2. Permit fees are required for stand-alone grading permits as follows:	
A. 1 to 50 cubic yards	\$87.50
B. 51 to 5,000 cubic yards	\$625
C. 5,001 to 100,000 cubic yards	\$1,140
D. Over 100,000 cubic yards	\$2,100
3. Plan review fees are required for grading work as follows:	
A. 1 to 50 cubic yards	\$87.50
B. 51 to 5,000 cubic yards	\$625
C. 5,001 to 100,000 cubic yards	\$1,140
D. Over 100,000 cubic yards	\$2,100

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23.10. Table 3-H – Residential Re-roof permit fees. *Commercial re-roof permits are calculated using standard commercial permitting fees (Table A) and plan review fees as applicable (Table B).*

1. Up to 1,500 sq. ft.	\$287.50
2. 1,501 to 3,000 sq. ft.	\$350
	\$600

3. Greater than 3,000 sq. ft.	
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23.10. Table 3-I - Mobile home permit fees.

1. Set-up fee	\$265
2. Land use plan review fee	\$45

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23.10. Table 3-J - Sign permit fees.

1. Sign permit – all signs require zoning and structural inspections; electrical signs also require an electrical inspection	\$175 per inspection
2. Sign plan review, structural and electrical as applicable, with half-hour increments, one-half hour minimum.	\$175 per hour
3. Sign land use plan review with half-hour increments, one-half hour minimum.	\$175 per hour

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23.10. Table 3-K - Licenses and testing fees.

1. Test Fees	
A. Contractor testing fee	\$90
B. Journeyman testing fee	\$60
2. Issuance or Renewal Fees	
A. Contractor license, 2 years	\$400
B. Journeyman license, 2 years	\$140
C. Trainee license, 2 years	\$85
D. Special Inspector License, 2 years	\$140
E. Administrative late fee	\$70
3. License Requirements	
Backflow Assembly Tester, renewal fee (one-day recertification training required)	\$120

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23.10 Table 3-L On-site service fees.

1. Certificate of on-site systems approval, (COSA) single family	
A. Existing System	\$550
B. Existing System with active upgrade permit	\$280
C. Well-only	\$280
D. New Installation	\$75
2. On-site conditional COSA approval	\$290
3. On-site wastewater disposal system construction permit, includes drain field replacement	\$595
4. Water well construction permit	\$225
5. Septic tank/Holding tank replacement	\$225
6. Water storage tank permit	\$160
7. Renewal for on-site permit or COSA	\$145
8. On-site water/wastewater expedited review	Additional 60% of the applicable fees
9. On-site wastewater permit change order review, per hour, half-hour minimum	\$145
10. On-site code compliance re-inspection, per inspection, per hour, one hour minimum	\$145
11. Separation distance variance/waivers:	
A. Variance/Waiver, lot line	\$225
B. Variance/Waiver, well to tank	\$1,180
C. Variance/Waiver, well to field	\$1,180

23.10. Table 3-M Fire permitting fees.

1. Combined Plan Review and Permitting Fees	
A. Access Control System (<i>Permit required if system delays egress or electronically locks egress doors</i>)	\$450
B. Energy system – <i>if legally required by IFC section 1203.2</i>	\$2,100
C. Special Hazard Fire System (<i>CO2, clean agent, halon, halon alternatives, or dry chemical system</i>)	\$700
D. Fire Pump	\$700

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E.	Fire Sprinkler/Alarm/Foam-water Sprinklers	
	0—25 devices	\$450
	26—50 devices	\$575
	51—75 devices	\$700
	76—100 devices	\$825
	Each lot of 50 devices beyond 100	\$450
F.	Fire Standpipe System	\$875
G.	Fire protection or life safety system not otherwise listed (reviewed and inspected per hour) <i>(Some examples are low- and high expansion foam systems or water spray fixed systems)</i>	\$175 per hour, minimum \$450 charge
H.	Gas Detection System	\$450
I.	Kitchen Hood Fire System	\$450
J.	Digital Alarm Communicator System, Radio System, or other equipment installation for transmission of Off-Premises Signals to a location providing supervising station service. <i>(Fee applies if installing or modifying monitoring equipment for an existing fire or life safety system. If installed as part of a new system installation, fee does not apply.)</i>	\$275
K.	Smoke Control or Smoke Exhaust System	\$2,100-
L.	Demolition Permit for a Fire or Life Safety System	\$175
2.	Change Order, per hour	\$175
3.	Retrofit to a Fire or Life Safety System <i>(Limited to fire alarm, fire sprinkler, and kitchen fire systems under International Fire Code 105.7.28.2.4.14 and must be replacing an existing system with a like system of similar capacity/functionality)</i>	\$275

23.10. Table 3-N Miscellaneous fees.

	at cost
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1. Code books and publications	
2. Records research and retrieval,	\$75 per hour for staff time plus actual box retrieval fees
3. Recording documents on behalf of customers with State of Alaska's District Recorder's Office	\$30 for staff time plus actual recording fees
4. Copies, standard 8½"x11" page, each	\$0.35
5. Copies printed using a plotter, per page	\$5.00
6. Training, per person, per class, when applicable	\$60
7. Code abatement fee, per hour, one hour minimum	\$175

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23.10. Table 3-O Fines.

1. Fine, building code violations, civil penalty, fine per day per violation	\$100 to \$500
2. Fine for failure to perform special inspection, per incident	\$425
3. Investigation fee for work begun without proper permit(s), in addition to all permit fees required by this code.	Double permit fee required by this code, or \$1,000, whichever is greater
<p>a. First Offense: Investigative fee may be waived by the building official if required permit is obtained within reasonable amount of time agreed to by building official.</p>	
<p>b. Subsequent Offenses: \$1,000 investigative fee plus an additional \$1,000 fine applied incrementally for each additional offense occurring within five years of the original offense. As example, the third offense would be \$3,000 (<i>\$1,000 investigative fee plus \$2,000</i>).</p>	
4. Fine (Contractor), working without a required contractor's license, civil penalty in addition to all fees required by code as follows:	
<p>a. First Offense: \$1,000 fine which may be waived by the building official if required license is obtained within 30 days.</p>	
<p>b. Subsequent Offense: \$1,000 and an additional \$1,000 applied incrementally for each additional offense occurring within five years of original offense. As example, the third offense would be \$3,000 (<i>\$1,000 fine plus \$2,000 for the 2 prior offenses within 5 years.</i>)</p>	
5. Fine (Journeyman), working without a required Certificate of Qualification, in addition to	

all fees required by code as follows:
a. First Offense: \$250 fine which may be waived by the building official if the individual registers for the journeyman test within 72 hours.
b. Subsequent Offense: \$250 and an additional \$250 applied incrementally for each additional offense occurring within five years of original offense. For example, a third offense is \$750.
c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.
6. Fine (Trainee), working without a required trainee card.
a. First Offense: \$60 (waived if obtained within 72 hours).
b. Subsequent Offense: \$100 for each offense and an additional \$100 applied incrementally for each additional offense. For example, a second offense is \$200.
c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.
7. Fine for failure to close-out fire permit prior to expiration: Fine for the failure to close out a permit for a system regulated under International Fire Code 105.7 within one year is \$1000. An additional fine of \$2500 shall apply if permit is not closed out within 2 years. Further fines shall apply at the rate of \$5,000 more per year for a third and each subsequent year.

