

Compare Fee Changes in AMC 23.10 Tables A thru O: S-Version of AO to Current Fees

Table 3-A - Building Permit Fees

S-version of AO - Fees		Current Fees	More info
1. Commercial Construction	Building Permit Fee		
\$1.00 to \$500,000	\$0.015 * Valuation, minimum fee of \$525	no change - except minimum fee of \$525	
\$500,001 to \$1,000,000	\$0.010 * Valuation	no change	
\$1,000,001 to \$5,000,000	\$0.008 * Valuation	no change	
\$5,000,001 and up	\$0.006 * Valuation	no change	
<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>	Creates a new discount that did not previously exist	
2. Residential Construction	<del>\$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.</del>	see below	
<u>Projects valued at \$40,000 or less</u>	<u>Permitting fee is \$175 per inspection used</u>	Residential construction valued at \$40,000 or less will pay a fee of \$175 per insp. - \$150 fee per insp. 30 minute minimum took effect in 1/1/11 (\$75 per insp per 30 min. in effect 4/1/16 - led to significant loss of revenue)	Reflects 14.5% inflation 1/1/11 - 12/31/18
<u>Projects valued over \$40,000</u>	<del><u>\$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.</u></del>	no change for new construction - what differs is that remodeling/additions paid a fee per insp. starting in 2009 - now remodel/addition projects \$40,000 or more pay fee as % of valuation	

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3. Trade Permits (Plumbing, mechanical, or electrical work but no structural work)	\$175 per inspection	No change except insp. fee goes to \$175	Reflects 14.5% inflation 1/1/11 - 12/31/18
4. Miscellaneous Building Permits			
A. Temporary/seasonal building (new)	\$1,175	\$1,000	Reflects inflation 1/1/09 - 12/31/18
B. Temporary/seasonal building (extension/yearly renewal)	\$587.50	\$500	Reflects inflation 1/1/09 - 12/31/18
C. Change of Use	\$175 per inspection	\$150 per insp 2011 (made \$75 per insp/30 min 2016)	Reflects 14.5% inflation 1/1/11 - 12/31/18
D. Demolition	\$175 per inspection	\$150 per insp 2011 (made \$75 per insp/30 min 2016)	Reflects 14.5% inflation 1/1/11 - 12/31/18
E. Relocatable set-up permits  Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project	\$175 per inspection	\$150 per insp 2011 (made \$75 per insp/30 min 2016)	Reflects 14.5% inflation 1/1/11 - 12/31/18
F. Mobile food unit	\$175 per inspection	\$150 per insp 2011 (made \$75 per insp/30 min 2016)	Reflects 14.5% inflation 1/1/11 - 12/31/18

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	no change - except previous minimum \$65	
(2) Pre-approved plan review for new buildings	0.0017 * Valuation with a minimum of \$75 (In lieu of item A.(1))	no change - except previous minimum \$65	
(3) Owner-requested out-sourcing plan review	25% of the building permit fee, in addition to the applicable fee of item A. (1)	no change	
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a \$75 minimum fee	0.00075 x valuation	Goes back to pre-2009 practice of 15% of building permit fee

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C. Fire Department			
Plan review for commercial buildings	0.0011 * Valuation with a minimum of \$75	no change - except previous minimum \$65	
2. Residential Plan Review Fees			
A. Building Safety			
(1) Plan Review	0.005 * Valuation with a minimum of \$75	No change - except previous minimum \$65	
(2) Pre-Approved Plan Review	<a href="#">\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))</a>	No change - except previous minimum \$65	
(3) Optional single-family and two-family reviewed by independent reviewing professionals	<a href="#">\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))</a>	No change - except previous minimum \$65	
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a minimum \$75 fee	0.00065 x valuation	Goes back to pre-2009 practice of 15% of building permit fee
C. Fire Department – optional residential fire plan review for Wildland Urban Interface	0.002 * Valuation with a minimum of \$75	N/A -- this is a new fee	
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	\$130	All inspection & review fees standardized at \$175
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.	No change	
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	\$200	

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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	\$130	All inspection & review fees standardized at \$175
B. Product/fabricator approval review	\$175 per plan review discipline per hour with a quarter hour minimum per discipline	\$130	All inspection & review fees standardized at \$175

