

Submitted by: Chairman of the Assembly  
at the request of the Mayor  
Prepared by: Department of Public Works  
For reading: November 3, 1998

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 12-15-98

ANCHORAGE, ALASKA  
AO NO. 98- 178

AN ORDINANCE REPEALING AND REENACTING TITLE 23 OF THE ANCHORAGE MUNICIPAL CODE, ADOPTING THE 1997 EDITIONS OF THE FOLLOWING UNIFORM CODES AND ENACTING LOCAL AMENDMENTS THERETO: ADMINISTRATIVE, BUILDING, MECHANICAL, PLUMBING, SIGN, FIRE, SWIMMING POOL, SPA AND HOT TUB, ABATEMENT OF DANGEROUS BUILDINGS, SECURITY; BUILDING CONSTRUCTION CONTRACTOR REQUIREMENTS, FIRE PROTECTION SERVICE OUTSIDE SERVICE AREAS, ENERGY CONSERVATION IN NEW BUILDING DESIGN, ANCHORAGE SCHOOL DISTRICT RELOCATABLES; AND THE 1996 SAFETY CODE FOR ELEVATORS AND ESCALATORS, 1996 NATIONAL ELECTRICAL CODE, 1995 CABO ONE AND TWO FAMILY DWELLING CODE.

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THE ANCHORAGE ASSEMBLY ORDAINS:

That Anchorage Municipal Code Title 23 is repealed and reenacted to read

**TITLE 23 BUILDING CODES**

**CHAPTERS**

- 23.05 Building Regulations
- 23.10 Uniform Administrative Code, 1997 Edition
- 23.15 Uniform Building Code, Vol. 1, Vol. 2 and 3, 1997 Edition, including appendices Chapters 3, 15, 16, 18, 19, 31, 33, & 34, except for UBC Chapt. 1, 29, & 30
- 23.20 Uniform Mechanical Code, 1997 Edition, including the appendices thereto. Delete Chapter 1, except Sections 101, 102, 103.4, 103.5, 103.6, 103.7, & 113.3.2
- 23.25 Uniform Plumbing Code, 1997 Edition, including the appendices thereto
- 23.30 National Electrical Code, 1996 Edition, including the appendices thereto
- 23.35 Uniform Solar Energy Code, 1997 Edition
- 23.40 Uniform Sign Code, 1997 Edition

1		
2	23.45	Uniform Fire Code, 1997 Edition, including the appendices thereto, except appendix
3		III-D & VI-C
4		
5	23.50	Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition
6		
7	23.55	Fire Protection Service Outside Service Areas
8		
9	23.60	Energy Conservation in New Building Design, ANSI/ASHRAE/IES 90A-
10		1980,ANSI/ASHRAE/IES 90.1-1989 and ASHRAE/IES 90B-1975 and ASHRAE
11		90C-1977
12		
13	23.65	Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition
14		
15	23.75	American National Standards Institute/American Society of Mechanical Engineers
16		ANSI/ASME A17.1 1996 Safety Code for Elevators and Escalators including the
17		appendices thereto
18		
19	23.80	Uniform Security Code, 1997 Edition
20		
21	23.85	CABO One & Two Family Dwelling Code, 1995 Edition
22		
23	23.90	Building Construction Contractor
24		
25	23.95	School Relocatables
26		
27	23.100	Mobile Aircraft Shelters
28		

**CHAPTER 23.05  
BUILDING REGULATION**

**23.05.010      Adoption of Codes**

The Municipality of Anchorage, pursuant to Section 10.04 of its Home Rule Charter, hereby adopts by reference the following codes of technical regulation:

- 23.10            Uniform Administrative Code, 1997 Edition.
- 23.15            Uniform Building Code, Vol. 1, Vol. 2 and Vol. 3, 1997 Edition, including appendices Chapters 3, 15, 16, 18, 19, 31, 33, and 34, except for Uniform Building Code Chapters 1, 29 and 30.
- 23.20            Uniform Mechanical Code, 1997 Edition, including the appendices thereto. Delete Chapter 1, except Sections 101, 102, 103.4, 103.5, 103.6, 103.7 and 113.3.2.
- 23.25            Uniform Plumbing Code, 1997 Edition, including the appendices thereto.
- 23.30            National Electrical Code, 1996 Edition, including the appendices thereto.
- 23.35            Uniform Solar Energy Code, 1997 Edition.
- 23.40            Uniform Sign Code, 1997 Edition.
- 23.45            Uniform Fire Code, 1997 Edition, including the appendices thereto, except Appendices III-D and VI-C.
- 23.50            Uniform Swimming Pool, Spa and Hot Tub Code 1997 Edition.
- 23.55            Fire Protection Service Outside Service Area.
- 23.60            Energy Conservation in New Building Design, ANSI/ASHRAE/IES 90A-1980, ANSI/ASHRAE/IES 90.1-1989, ASHRAE/IES 90B-1975, and ASHRAE 90C-1977.
- 23.65            Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.
- 23.75            American National Standards Institute/American Society of Mechanical Engineers ANSI/ASME A17.1, 1993 Safety Code for Elevators and Escalators, including the appendices thereto.
- 23.80            Uniform Security Code 1997 Edition.

23.85 CABO 1 & 2 Family Dwelling Code, 1995 Edition.

23.90 Building Construction Contractor Requirements.

23.95 School Relocatables.

23.100 Mobile Aircraft Shelters

**23.05.020 Copies On File**

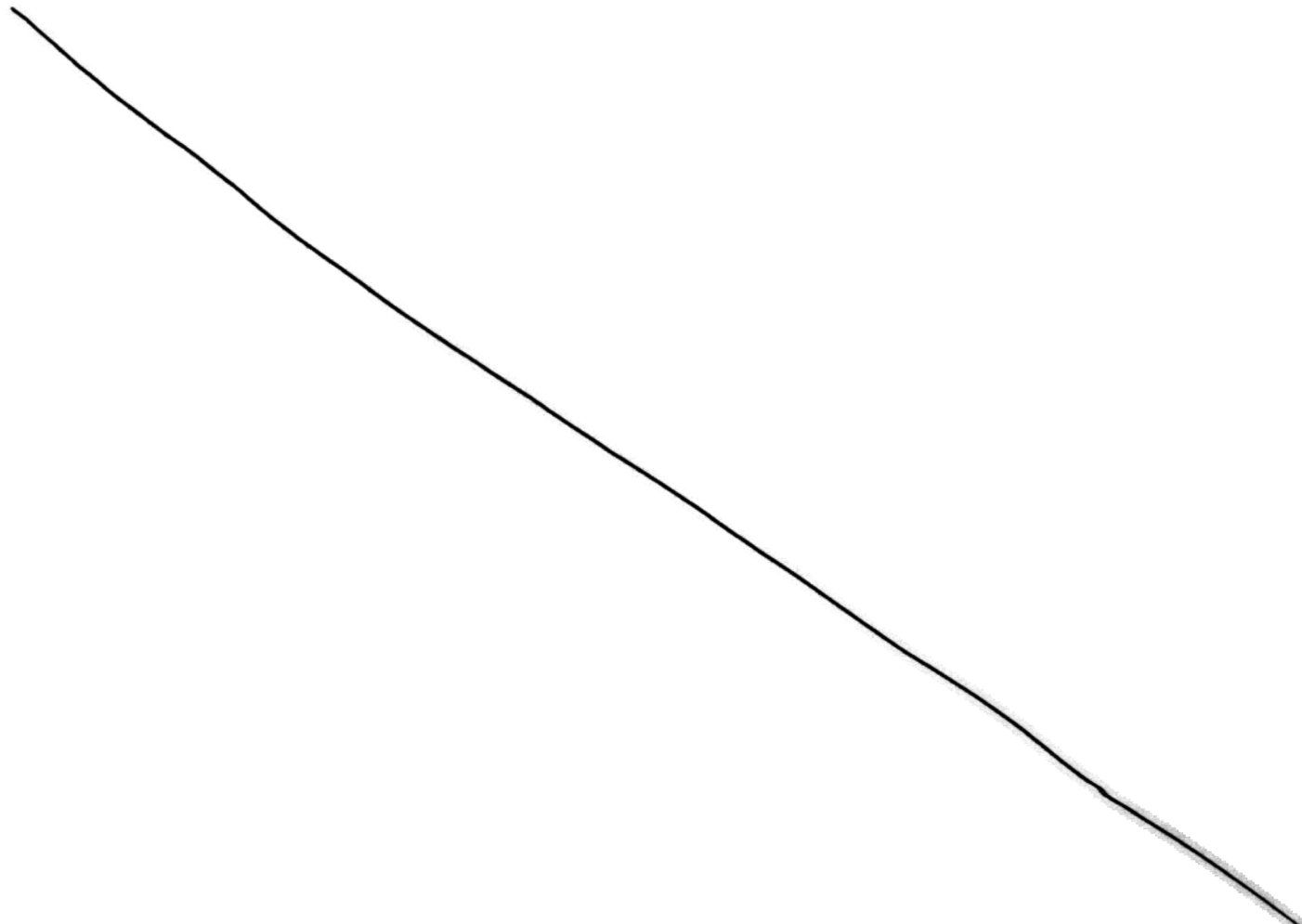
At least one copy of each code of technical regulation adopted by Reference in Section 23.05.010 shall be kept in the office of the municipal clerk.