1
2 **Section 87.** Anchorage Municipal Code section 24.30.100 is hereby amended to
3 read as follows (*the remainder of the section is not affected and therefore not set*
4 *out*):
5

6 **24.30.100 Fees for use of public places.**

7 Fees shall be paid in accordance with this section before a permit is issued.
8 The permit fee charged will include the aggregate of all fees listed below
9 relevant to the application and reasonable charges for plotting as-built
10 locations on the permanent records of the development services
11 department.
12

13 *** **

14 P. *Plan review fees.*

15 All work within the right-of-way is subject to plan review.

- 16 i. The fee for plan review is \$175 per hour except that the
17 first hour is covered in the basic permit fee.
18 ii. The fee for a plan review for a driveway meeting the
19 definition found in AMC 23.45.202 is \$75.

accessory structures covered by the International Residential Code shall be paid at the time of application.

D. As used in this section, each basement or cellar shall be considered to be one story and occupancy designations are defined in the building code adopted in title 23 of the Anchorage Municipal Code.

E. A land use permit for grading, excavation or fill may not be issued without prior payment of the applicable fees set out below:

Permit Fee:	
1. 1 to 50 cubic yards	No permit required (AMC 21.03.100 B.e.f)
2. 51 to 5,000 cubic yards	\$625
3. 5,000 to 100,000 cubic yards	\$1,140
4. Over 100,000 cubic yards	\$2,100

F. Inspection fees shall be paid as described below:

1.	Inspections, including a first re-inspection, within normal business hours	\$175 per inspection
2.	Second and subsequent re-inspection of same code violation issue.	\$350 per inspection
3.	Inspections outside of normal business hours	\$350 per hour
4.	Re-inspections during normal business hours which are necessary because at the time of the previous, required inspection:	\$265 per inspection
	a. The work to be inspected was not completed;	
	b. The approved work plans were not readily available to the inspector;	
	c. Access to the work site was denied; or	
	d. The work deviated from the approved plans.	
5.	Inspection for which no fee is specifically indicated.	\$175 per inspection
6.	Inspection on Sundays and holidays, per inspector, per hour, two-hour minimum	\$400

G. If partial municipal fee relief has been granted for land use fees by assembly action under AMC chapter 12.35, payment of any amount not waived shall be in accordance with this section.

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 19, 1-1-04; AO No. 2004-151, § 12, 1-1-05; AO No. 2009-74(S-1), § 5, 2-16-10; AO No. 2013-100, § 10, 1-1-14; [AO No. 2015-111\(S-1\), § 10, 1-1-16](#); AO No. [2018-100\(S\)](#), § 9, 1-1-19)

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Section 109. Anchorage Municipal Code of Regulations section 21.20.002 – Schedule of fees – Zoning, is hereby amended to read as follows (the remainder of the chapter is not amended and therefore not set out):

21.20.002 Schedule of fees—Zoning.

The following fees shall be paid for the services described:

***	***	***
9.	Site plan review (other than administrative <u>or fire</u>):	
	a. Mailed notice and hearing required	\$5,665
	b. Mailed notice only required	\$4,530
	c. Mailed notice not required	\$3,965
<u>10.</u>	<u>Fire department site plan review for emergency access and water supply. See AMC 23.45.503 fire apparatus access roads and AMC 23.45.90.3.5 water supplies for site plan requirements.</u>	<u>\$175 for up to 12 contiguous lots plus \$87.50 per additional block of contiguous lots (up to 6 lots) (i.e., 17 contiguous lots would be \$175 + \$87.50 = 262.50 while 21 lots would be \$175 + (\$87.50 x 2) = \$350)</u>
<u>11</u> [10].	Administrative site plan reviews:	
	a. Notice not required	\$1,850
	b. All other administrative site plan reviews	\$3,965
*** NOTE: Re-number remaining lines of the table & update internal references accordingly ***		
<u>23</u> [22].	Initial inspection of the licensed premises following the approval of a Special Land Use permit for Marijuana (all types) conducted during normal business hours.	No fee
<u>24</u> [23].	Inspection of the licensed premises following a modification to a previously approved Special Land Use Permit for Marijuana (all types), <u>including a first re-inspection</u> , conducted during normal business hours.	<u>\$175 per inspection</u> [\$135 PER HOUR]
<u>25</u>	<u>Second and subsequent re-inspection of same code violation issue.</u>	<u>\$350 per inspection</u>
<u>26</u> [24].	Re-inspections conducted during normal business hours which are necessary because at the time of the previous required inspection:	<u>\$265 per inspection</u> [\$205 PER HOUR (MINIMUM CHARGE ONE HOUR)]

	a. The work to be inspected was not completed;	
	[B. PREVIOUSLY REQUIRED CORRECTIONS WERE NOT COMPLETED;]	
	<u>b</u> [C]. Access to the licensed premises was denied; or	
	<u>c</u> [D]. The work deviated from the approved plans.	

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(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-99; AR No. 86-263; AR No. 90-151; AO No. 2001-116, § 1, 7-10-01; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 20, 1-1-04; AO No. 2004-23, § 1, 1-1-04; AO No. 2004-151, § 13, 1-1-05; AO No. 2005-18, § 1, 2-15-05; AO No. 2006-35, § 2, 3-14-06; AR. No. 2006-112, § 1, 5-16-06; AO No. 2007-119, § 1, 11-13-07; AO No. 2007-121(S-1), § 16, 10-23-07; AR No. 2008-134, § 1, 7-29-08; AO No. 2010-81(S-1), § 40, 12-7-10, eff. 1-1-11; AO No. 2013-100, § 11, 1-1-14; [AO No. 2015-45, § 1, 5-14-15](#); [AO No. 2016-25, § 1, 3-8-16](#); AO No. [2016-161](#), § 3, 1-10-17; AO No. 2 [2017-175\(S\)](#), § 5, 2-13-18; AO No. [2018-100\(S\)](#), § 10, 1-1-19)

Section 1140. Anchorage Municipal Code of Regulations section 21.20.007 – Schedule of fees – Miscellaneous fees, is hereby amended to read as follows (the remainder of the chapter is not amended and therefore not set out):

21.20.007 Schedule of fees—Miscellaneous fees.

The following fees shall be paid for the services described:

*	***	***	***	***
I.	Sign permits:			
	1. <u>Zoning plan review</u> . [PLAN REVIEW FOR SIGNS OUTSIDE THE BUILDING SAFETY SERVICE AREA WITH A MAXIMUM SIGN VIEW AREA GREATER THAN SIX SQUARE FEET.]			<u>\$87.50</u>
	[A. NONELECTRIC]			[\$90]
	[B. ELECTRIC]			[\$180]
	2. Sign permit <u>zoning</u> inspection, <u>fee per inspection</u>			<u>\$175</u> [70]
	3. Temporary sign removal cash bond (Banners, balloons, pennants, ribbons, and streamers are exempt)			\$590
*	***	***	***	***

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(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-263; AR No. 87-315; AO No. 87-154(S); AR No. 90-151; AR No. 93-327(S), § 1, 2-22-94; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-97, § 3, 9-30-03; AO No. 2003-152S, § 25, 1-1-04; AO No. 2004-1, § 4, 1-1-03; AR No. 2006-137, § 1, 6-6-06; AR No. 2008-

1 134, § 4, 7-29-08; AO No. 2013-100, § 16, 1-1-14; AO No. [2018-100\(S\)](#), § 15, 1-
2 1-19)
3

4 **Section 1244.** Given that building safety services are to be fee-supported and
5 not subsidized by tax dollars, all fixed dollar fee amounts in Title 23 – Building
6 Codes, shall be adjusted beginning on April 1, 2021, and on April 1 of each
7 subsequent year, by an amount equal to the increase in the Consumer Price index
8 (CPI-U) for Urban Alaska from January 1 to December 31 of the prior calendar
9 year.