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 excess of allotted quantity.)	\$175	\$150 per insp 2011 (made \$75 per insp/30 min 2016)	Reflects 14.5% inflation 1/1/11 - 12/31/18
2. Second and subsequent re-inspections of same code correction issue. Such inspections are not covered by permitting fee paid under Table 3-A.  (First re-inspection at no additional cost)	\$350	New practice - new fee	
3. Inspection or re-inspection, unscheduled. Unscheduled inspections are not covered by the permitting fees paid under Table 3-A.	\$265	\$115 with a 2 hour minimum, so \$230 actual current fee	Made \$265 per inspection (no paying for 2 hours as currently happens) \$230 is adjusted for 14.5% inflation
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	\$285 with a 2 hour minimum, so \$570 current fee	Fee is actually reduced from \$570 to \$350

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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	\$375 with a 2 hour minimum, so \$750 current fee	Fee is actually reduced from \$750 to \$400
6. Code compliance inspection, per inspection	\$175	\$150	Standardized all insp. fees to \$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	No change	

Table 3-D - Temporary electric & gas permit fees

1. Temporary Electric, without building permit. No fee if tied to a building permit.	\$175 per inspection	\$150	Standardized all insp. fees to \$175
2. Temporary gas, without building permit. No fee if tied to a building permit	\$175 per inspection	\$150	Standardized all insp. fees to \$175

Table 3-E - Retrofit Permit Fees

1. Retrofit permits limited in scope as follows:	\$95 per inspection	\$85 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.			

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	S-version of AO - Fees	Current Fees	More info
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	\$150 per inspection	Standardized all insp. fees to \$175 (14.5% inflation since 1/1/2011)
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.	\$150 per inspection	Standardized all insp. fees to \$175 (14.5% inflation since 1/1/2011)
4. Fire Permit Retrofits – see Table 3-M for fire retrofits			

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S-version of AO - Fees

Current Fees

More info

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.
  1. 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.

	S-version of AO - Fees	Current Fees	More info
1. New Installations, Modernizations and Relocations			
A. Hydraulic elevators	\$2,400	\$2,100	Adjusted elevator fees for 14.5% inflation, 1/1/11 - 12/31/18
B. Electric geared and gearless elevators	\$3,090	\$2,700	ditto
C. Residential elevators	\$2,060	\$1,800	ditto
D. Dumbwaiters	\$1,375	\$1,200	ditto
E. Escalators and moving walks	\$3,090	\$2,700	ditto
F. Accessibility Equipment covered by A18.1:			
1. Vertical Platform Lift	\$1,375	\$1,200	ditto
2. Inclined Platform Lift	\$1,030	\$900	ditto
3. Inclined Stairway Chairlifts	\$340	\$300	ditto
<u>Accessibility equipment installed in a single family home or duplex</u>	<u>Permitting fee shall be reduced by fifty percent (50%)</u>	--- creation of new discount for accessibility devices in a single family home ---	
G. Vertical Reciprocating Conveyor (VRC)	\$1,375	\$1,200	Adjusted elevator fees for 14.5% inflation, 1/1/11 - 12/31/18

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H. Roped hydraulic elevators	\$2,750	\$2,400	ditto
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	\$450 plus \$150 per hr for inspector time beyond 3 hours	Standardized insp. fee at \$175 - base \$525 reflects on 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.	\$900 plus \$150 per hour for inspector time exceeding 8 hours	Standardized insp. fee at \$175 - base \$1400 reflects on 8 hours
B. Hydraulic elevators	\$875 base plus \$175 per hour for inspector time exceeding 5 hours.	\$600 plus \$150 per hour for inspector time exceeding 5 hours	Standardized insp. fee at \$175 - base \$875 reflects on 5 hours
C. Accessibility Equipment covered in the A18.1			
1. Vertical platform lift	<del>\$525</del> <u>\$350</u> base plus \$175 per hour for inspector time exceeding <u>2 hours.</u> <del>4 hours.</del>	\$450 plus \$150 per hr for inspector time beyond 3 hours	S Version reduces the cost to \$350 from current \$450 fee
2. Inclined platform lift	<del>\$525</del> <u>\$350</u> base plus \$175 per hour for inspector time exceeding <u>2 hours.</u> <del>4 hours.</del>	\$450 plus \$150 per hr for inspector time beyond 3 hours	ditto
3. Inclined stairway chair lift	<del>\$525</del> <u>\$175</u> base plus \$175 per hour for inspector time exceeding <u>1 hour.</u> <del>4 hours.</del>	\$450 plus \$150 per hr for inspector time beyond 3 hours	ditto
D. Dumbwaiters	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.	450 plus \$150 per hr for inspector time beyond 3 hours	Standardized insp. fee at \$175 - base \$525 reflects on 4 hours.
E. Vertical Reciprocating Conveyor (VRC)	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.	\$450 plus \$150 per hr for inspector time beyond 3 hours	Standardized insp. fee at \$175 - base \$525 reflects on 4 hours.