**23.05.030 Applicability To Service Areas**

Except as otherwise expressly provided, all provisions of Title 23 shall apply within the Building Safety Service Area.

**23.05.040 Local Amendments**

The various building construction codes adopted by section 23.05.010 are amended by the local amendments set forth in chapters 23.10 through 23.100 inclusive.

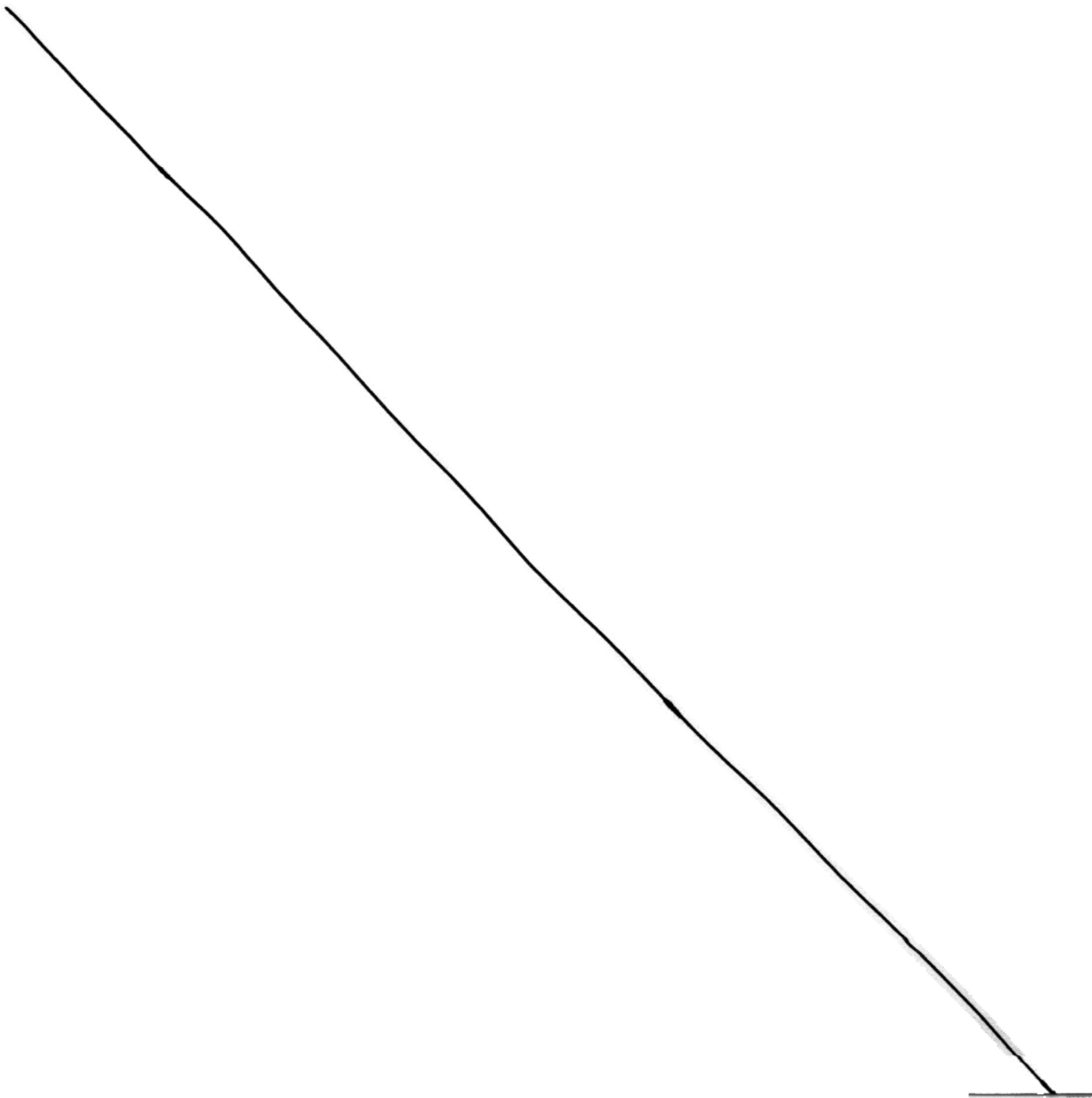


**CHAPTER 23.10  
LOCAL AMENDMENTS TO THE  
UNIFORM ADMINISTRATIVE CODE  
1997 EDITION**

**SECTIONS:**

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3		
4		
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7		
8	23.10.100	Local Amendments to the Uniform Administrative Code 1997 Edition
9	23.10.102.6	Moved Buildings
10	23.10.102.7	Temporary Structures
11	23.10.102.7.1	<b>Intent</b>
12	23.10.102.7.2	<b>Definition</b>
13	23.10.102.7.3	<b>Vehicles Converted to Structures</b>
14	23.10.102.7.4	<b>Standards/Restrictions to Temporary Structures</b>
15	23.10.102.7.4.1	<b>Use of Temporary Structures</b>
16	23.10.102.7.4.2	<b>Duration of Temporary Structures</b>
17	23.10.102.7.4.3	<b>Design and Construction Requirements for Temporary Structures</b>