10
11 **Section 1342.** The Assembly finds the fee increases approved in this ordinance
12 either reflect an identifiable cost associated with the increase, as iterated in the
13 Assembly Memorandum and attachments, and are therefore not subject to the
14 limitation of AMC section 3.99.020, or that where a fee, fine or penalty is increased
15 by an amount that exceeds the limitation of AMC section 3.99.020, it is hereby
16 authorized notwithstanding that limitation.
17

18 **Section 1443.** This ordinance shall become effective on January 1, 2020.
19

20 PASSED AND APPROVED by the Anchorage Assembly this 22nd day of October,
21 2019.
22
23

24 
25 _____
26 Chair of the Assembly

27 ATTEST:
28

29 
30 _____
31 Municipal Clerk
32

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number 2019-116(S) Title: An Omnibus Ordinance of the Anchorage Municipal Assembly Amending Anchorage Municipal Code Titles 10, 14, 23, and 24, and Anchorage Municipal Code of Regulations Title 21, To Update Fees, Fines, and Penalties Related to Building Safety and Fire Department Services.

Sponsor: **MAYOR**
 Preparing Agency: Development Services and Fire Departments
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:						(In Thousands of Dollars)				
	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>					
Operating Expenditures										
1000 Personal Services										
2000 Non-Labor										
3900 Contributions										
4000 Debt Service										
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -					
Add: 6000 Charges from Others										
Less: 7000 Charges to Others										
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -					
REVENUES:										
<i>Building Fund</i>	\$ 189,000	\$ 1,409,000	\$ 1,760,000	\$ 1,786,000	\$ 1,813,000					
<i>General Fund</i>	\$ 21,000	\$ 160,000	\$ 194,000	\$ 197,000	\$ 200,000					
<i>Fire Fund</i>	\$ 17,000	\$ 123,500	\$ 154,000	\$ 156,000	\$ 158,000					

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Increases revenues in the Building Fund, General Fund, and Fire Fund. Fee changes help to better align revenues and expenses for municipal services supporting construction activities. Indeed, deficit in the Building Fund stood at an unaudited, negative (\$7,655,628) fund balance at the end of 2018. Fixing the deficit is key to ensuring that staffing levels hold at levels sufficient to provide adequate customer service. Further information is provided in the memorandum accompanying the ordinance.

PRIVATE SECTOR ECONOMIC EFFECTS:

Contractors and property owners will pay more for permits and related services. A key change is that applicants for remodeling or building addition permits will pay fees the same as applicants for new construction permits, with permitting fee being based on a project's valuation rather than a fee per inspection. Notable changes are also made to fire permitting fees for fire and life safety systems.



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 617-2019(A)

Meeting Date: October 22, 2019

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
4 AMENDING ANCHORAGE MUNICIPAL CODE TITLES 10, 14, 23,
5 AND 24, AND ANCHORAGE MUNICIPAL CODE OF
6 REGULATIONS TITLE 21, TO UPDATE FEES, FINES, AND
7 PENALTIES RELATED TO BUILDING SAFETY AND FIRE
8 DEPARTMENT SERVICES.
9

10 The primary goal of Assembly Ordinance No. 2019-116(S) is to better balance
11 annual expenses and revenues in Anchorage's Building Safety Fund, hereinafter
12 "Building Fund". During years 2005 through 2018, Building Fund fee revenues
13 exceeded expenses in only three of the fourteen years. The Building Fund
14 operates with an expectation that revenues exceeding expenses during
15 construction boom years will generate a positive fund balance to cover
16 recessionary years when expenditures exceed revenues, thereby reducing fund
17 balance.

18
19 Anchorage's Building Fund enjoyed positive fund balances for several years but
20 crossed into deficit status in 2009. It has remained in a deficit ever since. The
21 current deficit in the Building Safety Fund at the end of 2018 was an unaudited
22 negative fund balance of **(\$7,655,628)**. Multiple factors account for the deficit,
23 including Hansen software project expenses and revenues transferred in some
24 years to Property Appraisal to help offset costs for new construction appraisals,
25 but by far the most significant reason for the deficit is that regular operating
26 expenses have exceeded fee revenues in eleven of the past fourteen years. Note
27 that expenses have not gone up. Indeed, after adjusting all revenues and
28 expenses into real 2005 dollars (to remove the effects of inflation), average annual
29 revenues 2005-2008 were \$6,759,004 vs. \$4,306,590 for 2015-2018 while
30 average annual operating expenses for 2005-2008 were \$7,951,468 vs.
31 \$5,348,729 for 2015-2018. In other words, annual daily expenses in the last four
32 years have been 67% of annual expenses during 2005-2008, and annual revenues
33 in the last four years have been 64% of 2005-2008 levels.
34

35 Expenses exceeding revenues in most recent years in part reflects upon the
36 impact of the 2007-08 financial crisis/U.S. Great Recession as well as Alaska's
37 recessionary period that began in 2014 with the fall in crude oil prices. Recessions
38 reduce construction activity, resulting in fewer construction projects and lower
39 permitting fee revenues. However, Anchorage also enacted a comprehensive
40 restructuring of building fees that took effect on January 1, 2009. The restructuring

1 intended to better balance revenues and expenditures in the Building Fund and
 2 addressed a concern that low dollar remodeling projects were paying
 3 disproportionately low fees relative to new construction projects.
 4

5 At the time, all permitting fees were calculated as a percentage of the estimated
 6 valuation for the construction project. The most significant change of the 2009
 7 restructuring was to make the permitting fee for a remodel, building addition, or
 8 combined remodel/addition project be a fee per inspection. If a remodeling project
 9 required twelve inspections, then the permitting fee equaled twelve inspection
 10 fees. Under the fee-per-inspection approach, an applicant did end up paying a
 11 higher total permitting fee for a \$20,000 residential kitchen or bathroom remodel
 12 than was paid under the former fee-as-a-percentage-of-valuation approach,
 13 particularly while the fee per inspection was \$150.
 14

15 However, most commercial remodeling projects enjoyed much lower fees;
 16 sometimes with sharp contrasts for similarly valued commercial projects. Consider
 17 that the building permitting fee for the \$2.9 million H&M Retail Store built at the
 18 Dimond Center cost \$9,000 while construction of new \$2.9 million Garage Town
 19 had a \$23,519 permitting fee. Similarly, the new \$3.2 million King Street Brewing
 20 building had a \$25,852 permitting fee while the \$3 million Dave & Buster's project
 21 at the Dimond Center had a \$10,050 permitting fee. Both the H&M Store and Dave
 22 & Buster's projects utilized considerably more inspections than similarly valued
 23 new commercial construction projects but paid substantially less in permitting fees.
 24

25 This next table looks at fees paid and inspections used for some more recent 2018
 26 permits with similar valuations. Again, data illustrate that new commercial
 27 construction pays significantly higher building permitting fees compared to
 28 commercial remodeling projects while usually using fewer inspections.
 29

Project	Valuation	Const. Type	Building Permit Fee	No. of Inspections to date	Status
New Carrs Mid-town Mall	\$6 M	Remodel	\$10,200	136	Almost complete
SpanAlaska Warehouse	\$6 M	New	\$36,000	54	Open
ASRC Fabrication Shop	\$1.5 M	Remodel	\$4,845	51	Complete
AES Indust. Storage Sheds	\$1.5 M	New	\$11,340	14	Open
New REI Mid-town mall	\$8.5 M	Remodel	\$15,325	158	Complete
Carpenters' Training Ctr.	\$7.3 M	New	\$49,040	Just starting	Open
AK Foot & Ankle Tenant Imp	\$1 M	Remodel	\$900	12	Open
Fuller Indust. Warehouse B	\$1 M	New	\$9,960	14	Open

30
 31 When legislation lowered the inspection fee to \$75 per inspection per ½ hour,
 32 taking effect on April 1, 2016, even many low dollar value residential remodeling
 33 projects began to pay less for a building permit than would have been charged
 34 under the former percentage-of-valuation fees model. Therefore, the most
 35 significant change in this fees ordinance is a return to the percentage-of-valuation
 36 fees model for almost all construction projects. Commercial and residential
 37 multipliers against valuation remain unchanged, but now almost all construction
 38 projects, rather than just new construction, will have permitting fees calculated
 39 using those multipliers against valuation. Minimum permitting fee is set at \$525

1 for a commercial project.