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4. Annual certificate of Inspection			
Escalators and moving walks	\$1,575 base plus \$175 per hour for inspector time exceeding 9 hours.	\$1,050 plus \$150 per hour for inspector time exceeding 9 hours	Standardized insp. fee at \$175 - base \$1575 reflects on 9 hours.

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	\$0 if under 10 cu yd, otherwise \$\$75	adjusted for inflation
B. 51 to 5,000 cubic yards	\$625	\$225 to \$450	adjusted for inflation/ staff time involved
C. 5,001 to 100,000 cubic yards	\$1,140	\$750 to \$2000	regrouped, some fee reductions
D. Over 100,000 cubic yards	\$2,100	\$2,500	reduced fee - per staff time involved
3. Plan review fees are required for grading work as follows:			
A. 1 to 50 cubic yards	\$87.50	\$0	fewer categories/fee adjusted per staff time involved
B. 51 to 5,000 cubic yards	\$625	\$75 to \$300	fewer categories/fee adjusted per staff time involved
C. 5,001 to 100,000 cubic yards	\$1,140	\$450 to \$1,200	fewer categories/fee adjusted per staff time involved
D. Over 100,000 cubic yards	\$2,100	\$1,500	fewer categories/fee adjusted per staff time involved

Table H - Residential Reroof Permit fees (Commerical roofs pay Table A fee)

			Goes back to pre-2009 practice of charging
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1. Up to 1,500 sq. ft.	\$287.50	\$175 - all roofs this size	reroofing permitting fee as a % of valuation, keeps flat fee for residential but adjusts for inflation
2. 1,501 to 3,000 sq. ft.	\$350	\$300 - all roofs this size	ditto
3. Greater than 3,000 sq. ft.	\$600	\$500 - all roofs this size	ditto

Table 3-I Mobile home permit fees

1. Set-up fee	\$265	\$225	adjusts for inflation - still priced below actual cost of building safety services
2. Land use plan review fee	\$45	\$25	adjusts for inflation - still priced below actual cost of building safety services

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	\$150 per inspection	All insp. & plan review standardized at \$175 -- adjusts for 14.5% inflation since 1/1/11
2. Sign plan review, structural and electrical as applicable, with half-hour increments, one-half hour minimum.	\$175 per hour	\$150 per inspection	ditto
3. Sign land use plan review with half-hour increments, one-half hour minimum.	\$175 per hour	\$130 per hour	ditto

Table 3-K Licenses and testing fees

1. Test Fees			
A. Contractor testing fee	\$90	\$75	Adjusts for 17.5% inflation , since 2009
B. Journeyman testing fee	\$60	\$50	Adjusts for 17.5% inflation , since 2009

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<b>2. Issuance or Renewal Fees</b>			
A. Contractor license, 2 years	\$400	\$360	Adjusts for 14.5% inflation, since 2011
B. Journeyman license, 2 years	\$140	\$125	ditto
C. Trainee license, 2 years	\$85	\$75	ditto
D. Special Inspector License, 2 years	\$140	\$125	ditto
E. Administrative late fee	\$70	\$60	ditto
<b>3. License Requirements</b>			
Backflow Assembly Tester, renewal fee (one-day recertification training required)	\$120	\$100	Adjusts for 17.5% inflation, since 2009

Table 3-L On-site service fees

1. Certificate of on-site systems approval, (COSA) single family			
A. Existing System	\$550	no change	
B. Existing System with active upgrade permit	\$280	no change	
C. Well-only	\$280	--- new fee this AO --- without change, standard \$550 applies	
D. New Installation	\$75	no change	
2. On-site conditional COSA approval	\$290	no change	
3. On-site wastewater disposal system construction permit, includes drain field replacement	\$595	no change	
4. Water well construction permit	\$225	no change	
5. Septic tank/Holding tank replacement	\$225	no change	
6. Water storage tank permit	\$160	no change	
7. Renewal for on-site permit or COSA	\$145	no change	

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8. On-site water/wastewater expedited review	Additional 60% of the applicable fees	no change	
9. On-site wastewater permit change order review, per hour, half-hour minimum	\$145	no change	
10. On-site code compliance re-inspection, per inspection, per hour, one hour minimum	\$145	no change	
11. Separation distance variance/waivers:			
A. Variance/Waiver, lot line	\$225	no change	
B. Variance/Waiver, well to tank	\$1,180	no change	
C. Variance/Waiver, well to field	\$1,180	no change	