18	23.10.102.7.4.4	<b>Permits for Temporary Structures</b>
19	23.10.102.7.4.5	<b>Fees for Temporary Structures</b>
20	23.10.102.7.4.6	<b>Bond for Temporary Structures</b>
21	23.10.102.7.4.7	<b>Plan Review Requirements</b>
22	23.10.102.7.4.8	<b>Inspections/Fees</b>
23	23.10.102.7.4.9	<b>Continuance of Existing Conditions</b>
24	23.10.102.8	Historic Buildings
25	23.10.103	Definitions
26	23.10.204	Board of Appeals
27	23.10.204.3	Board of Building Regulation Examiners and Appeals (Building Board)
28		Established
29	23.10.204.4	Secretary to Building Board
30	23.10.204.5	Appeal Filing Fee
31	23.10.206	Penalties and Remedies
32	23.10.301.2.1	<b>Building Permits</b>
33	23.10.302.1	<b>Application for Permit</b>
34	23.10.302.6	Soils Investigation
35	23.10.303.1	Permits Issuance
36	23.10.303.4	Expiration
37	23.10.304.2	<b>Permit Fees</b>
38	23.10.304.3	Plan Review Fees
39	23.10.304.4	Expiration of Plan Review
40	23.10.304.5.2	<b>Fee</b>
41	23.10.304.6	Fee Refunds
42	23.10.306	<b>Special Inspections</b>
43	23.10.307	<b>Structural Observation</b>
44	23.10.309.1	Use or Occupancy