2
3 The "S" version of this ordinance has residential projects paying a permitting fee
4 calculated at 0.009 multiplied against valuation with the exception that residential
5 projects with a valuation of \$40,000 or less will pay a building permitting fee of
6 \$175 per inspection used. This "S" version change means that very small
7 residential projects that use only one inspection pay just \$175 as the permitting
8 fee. The change also retains the goal of the 2009 fee restructuring by having low
9 value residential remodeling projects (\$40,000 or less) that use a relatively high
10 number of inspections for the size of the job will continue to pay per inspection
11 used, thereby generating more revenues to help reduce the subsidy from
12 commercial construction for residential building safety inspections.

13
14 The only other construction projects that will continue to pay a building permit fee
15 on a fee-per-inspection basis are demolitions, change of use, relocatable or mobile
16 food unit permits as well as trade permits involving electrical, mechanical or
17 plumbing but no structural work.

18
19 Many of the other fee changes in the ordinance are simply inflation adjustments.
20 Although some building fees were adjusted in 2011, many have not been changed
21 since January 1, 2009. Cumulative inflation in Anchorage from 2009 through 2018
22 is 17.5 percent while cumulative inflation since 2011 totals 14.5 percent. The base
23 inspection fee is set at \$175 per inspection and the base hourly fee for plan reviews
24 is set at \$175 per hour for the handful of times when plan review is paid on an
25 hourly basis rather than as a percentage of valuation. First re-inspections of a code
26 issue identified in a previous inspection are at no additional charge, but second
27 and subsequent re-inspections are \$350 each. Retrofit permits for replacing a like-
28 for-like item such as a boiler or furnace are \$175 per inspection, up from \$150 per
29 inspection, except the retrofit for a residential hot water heater replacement is set
30 at \$95 per inspection, up from the former \$75 per inspection.

31
32 Grade and fill permits are collapsed into just four categories: \$87.50 for up to 50
33 cubic yards, 625 for 51 to 5,000 cubic yards, \$1,140 for 5,001 to 100,000 cubic
34 yards and \$2,100 for over 100,000 cubic yard with similar fees for plan reviews.
35 Residential reroofing permitting fees are increased to \$287.50 from \$175 for up to
36 a 1500 sq. ft. roof, to \$350 from \$300 for up to a 3,000 sq. ft. roof, and to \$600
37 from \$500 for roofs larger than 3,000 sq. ft. Permitting fees for commercial
38 reroofing jobs, however, are once again calculated as a percentage of project
39 valuation. Contractor licensing and testing fees are adjusted for inflation. Building
40 fines remain unchanged except that the practice of increasing fines for a
41 subsequent violation now has a time limit: fines are increased only if a subsequent
42 violation occurs within a five-year window of a prior offense.

43
44 Elevator permitting and periodic inspection fees are adjusted for inflation with the
45 exceptions of "S" version changes that reduce permitting fees for accessibility
46 equipment such as stairway lifts installed in single family homes by 50 percent from
47 the original AO version. Elevator inspectors do not re-inspect accessibility
48 equipment installed in single family homes but do conduct biennial inspections of
49 accessibility equipment installed in schools, churches, and other types of buildings.
50 Fees for periodic inspections are reduced from existing \$450 inspection fee to
51 \$175 inspection fee for stairway lifts and from \$450 to \$350 for inspections of

1 vertical or inclined platform lifts.

2
3 The most significant change for plan review fees is that the fee for a zoning plan
4 review reverts back to 15 percent of the building permitting fee, as was the case
5 prior to the January 1, 2009 fee changes. Also, the minimum fee for a zoning plan
6 review is adjusted for inflation to \$75, up from \$65.

7
8 ***Addressing Concern that Remodelers Understate Project Valuations***

9
10 Per the Anchorage Home Builders' Association, another reason for the 2009 fee
11 restructuring that created the fee-per-inspection approach for remodeling projects
12 was the tendency of applicants to understate the true valuation of their projects.
13 While new construction valuations are calculated by most U.S. cities using
14 amounts per square foot extracted from the International Code Council's (ICC)
15 valuation tables, there are no dollar amounts in the ICC tables for remodeling
16 projects since such projects vary widely. When the permitting fee for a remodel
17 depends on the applicant's self-declared valuation for the project, an applicant may
18 be tempted to understate the valuation to obtain lower fees. This is an issue that
19 all cities, not just Anchorage, face.

20
21 Other cities have solved this problem by providing alternate means of determining
22 valuation for a remodeling project if the valuation given by an applicant appears to
23 be notably lower than valuations for similar projects. The "S" version provides that
24 MOA will generally accept the stated valuation provided by an applicant but
25 reserves the right of the Building Official to request a copy of the signed
26 construction contract to confirm valuation. If an applicant prefers to keep the
27 construction contract confidential, then the Building Official will review the
28 construction plans and determine if the remodeling project is minor, medium, major
29 or full in scale. The Building Official will then use the ICC valuation tables to
30 calculate what the cost would be for brand new construction using the applicable
31 rates for the square footages and construction types involved, and then will multiply
32 the new construction value by 20%, 40%, 60% or 80% to adjust the "new
33 construction" building permitting fee to a lesser amount that reflects upon the scale
34 of the remodeling work being done.

35
36
37 ***Affordable Housing Building Permit Fee Reduction***

38
39 A key change in the "S" version of the ordinance is the discounting by seventy-
40 five percent (75%) of building permitting fees paid for the construction or
41 renovation of affordable housing projects to help incentivize such construction.
42 For this discount, an affordable housing project is defined as one wherein fifty
43 percent (50%) or more of the residential units constructed or renovated will be
44 rented to households earning eighty percent (80%) or less of the federal Housing
45 and Urban Development (HUD's) median household income for the Anchorage
46 area.

47
48
49 ***On-Site Water and Wastewater Fee Reduction***

50
51 On-site water and wastewater services apply area-wide but for all practical

1 purposes affect the more rural areas where homes rely on individual water wells
2 and septic systems. The only change made to on-site fees is the establishment of
3 a new certificate of on-site system approval (COSA) fee of \$280, applicable when
4 a homeowner only needs a water well COSA. The creation of this fee means that
5 person needing a well-only COSA pays \$280 rather than the standard \$550 fee.
6

7 A homeowner needs to obtain a COSA when selling a property with a septic
8 system or well with the COSA verifying that the well or septic system meets
9 standards. Most homes in more rural areas have both a well and a septic system
10 but there are some homes connected to AWWU sewer lines that still have water
11 wells. When sewer lines are extended, homes within a given distance are required
12 to connect but there are no must-connect requirements for water line extensions.
13 This new, lower COSA fee of \$280 benefits property owners that have only a water
14 well. About forty properties sold each year will qualify for this lower fee.
15