Table 3-M Fire permitting fees

1. Combined Plan Review and Permitting Fees			<b>FIRE FEES not Adjusted since 2009</b>
A. Access Control System <i>(Permit required if system delays egress or electronically locks egress doors)</i>	\$450	new fee type	AFD Fire Prevention staff reviewed data for prior years' permits & set fees to reflect average time/staff cost involved for each permit - and set fees for newer types of systems now coming into use.
B. Energy system – <i>if legally required by IFC section 1203.2</i>	\$2,100	previous was \$1,560 for an emergency generator	ditto
C. Special Hazard Fire System <i>(CO2, clean agent, halon, halon alternatives, or dry chemical system)</i>	\$700	new fee type	ditto
D. Fire Pump	\$700	\$520	ditto

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E. Fire Sprinkler/Alarm/Foam-water Sprinklers			
0—25 devices	\$450	\$325	ditto
26—50 devices	\$575	\$422.50	ditto
51—75 devices	\$700	\$520	ditto
76—100 devices	\$825	\$617.50	ditto
Each lot of 50 devices beyond 100	\$450	\$325	ditto
F. Fire Standpipe System	\$875	\$650	ditto
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	new fee	ditto
H. Gas Detection System	\$450	new fee	ditto
I. Kitchen Hood Fire System	\$450	\$325	ditto

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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	new fee	ditto
K. Smoke Control or Smoke Exhaust System	\$2,100	new fee	ditto
L. Demolition Permit for a Fire or Life Safety System	\$175	new fee	did not previously provide for a demolition permitting fee
2. Change Order, per hour	\$175	\$130 per hour	Insp. & plan review fees standardized to \$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	new fee	Retrofit permit provides for a lower fee to replace an existing system (retrofit fee is lower compared to paying permitting fee as if a new system)

Table 3-N Miscellaneous Fees

1. Code books and publications	at cost	at cost	
2. Records research and retrieval,	\$75 per hour for staff time plus actual box retrieval fees	\$50	

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3. Recording documents on behalf of customers with State of Alaska's District Recorder's Office	\$30 for staff time plus actual recording fees	new - as Dev. Svcs. has started to record documents with State District Recorder's Office as a service for customers	
4. Copies, standard 8½"x11" page, each	\$0.35	no change	
5. Copies printed using a plotter, per page	\$5.00	new	
6. Training, per person, per class, when applicable	\$60	\$50	
7. Code abatement fee, per hour, one hour minimum	\$175	\$150	

Table 3-O Fines

1. Fine, building code violations, civil penalty, fine per day per violation	\$100 to \$500	no change	
2. Fine for failure to perform special inspection, per incident	\$425	\$300 at the discretion of the Building Official	
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	no change	
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.		no change	

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<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>	<p>no change but a limitation of applying only if occurring within 5 years of earlier offense is added (there is no time limitation currently)</p>	
<p>4. Fine (Contractor), working without a required contractor's license, civil penalty in addition to all fees required by code as follows:</p>	<p>no change</p>	
<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>no change</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>	<p>no change but a limitation of applying only if occurring within 5 years of earlier offense is added (there is no time limitation currently)</p>	
<p>5. Fine (Journeyman), working without a required Certificate of Qualification, in addition to all fees required by code as follows:</p>	<p>no change</p>	
<p>a. First Offense: \$250 fine which may be waived by the building official if the individual registers for the journeyman test within 72 hours.</p>	<p>no change</p>	
<p>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.</p>	<p>no change but a limitation of applying only if occurring within 5 years of earlier offense is added (there is no time limitation currently)</p>	
<p>c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.</p>	<p>no change</p>	
<p>6. Fine (Trainee), working without a required trainee card.</p>	<p>no change</p>	
<p>a. First Offense: \$60 (waived if obtained within 72 hours).</p>	<p>no change</p>	
<p>b. Subsequent Offense: \$100 for each offense and an additional \$100 applied incrementally for each additional offense. For example, a second offense is \$200.</p>	<p>no change</p>	

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<p>c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.</p>	<p>no change</p>	
<p>7. Fine for failure to close-out fire permit prior to expiration:</p> <p>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</p>	<p>no change but a limitation of applying only if occurring within 5 years of earlier offense is added (there is no time limitation currently)</p>	