	<b>23.10.309.3</b>	<b>Certificate Issued</b>
2	23.10.Table 3-A	Building Permit Fees
3	<b>23.10.Table 3-B</b>	<b>Electrical Permit Fees</b>
4	23.10.Table 3-C	Mechanical Permit Fees
5	23.10.Table 3-D	Plumbing Permit Fees
6	23.10.Table 3-E	Elevator, Escalator, and Dumbwaiter Permit Fees
7	23.10.Table 3-F	Elevator Certificate of Inspection Fees
8	23.10.Table 3-G	Grading Plan Review Fees
9	23.10.Table 3-H	Grading Permit Fees
10	23.10.Table 3-I	Mobile Home Permit Fees
11	<b>23.10.Table 3-J</b>	<b>Uniform Swimming Pool, Spa and Hot Tub Code</b>
12	23.10.Table 3-K	Sign Permits
13	23.10.Table 3-L	Plumber, Gas Fitter, and Sheet Metal Certificate of Qualification Fees
14		



1  
2 **23.10.100**      **Local Amendments To The Uniform Administrative Code, 1997 Edition**  
3

4 The last digits of the section numbers (after the title and chapter digits) are the section of the Uni-  
5 form Administrative Code to which the amendment refers, i.e., 23.10.102.6 refers to amendments  
6 to Section 102.6 of the Uniform Administrative Code.  
7

8 **23.10.102.6**      **Moved Buildings**  
9

10 Delete the entire subsection 102.6 and substitute the following:

11  
12            .6      **Moved Buildings.**

13  
14            Moved Buildings - Buildings or structures moved into the jurisdiction shall comply  
15 with the provisions of this code for new buildings or structures. Buildings or struc-  
16 tures moved within the jurisdiction shall be inspected and any hazards to health, life  
17 or safety shall be corrected before it is occupied.  
18

19 **23.10.102.8**      **Historic Buildings**  
20

21 Amend the subparagraph 1 to read as follows:

22  
23            The building or structure has been designated by official action of the Anchorage  
24 Municipal Assembly or its delegated authority as having special historical or archi-  
25 tectural significance.

26 **23.10.103**      **Definitions**  
27

28 Amend by adding the following definition:

29  
30            **Retrofit is the replacement of any part of the existing building service equipment with**  
31 **parts developed or made available after the original installation.**  
32

33 **23.10.204**      **Board Of Appeals**  
34

35 Amend by adding subsections 204.3, 204.4 and 204.5.

36  
37 **23.10.204.3**      **Board Of Building Regulation Examiners And Appeals**  
38 **(Building Board) Established**  
39

40 Add a new section as follows:

41  
42 **A.**      There is established a Board of Building Regulation Examiners and Appeals (hereafter  
43 known as the "Building Board"), as described in Section 4.40.030 of the Anchorage Muni-  
44 cipal Code, consisting of eleven members appointed by the mayor, subject to confirmation

2 by the Assembly, who are qualified by experience or training to pass on matters pertaining  
3 to building construction.

4 At least two members shall be Architects registered in the State of Alaska.

5  
6 2. At least two members shall be Professional Engineers registered as a Civil Engineer  
7 in the State of Alaska.

8  
9 3. At least one member shall be a Professional Engineer registered as a Mechanical  
10 Engineer in the State of Alaska.

11  
12 4. At least one member shall be a Professional Engineer registered as an Electrical En-  
13 gineer in the State of Alaska.

14  
15 5. At least two members shall be licensed General Contractors actively engaged in  
16 general building construction and/or home building.

17  
18 6. At least one member shall be a licensed Electrical Contractor actively engaged in  
19 the electrical trade.