16 ***Fee Changes for Outside of the Building Safety Service Area***

17
18 While this ordinance primarily makes changes to building fees, for consistency
19 purposes, some changes are also made to land use permitting fees. Building fees
20 apply inside of the Municipality of Anchorage's Building Safety Service Area
21 (BSSA) which encompasses almost all of the Anchorage Bowl Area. In areas
22 outside of the BSSA, building permits are not required but construction outside of
23 the BSSA requires a land use permit with zoning review and inspection to ensure
24 the proposed project conforms with zoning regulations. The basic rate for
25 inspection or plan review is set at \$175 per inspection or hour, same as base rates
26 inside the BSSA. Permitting fees based on valuation or square footage remain
27 unchanged.
28

29 No permit is required for grade and fill work outside the BSSA involving 50 cubic
30 yards or less. Fees for fill and grade permits greater than 50 cubic yards are made
31 the same as fees for such work inside the BSSA, but no plan review fees are
32 required for grade and fill work outside the BSSA.
33

34 Sign permitting fees are simplified to \$87.50 for a zoning plan review plus \$175 for
35 a zoning inspection.
36

37 ***Anchorage Fire Department's New and/or Changed Fees and Fines***

38 10.75 AMC

39
40
41 The Anchorage Fire Department (AFD) is creating new, and modifying some
42 existing, fees and fines. Inspection fees in 10.75 AMC are fees for conducting
43 periodic inspections to check fire or life safety systems in certain types of buildings
44 such as apartments, hotels, dormitories, childcare centers, or assisted living
45 facilities as well as businesses where large crowds gather such as night clubs,
46 theaters or arenas. The base inspection fee is set at \$75, compared to the current
47 \$35 fee, plus an additional amount depending on the size and type of building
48 being inspected (these additional amounts are unchanged.) However, the "S"
49 version provides that these fees do not apply to inspections of cold weather
50 emergency shelters; rather, a lower flat \$35 fee is set for such inspections.
51

1 The department is also creating two new annual registration fees. Any fire and life
2 safety service company is required to register with AFD, paying a \$250 annual
3 registration fee. However, the \$250 registration fee is reduced to \$50 per year if
4 the fire and life safety company is already registered as a contractor with the
5 Municipality of Anchorage. Companies that monitor any life or fire safety systems
6 within the municipality are also required to register, paying an annual \$200 fee.
7 Many companies now provide monitoring services for alarms remotely, and this
8 registration requirement is to ensure that AFD is aware of, and has contact
9 information for, all such companies providing services in the greater Anchorage
10 area.

11
12 New fines are also created in 10.75 AMC as enforcement tools to ensure
13 conformity with inspection, compliance and reporting deadlines, and new
14 registration requirements.

15 16 23.10 Table 3-M Fire Permitting Fees

17
18 AFD's fees that relate to new installation or replacement of fire and life safety
19 systems in buildings are now found in Table 3-M (formerly Table 3-N) of the
20 administrative section of the building code, 23.10 AMC. AFD adjusted existing
21 fees to better match the amount of time spent performing plan review and
22 inspections for such systems. AFD also created fees for some newer types of fire
23 and life safety systems, reflecting upon the evolving changes in technology. For
24 example, "generators," have been replaced with newer, more encompassing
25 terminology of, "energy systems." There are new fees for access control systems,
26 digital alarm communicator systems, and smoke control or exhaust systems. A
27 demolition permit to remove a fire or life safety system is set at \$175 and retrofit
28 permitting fee of \$275 is established for retrofitting an existing fire alarm, fire
29 sprinkler, or kitchen fire system.

30
31 AFD is also establishing a requirement to close a permit for a fire or life safety
32 system within one year of issuance, unless the fire permit is connected to a building
33 permitting in which case regular building permit expiration dates apply. The
34 department also created the possibility of a deadline extension where there are
35 extenuating circumstances and fire marshal's written permission is obtained.

36
37 Besides the changes to permitting fees for fire or life safety systems, AFD has also
38 created new fees to provide for alternate means of meeting fire safety/fire response
39 needs in more remote areas of the municipality. For example, in 23.10 Table 3-B
40 Plan Review fees, a 0.002 x valuation fee for an optional residential fire plan review
41 for wildland urban interface is created as an alternative method for complying with
42 fire safety requirements in areas with no fire hydrants. In the right-of-way code
43 (Title 24) a \$75 fee is created for fire plan review for a driveway that may require
44 adequate turnaround space for a fire engine or other emergency equipment. In
45 21.20.2002 AMCR, a fire department site plan review fee for emergency access
46 and water supply for a new subdivision is created at a fee of \$175 for up to 12
47 contiguous lots plus \$87.50 per additional block of contiguous lots (up to 6 lots.)

48 49 ***Title 23 Annual Inflation Adjustments for Fees***

50
51 Given that building safety services are to be fee-supported and not subsidized by

1 tax dollars, all fixed dollar fee amounts in Title 23 – Building Codes, shall be
2 adjusted beginning on April 1, 2021, and on April 1 of each subsequent year, by
3 an amount equal to the increase in the Consumer Price index (CPI-U) for Urban
4 Alaska from January 1 to December 31 of the prior calendar year
5
6
7

8 **THE ADMINISTRATION RECOMMENDS APPROVAL.**
9

10 Prepared by: Linda Brooks, Development Services Department
11 Approved by: Robert Doehl, Development Services Director
12 Approved by: Christopher M. Schutte, Director
13 Office of Economic and Community Development
14 Concur: Lance Wilber, Director
15 Office of Management and Budget
16 Concur: Alexander H. Slivka, CFO
17 Concur: Rebecca A. Windt Pearson, Municipal Attorney
18 Concur: William D. Falsey, Municipal Manager
19 Respectfully submitted: Ethan A. Berkowitz, Mayor
20

10.75.010 - Fees for inspections by Anchorage Fire Department.

A. *Basic inspection fee.* The Anchorage Fire Department shall charge a fee of \$35 for each inspection required for licensing, permitting, or life safety by the municipality, state government, or federal government when such inspection occurs.

1. Where a building owner or tenant provides evidence to the fire marshal of progress toward compliance of required deficiencies, the fire marshal may, on a case-by-case basis, conduct the inspection for no fee (progress inspection). These inspections are limited in scope and typically only document progress is being made.

*B. *Additional fee.* In addition to the basic inspection fee, the following fees shall be charged:

1. Residential inspections:

- a. Apartments with 3—6 units \$18
- b. Apartments with 7—20 units \$36
- c. Apartments with more than 20 units \$72
- d. Hotels/motels with less than 20 units \$36
- e. Hotels/motels with 20—99 units \$120
- f. Hotels/motels with more than 99 units \$240
- g. Dormitories with less than 20 units \$36
- h. Dormitories with 20—99 units \$72
- i. Dormitories with more than 99 units \$120

2. Non-residential inspections, including business license inspections under section 10.10.020, inspections under section 10.10.050, and child care facility inspections:

- a. 1,000—1,999 sq. ft. \$30
- b. 2,000—4,999 \$42
- c. 5,000—9,999 \$72
- d. 10,000—19,999 \$120
- e. 20,000—49,999 \$180
- f. 50,000—99,999 \$240
- g. Over 99,999 \$360

3. Special occupancy:

- a. Group A Occupancies under title 23 \$60
- b. Group H Occupancies under title 23 \$120
- c. Fire protection systems report review:
 - i. Initial fire inspection notice No charge
 - ii. Re-inspection fees Per subsection 10.75.010D.
- d. Home daycare:
 - i. A child care facility located in a detached single-family dwelling, licensed for no more than eight children, operating between the hours of 6:00 a.m. and 10:00 p.m. (no overnight care) \$60
 - ii. Re-inspection fees Per subsection 10.75.010D.