20  
21 7. At least one member shall be a licensed Plumbing Contractor actively engaged in  
22 the plumbing trade.

23  
24 8. At least one member shall be a licensed Mechanical Contractor actively engaged in  
25 the mechanical trade.

26  
27 B. Six members of the Building Board shall constitute a quorum for the transaction of any  
28 business. For the affirmative action on quasi-judicial matters by the Building Board, there  
29 must be a concurring vote of six members.

30  
31 C. The Building Board shall hear and decide appeals from actions of administrative officials  
32 relating to code regulations under Title 23.

33  
34 **23.10.204.4 Secretary To Building Board**

35  
36 The Building Official or his designee shall be an ex-officio member without vote and shall act as  
37 secretary to the Board, shall conduct all correspondence, send out all required notices, keep the  
38 minutes of the meeting, and maintain a file on each case which comes before the Building Board.

39  
40 **23.10.204.5 Appeal Filing Fee**

41  
42 The cost of filing an appeal case to be considered by the Building Board is \$250.00 and must ac-  
43 company the filing of the appeal.  
44



1 **23.10.206 Penalties And Remedies**  
2

3 A. In addition to any other remedy or penalty provided by this title, any person who violates  
4 any provision of this title or any code of technical regulation adopted pursuant to this title  
5 shall be subject to the civil penalties or injunctive relief, or both provided by Section  
6 1.45.010B of the Anchorage Municipal Code.  
7

8 B. Any person aggrieved by the act or omission of another person that constitutes a violation  
9 of the provisions of this title or the codes of technical regulation adopted herein may, fol-  
10 lowing 30 days written notice to the municipal official or department empowered to enforce  
11 that provision, commence and maintain a civil injunctive relief or both authorized by Sec-  
12 tion 1.45.010B of the Anchorage Municipal Code. The court, in issuing any final order in  
13 any action brought by a private person under this section, may, at its discretion, award the  
14 costs of litigation to any party. In any action under this section the municipality, if not a  
15 party, may intervene as a matter of right.  
16

17 **23.10.301.2.1 Building Permits**  
18

19 Amend by adding paragraphs 12 and 13.  
20

21 12. Permits will not be required for ordinary maintenance on a building or structure in  
22 Groups R-3 and U occupancies. Ordinary maintenance of a building or structure  
23 shall not include the cutting away or addition of any wall, partition or portion  
24 thereof, the removal of any structural beam or bearing support, or the removal or  
25 change of any required means of egress, or rearrangement of parts of a structure; nor  
26 shall ordinary maintenance include addition to, alteration of, replacement or reloca-  
27 tion of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste  
28 vent or similar piping, electrical wiring, mechanical or other work affecting public  
29 health or safety. All ordinary maintenance shall be made only in accordance with  
30 the applicable provisions of the building code, and other construction or safety  
31 codes of the municipality.  
32

33 13. No building permit shall be required for nonstructural work up to and in-  
34 cluding \$5,000 total construction valuation, including the combination of all  
35 building construction, electrical, plumbing, mechanical and structural work.  
36 Total construction includes all work (as if contracted out) to complete the proj-  
37 ect and occupy the structure. This exemption does not affect the need for elec-  
38 trical, plumbing, mechanical and structural permits if any electrical, plumb-  
39 ing, mechanical or structural work is done.  
40

40 **23.10.301.2.5 Remodeling Work.** See page 275 for amendment.