- *C. *Inspections after normal business hours.* If an inspection is requested by the licensee or prospective licensee for a time after normal business hours, as determined and announced by the Fire Chief, the charge is \$175 per hour with a two-hour minimum charge, instead of the charges specified in subsections A. and B.
- *D. *Re-inspection fees.* Where re-inspections are required to confirm compliance with requests or orders to correct, and all violations have been corrected, an inspection fee of \$50 per hour shall apply. Where re-inspections occur and violations have not been corrected, the following fees apply:
 - 1. First re-inspection \$150
 - 2. Second re-inspection \$300
 - 3. Third and subsequent re-inspections \$500
- E. *Discount(s).* For B, M, R, and F occupancies under title 23, the following discount applies: If there are zero violations, then 40 percent off total invoice.
- F. *Self-inspections.* Residential occupancies identified in subsection B. shall be inspected annually.
 - 1. Owners may satisfy the annual inspection requirement in two out of every three years by completing a self-inspection form provided by the fire department under the following conditions:
 - a. After pre-inspection notification from the fire department, fully complete the form and correct any found violations.
 - b. Return the form within 30 days of the date of notification with the fee of \$36 or return the form within 45 days with the fee of \$48.
 - 2. Failure to return the form within 45 days, correct the violations, or pay the proper fee may result in a fire inspection conducted by the fire department under other subsections of this Code.
- G. *Hourly rate for fire and EMS personnel and equipment at special events.*
 - 1. When fire or emergency medical personnel and/or equipment are required at special events, the event coordinator shall be charged at the rate of \$110.00 per hour, per person, for non-municipal functions, including but not limited to:
 - a. Emergency medical support standby;
 - b. Engine company standby at fireworks displays; and
 - c. Activities occurring under municipal permit in municipal right-of-way.
 - 2. Requests for fire and EMS personnel and equipment at any of the types of functions described above shall provide prior written notice as follows:
 - a. Written requests received more than ten days in advance of the function shall be charged a two-hour minimum for each person, even if the function is less than two hours in length; or
 - b. Written requests received ten days or less prior to the function shall be charged a four-hour minimum for each person, even if the function is less than four hours in length.
 - 3. The number of personnel required shall be in the sole discretion of the fire chief, based upon:
 - a. The type of event; and
 - b. The size of the event, including:

- i. The number of participants;
- ii. Whether or not alcohol is to be served;
- iii. Whether or not the organization holding the event is a non-profit or a for-profit entity;
- iv. Complexity of the event;
- v. Adequacy of insurance coverage confirmed by the municipal risk manager;
- vi. The provision of private or volunteer security personnel; and
- vii. Any other circumstances potentially compromising the safety, health, and welfare of the participants and municipal citizens.

(AO No. 99-157, § 2, 4-1-00; AO No. 2001-145(S-1), § 9, 12-11-01; AO No. 2003-1, § 1, 1-28-03; AO No. 2008-87, § 1, 8-12-08; AO No. 2010-81(S-1), § 12, 12-7-10, eff. 1-1-11; AO No. [2018-100\(S\)](#), § 1, 1-1-19)

Cross reference— *Municipal fees, fines, and penalties established limitation, § 3.99.020.

23.10.104.15.3 - Permit fees.

Permit fees depend upon the type and extent of construction. Some projects may be required to pay for more than one type of permit fee, e.g., a building containing an elevator will require a general building permit and an elevator permit. The fee for each permit shall be as set forth in Section 23.10 Tables 3-A through 3-N. Where a technical code is adopted by the Municipality for which no fee schedule is shown in this code, the fee required shall be in accordance with the schedule established by the Assembly. Permit fees are calculated as follows:

- A. Permit fees for new construction are based on valuation determined in accordance with subsection 23.10.104.15.1(A). There are no additional permit fees for plumbing, mechanical and electrical permits.
- B. Permit fees for additions, alterations and change of use permits are not based on valuation. The fees are based on an estimated number of inspections for all disciplines provided by the permit applicant. The building official will assist the permit applicant with the initial estimate. The building official reserves the right to correct the estimate based on historic information for similar projects. A refund will be granted for inspections not used. Additional fees are required for inspections exceeding the number purchased.

23.10. Table 3-A - Building permit fees.

1. New Construction (Commercial)	Building Permit Fee
\$1.00 to \$500,000	\$0.015 * Valuation
\$500,001 to \$1,000,000	\$0.010 * Valuation
\$1,000,001 to \$5,000,000	\$0.008 * Valuation
\$5,000,001 and up	\$0.006 * Valuation
2. New Construction (Residential)	\$0.009 * Valuation. The permit applicant receives 23 inspections plus 2 additional inspections for each \$100,000 in valuation above \$500,000 valuation.
3. Alterations; Additions; Change of Use; (Residential and Commercial)	\$75 per inspection per ½ hour with a minimum ½ hour charge per inspection.
4. Miscellaneous Building Permits	
A. Temporary/seasonal building (new)	\$1,000
B. Temporary/seasonal building (extension/yearly renewal)	\$500
C. Demolition	\$150
D. Residential Deck Permit (addition or alteration), Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project	\$75 per inspection per half hour with a minimum one-half hour charge per inspection.
E. Relocatable set-up permits Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project	\$150 per inspection per hour with a minimum one hour charge per inspection.

F. Mobile food unit	\$150 per inspection per hour with a minimum one hour charge per inspection.
---------------------	--

23.10. Table 3-B - Plan review fees.

1. Building Permits Plan Review Fees	
A. Commercial Building Plan Review	0.0031 * Valuation with a minimum of \$65
B. Fire Department Plan Review	0.0011 * Valuation with a minimum of \$65
C. New Commercial Pre-approved Plan Review	0.0017 * Valuation with a minimum of \$65 (In lieu of item A. in Table 3-B 1.)
D. Commercial Land Use Plan Review	0.00075 * Valuation with a minimum of \$65
E. New Commercial/Residential Expedited Plan Review	60% of the building permit fee as calculated in Table 3-A in addition to the applicable fee in Table 3-B
F. Owner Requested Out-sourcing Plan Review	25% of the building permit fee, in addition to the applicable fee in Table 3-B 1.
G. Residential Building Plan Review	0.005 * Valuation with a minimum of \$65
H. Residential Land Use Plan Review	0.00065 * Valuation with a minimum of \$65
I-1. New Residential Pre-Approved Plan Review	\$0.003 * Valuation with a minimum of \$65 (In lieu of item G. in Table 3-B 1.)
I-2. Residential: Single-family and Two-Family reviewed by	\$0.003 * Valuation with a minimum of

independent reviewing professionals under section 23.10.104.7.1.	\$65 (In lieu of item G. in Table 3-B 1.)
J. Alterations and/or Additions (Residential) Owner/Contractor/permittee shall provide Building Safety with estimated valuation of entire project	\$0.005 * valuation with a minimum of \$65
K. Alterations and/or Additions (Residential) Land Use Plan review. Owner/Contractor/permittee shall provide Building Safety with estimated valuation of entire project	\$0.00065 * valuation with a minimum of \$65
L. Change of Use (no other work being done) requiring architectural, fire and zoning review.	\$130 per plan review discipline per hour with a half hour minimum per discipline
M. Express Plan Review	\$200 per hour per discipline with a half hour minimum per discipline, in addition to all applicable fees including the base plan review fee
2. Miscellaneous	
A. Plan review or code research, change orders, alternate materials and methods requests, miscellaneous	\$130 per plan review discipline per hour with a quarter hour minimum per discipline
B. Product/fabricator approval review	\$130 per plan review discipline per hour with a quarter hour minimum per discipline
C. Residential Deck (addition or alteration)	\$130 per plan review discipline per hour with a quarter hour minimum

23.10. Table 3-C - Inspection fees.

1. Inspection or re-inspection, per ½ hour, minimum ½-hour	\$75
2. Inspection or re-inspection, unscheduled, each, per ½ hour, ½-hour minimum. Inspection shall not count against pre-purchased inspections or allotted	\$115

residential inspections.	
3. Inspection or re-inspection, outside normal business hours, per hour, per inspector; two-hour minimum. Inspection shall not count against pre-purchased inspections or allotted residential inspections.	\$285
4. Inspection, Sundays and holidays, per hour, per inspector, two-hour minimum. Inspection shall not count against pre-purchased inspections or allotted residential inspections.	\$375
5. Code compliance inspection, per hour, per inspector, one-hour minimum	\$150
6. Secure Facilities Surcharge (in addition to the hourly rate for inspections at any facility where an inspector must wait for an escort)	25% Surcharge
7. Fine for failure to perform special inspection, per incident	\$300 at the discretion of the Building Official

23.10. Table 3-D - Temporary electric and gas permit fees.

A. Temporary Electric, without Building permit. No fee if tied to a building permit.	\$150
B. Temporary gas, without Building permit. No fee if tied to a building permit	\$150

23.10. Table 3-E - Retrofit permit fees.

A. Retrofit permits limited in scope as follows:	\$75 per inspection per ½-hour, with a minimum charge of one-half hour per inspection.
1. One new 20 amp circuit having no more than six general purpose receptacles or light fixtures.	
2. No more than six general purpose receptacles or light fixtures added to one or more existing 20 ampere circuits.	

3. One 20 amp circuit for a sign.	
4. The like for like replacement of a water heater in a residential building containing 4 or fewer dwelling units.	
B. Retrofit permits limited in scope as follows that do not qualify under item A. above:	\$150 per inspection per hour, with a minimum charge of one hour per inspection.
1. The like for like replacement of plumbing, mechanical and electrical equipment, fixtures and appliances in commercial and residential buildings.	
2. The like for like replacement of a water heater in a commercial building or a residential building containing more than 4 dwelling units.	
3. Electrical, plumbing or mechanical alterations to a residential building containing 4 or fewer dwelling units.	
4. Minor plumbing, mechanical and electrical alterations to commercial buildings where the requirement for engineering can be waived (requires pre-approval by plan review).	
C. Test backflow preventer	\$150 per inspection.

23.10. Table 3-F - Elevator, escalator, dumbwaiter, and other lift permit fees.

NOTES:

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly.
2. Load side wiring associated with the conveyance and installed by the elevator contractor shall not require additional permits.
3. Fees include elevator inspection section plan review time, travel time, inspection time, report preparation time and administrative time.
4. Elevator inspector time is billed in half-hour increments.

1. New Installations, Modernizations and Relocations	
--	--

A. Hydraulic elevators	\$2,100
B. Electric geared and gearless elevators	\$2,700
C. Residential elevators	\$1,800
D. Dumbwaiters	\$1,200
E. Escalators and moving walks	\$2,700
F. Accessibility Equipment covered by A18.1:	
1. Vertical Platform Lift	\$1,200
2. Inclined Platform Lift	\$900
3. Inclined Stairway Chairlifts	\$300
G. Vertical Reciprocating Conveyor (VRC)	\$1,200
H. Roped hydraulic elevators	\$2,400
2. Minor Alterations	
Building Safety will use 3 hours as the base amount to charge at the time of application. Additional time required to complete the project will be billed at the end of the project.	\$450 plus \$150 per hour for inspector time beyond 3 hours
3. Biennial Certificate of Inspection	
A. Electric geared and gearless elevators	\$900 plus \$150 per hour for inspector time exceeding 8 hours.
B. Hydraulic elevators	\$600 plus \$150 per hour for inspector time exceeding 5 hours.
C. Accessibility Equipment covered in the A18.1	

1. Vertical platform lift	\$450 plus \$150 per hour for inspector time exceeding 4 hours.
2. Inclined platform lift	\$450 plus \$150 per hour for inspector time exceeding 4 hours.
3. Inclined stairway chair lift	\$450 plus \$150 per hour for inspector time exceeding 4 hours.
D. Dumbwaiters	\$450 plus \$150 per hour for inspector time exceeding 4 hours.
E. Vertical Reciprocating Conveyor (VRC)	\$450 plus \$150 per hour for inspector time exceeding 4 hours.
4. Annual certificate of Inspection	
Escalators and moving walks	\$1,050 plus \$150 per hour for inspector time exceeding 9 hours.

23.10. Table 3-G - Grading, excavation and fill permit fees.

1. There is no additional permit fee when grading is done as part of a building permit.	
2. Permit fees are required for stand-alone grading permits as follows:	
A. Less than 10 cubic yards	\$0
B. 10 to 50 cubic yards	\$75
C. 51 to 500 cubic yards	\$225

D. 501 to 2,500 cubic yards	\$300
E. 2,501 to 5,000 cubic yards	\$450
F. 5,001 to 10,000 cubic yards	\$750
G. 10,001 to 25,000 cubic yards	\$1,000
H. 25,001 to 50,000 cubic yards	\$1,500
I. 50,001 to 100,000 cubic yards	\$2,000
J. Greater than 100,000 cubic yards	\$2,500
3. Plan review fees are required for grading work as follows:	
A. Less than 10 cubic yards	\$0
B. 10 to 50 cubic yards	\$0
C. 51 to 500 cubic yards	\$75
D. 501 to 2,500 cubic yards	\$225
E. 2,501 to 5,000 cubic yards	\$300
F. 5,001 to 10,000 cubic yards	\$450
G. 10,001 to 25,000 cubic yards	\$600
H. 25,001 to 50,000 cubic yards	\$900
I. 50,001 to 100,000 cubic yards	\$1,200
J. Greater than 100,000 cubic yards	\$1,500

4. The fee for inspections beyond those required by Chapter 23.105 Grading, Excavation, Fill and

Landscaping Code shall be \$150 per hour with a one-hour minimum for each inspection.

23.10. Table 3-H - Re-roof permit fees.

1. Up to 1,500 sq. ft.	\$175 includes plan review.
2. 1,501 to 3,000 sq. ft.	\$300 includes plan review
3. Greater than 3,000 sq. ft.	\$500 includes plan review

23.10. Table 3-I - Mobile home permit fees.

1. Set-up fee	\$225
2. Land use plan review fee	\$25

23.10. Table 3-J - Sign permit fees.

1. Sign, other than electrical Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project.	\$150 per inspection
2. Electrical Sign. Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project.	\$150 per inspection
3. Sign Building Plan Review Structural Review, with half-hour increments, one-half hour minimum.	\$130 per Hour
4. Sign Land Use Plan Review with half-hour increments, one-half hour minimum.	\$130 per hour.

23.10. Table 3-K - Licenses and testing fees.

1. Test Fees	
A. Contractor testing fee	\$75
B. Journeyman testing fee	\$50
2. Issuance or Renewal Fees	
A. Contractor license, 2 years	\$360
B. Journeyman license, 2 years	\$125
C. Trainee license, 2 years	\$75
D. Special Inspector License, 2 years	\$125
E. Administrative late fee	\$60
3. License Requirements	
A. Backflow Assembly Tester, renewal fee (one-day recertification training required)	\$100

23.10. Table 3-L - On-site services fees.

1. Certificate of on-site systems approval, (COSA) single family	
A. Existing System	\$550
B. Existing System with active upgrade permit	\$280
C. New Installation	\$75
2. On-site conditional COSA approval	\$290
3. On-site wastewater disposal system construction permit, includes drain field replacement	\$595

4. Water well construction permit	\$225
5. Septic tank/Holding tank replacement	\$225
6. Water storage tank permit	\$160
7. Renewal for on-site permit or COSA	\$145
8. On-site water/wastewater expedited review	Additional 60% of the applicable fees
9. On-site wastewater permit change order review, per hour, half-hour minimum	\$145
10. On-site code compliance re-inspection, per inspection, per hour, one hour minimum	\$145
11. Separation distance variance/waivers:	
A. Variance/Waiver, lot line	\$225
B. Variance/Waiver, well to tank	\$1,180
C. Variance/Waiver, well to field	\$1,180
D. Variance/Waiver, field to surface water	\$900
E. Variance/Waiver, tank to surface water	\$900
F. Variance/Waiver, well to public sewer	\$1,180
G. Variance/Waivers of setback requirements in chapters 15.55 and 15.65 not listed in current fees	\$225
12. Excavator Certification	\$480
13. Well Driller/Pump Installer Certification	\$300
14. Waste treatment equipment manufacturer (plan review and facility inspection)	

A. Initial review and approval - one time fee	\$900
B. Review of changes or modifications, per hour, ½ hour minimum	\$160
15. Sanitary pumper, per truck	\$310

(AO No. 2011-4(S), § 1, 5-24-11; AO No. 2015-127, § 1, 4-1-16; AO No. [2018-100\(S\)](#), § 5, 1-1-19)

23.10. Table 3-M - Miscellaneous fees and fines.

1. Code books and publications	Cost
2. Research, building permit, per hour	\$50
3. Fine, building code violations, civil penalty, fine per day per violation	\$100 to \$500
4. Copies, standard 8½"×11" page, each	\$0.35 per page
5. Investigation fee for work begun without proper permit(s), in addition to all permit fees required by this code.	Permit fee required by this code, or \$1,000, whichever is greater
a. First Offense: Investigative fee may be waived by the building official if required permit is obtained within reasonable amount of time agreed to by building official.	
b. Subsequent Offenses: Investigative fee plus an additional \$1,000 fine applied incrementally for each additional offense. As example, the third offense would be investigative fee plus \$2,000 if the first one was waived.	
6. Training, per person, per class, when applicable	\$50
7. Code abatement fee, per hour, one hour minimum	\$150
8. Fine (Contractor), work without a required contractor's license, civil penalty	
a. First Offense: Issuance fee plus test fee (if applicable) and a \$1,000 fine which may be waived by the	

building official if required license is obtained within 30 days.
b. Subsequent Offense: \$1,000 plus issuance fee plus test fee (if applicable) and an additional \$1,000 applied incrementally for each additional offense. As example, the third offense would be \$2,000.
9. Fine (Journeyman), work without a required Certificate of Qualification.
a. First Offense: Issuance fee plus test fee and a \$250 fine which may be waived by the building official if the individual registers for the journeyman test within 72 hours.
b. Subsequent Offense: \$250 plus issuance fee plus test fee and an additional \$250 applied incrementally for each additional offense. For example, a third offense is \$500.
c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.
10. Fine (Trainee), work without a required trainee card.
a. First Offense: \$60 (waived if obtained within 72 hours).
b. Subsequent Offense: \$100 for each offense and an additional \$100 applied incrementally for each additional offense. For example, a third offense is \$200.
c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.

23.10. Table 3-N - Fire systems fees.

1. Kitchen Hood Fire System	\$325
2. Fire Standpipe	\$650
3. Fire Pump	\$520
4. Fire CO2 System	\$520
5. Fire Alternate Gas	\$520
6. Other Fire System (reviewed and inspected per hour)	\$130

7. Emergency Generator	\$1,560
8. Fire Sprinkler/Alarm/Foam	
0—25 devices	\$325
26—50 devices	\$422.50
51—75 devices	\$520
76—100 devices	\$617.50
Each lot of 50 devices beyond 100	\$325
9. Change Order, per hour	\$130

([AO No. 2015-127, § 1, 4-1-16](#))

21.20.001 - Schedule of fees—Land use permits.

- A. The determination of value or valuation under any provisions of title 21 of the Anchorage Municipal Code shall be based upon the most current building valuation data chart in the Building Standards Magazine published by the International Conference of Building Officials.
- B. A land use permit for a building of group A, B, E, H, I, or R-1 occupancy shall not be issued without prior payment of the applicable fee set out below:

Total Valuation	Fee
\$101.00 to \$500.00	\$25
\$501.00 to \$2,000.00	\$26 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$60 for the first \$2,000.00, plus \$12 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$333 for the first \$25,000.00, plus \$11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$600 for the first \$50,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,010 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$3,140 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof
Expedited plan review	30% surcharge added to the land use permit fee

The fees assessed in this table include the \$135 per hour fee under subsection 21.20.001G. for an inspection within normal business hours, if a zoning inspection is required. The fees assessed in this table do not include other fees under subsection 21.20.001G. that apply to re-inspections, inspections conducted outside normal business hours, and inspections conducted on Sundays or holidays.

- C. A land use permit fee of \$0.25 per square foot for a building of group R-3 or U occupancy, including mobile homes, shall be paid at the time of application.

- D. As used in this section, each basement or cellar shall be considered to be one story and occupancy designations are defined in the building code adopted in title 23 of the Anchorage Municipal Code.
- E. A land use permit for grading, excavation or fill may not be issued without prior payment of the applicable fees set out below:

1.	50 cubic yards or less	No Fee
	51 to 100 cubic yards	\$31
	101 to 1,000 cubic yards	\$45
	1,001 to 10,000 cubic yards	\$61
	10,001 to 100,000 cubic yards	\$61 for the first 10,000 cubic yards, plus \$31 for each additional 10,000 cubic yards or fraction thereof
	100,001 to 200,000 cubic yards	\$336 for the first 100,000 cubic yards, plus \$19 for each additional 10,000 cubic yards or fraction thereof
	200,001 cubic yards or more	\$519 for the first 200,000 cubic yards, plus \$8.00 for each additional 10,000 cubic yards or fraction thereof
2.	If additional plan review is required by changes, additions, revisions to an approved excavation plan, the applicant must pay \$135 per hour and must pay a minimum charge for one-half hour.	
3.	The fees assessed in this table include the \$135 per hour fee under subsection 21.20.001G. for an inspection within normal business hours, if a zoning inspection is required. The fees assessed in this table do not include other fees under subsection 21.20.001G. that apply to re-inspections, inspections conducted outside normal business hours, and inspections conducted on Sundays or holidays.	

- F. Inspection fees shall be paid as described below:

1.	Inspections within normal business hours	\$135 per hour, per inspector
2.	Inspections outside of normal business hours	\$205 per hour (minimum charge two hours)

3.	Re-inspections which are necessary because at the time of the previous, required inspection:	\$205 per hour (minimum charge one hour)
	a. The work to be inspected was not completed;	
	b. Previously required corrections were not completed;	
	c. The approved work plans were not readily available to the inspector;	
	d. Access to the work site was denied; or	
	e. The work deviated from the approved plans.	
4.	Inspection for which no fee is specifically indicated.	\$135 per hour (minimum charge one-half hour)
5.	Inspection on Sundays and holidays, per inspector, per hour, two-hour minimum	\$270

G. If partial municipal fee relief has been granted for land use fees by assembly action under AMC chapter 12.35, payment of any amount not waived shall be in accordance with this section.

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 19, 1-1-04; AO No. 2004-151, § 12, 1-1-05; AO No. 2009-74(S-1), § 5, 2-16-10; AO No. 2013-100, § 10, 1-1-14; [AO No. 2015-111\(S-1\), § 10, 1-1-16](#); AO No. [2018-100\(S\)](#), § 9, 1-1-19)

Authority— Anchorage Municipal Code § 3.40, § 21.10.040.