41 **23.10.302.1 Application For Permit**  
42

43 6. Be signed by the owner or the owner's authorized agent.  
44

1 Add a new subsection 8 as follows:  
2

- 3 8. If the work under application is an alteration to or construction of a privately owned  
4 residential structure of one to four units that is used or intended to be used as a hu-  
5 man dwelling, proof of a residential contractor endorsement issued by the State of  
6 Alaska must be provided.  
7

8 **23.10.302.6 Soils Investigation**  
9

10 Add a new subsection 302.6 as follows:

12 302.6.1 Soils investigation. A soils investigation shall be required for all new construction  
13 prior to obtaining a building permit, in accordance with Section 1804 of the Uniform  
14 Building Code, 1997 Edition as amended. A building permit for additions to existing con-  
15 struction may require a soils investigation, if determined appropriate by the building offi-  
16 cial.  
17

18 302.6.2 EXCEPTION: Group R-3 and U occupancies may not require a special soils in-  
19 vestigation. For each lot, provided that a subdivision soils investigation for that plat is pre-  
20 pared by a licensed Civil Engineer registered by the State of Alaska indicating the soils are  
21 adequate for the proposed structure.  
22

23 **23.10.303.1 Permits Issuance**  
24

25 Amend by adding fourth, fifth, sixth, and seventh paragraphs as follows:  
26

27 303.1.4 EXCEPTION: Footing and foundation permits may be issued when a plat has been  
28 approved and the final mylar has been submitted to the Municipality for filing.  
29

30 303.1.5 No permit shall be issued to any person to do or cause to be done any work regu-  
31 lated by this code, except to a person holding a valid, unexpired, and unrevoked contractor's  
32 certificate of qualification or registration as required by Sections 23.20.014, 23.25.104, and  
33 **23.90**, except when and as otherwise hereinafter provided in this section.  
34

35 303.1.6 A permit may be issued to a properly licensed person not acting in violation of any  
36 current contract licensing law.  
37

38 303.1.7 Any permit required by this code may be issued to any person to do any work  
39 regulated by this code in a single-family or duplex dwelling used exclusively for living  
40 purposes, including the usual accessory buildings and quarters in connection with such  
41 buildings in the event that any such person is the legal owner of any such dwelling and ac-  
42 cessory buildings and quarters, and that the same are occupied by said owner, provided that  
43 said owner shall personally perform all labor in connection therewith. (GAAB  
44 22.20.010-1.10(d)1 and 2, am AO 78-105, AO 80-1, AO 82-5, AO 83-9.)

2 **23.10.303.4 Expiration**  
3

4 Amend Paragraph 303.4 to read as follows:  
5

6 Every permit issued by the Building Official under the provisions of the technical codes  
7 shall expire by limitation and become null and void if the building or work authorized by  
8 such permit is not commenced within 360 days from the date of such permit or if the  
9 building or work authorized by such permit is suspended or abandoned at any time after the  
10 work is commenced for a period of 360 days. For the purposes of this section, work will be  
11 deemed to have been suspended or abandoned if no inspections have occurred within 360  
12 days. Before such work can be recommenced, a new permit shall be first obtained to do so,  
13 and the fee therefore shall be one half the amount required for a new permit for such work,  
14 provided no changes have been made or will be made in the original plans and specifica-  
15 tions for such work; and provided further that such suspension or abandonment has not ex-  
16 ceeded 18 months. In order to renew action on a permit after expiration, the permittee shall  
17 pay a new full permit fee.  
18

19 **23.10.304.2 Permit Fees**  
20

21 Amend the second paragraph to read as follows:  
22

23 **304.2.2 The determination of valuation under the provisions of the code shall be**  
24 **based on the Building Valuation Data Chart in the most recent November/December**  
25 **issue of the Building Standards Magazine as published by the International Confer-**  
26 **ence of Building Officials. The rates in the November/December issue will become ef-**  
27 **fective on the following January 1<sup>st</sup> and continue to January 1<sup>st</sup> of the following year.**  
28 **The valuation will be calculated using the dollar per square foot method as provided**  
29 **in the Municipality of Anchorage Handout #45, "Building Permit Fees." The area of**  
30 **the building for determination of building permit fees shall be the gross floor area.**  
31 **The gross floor area shall be the total horizontal area of all the floors of a building,**  
32 **measured between exterior faces of exterior walls, including interior balconies, mez-**  
33 **zanines, stairwells, elevator shafts, ventilation shafts, etc., but excluding area without**  
34 **floor structure in atria.**  
35

36 Add a third paragraph to read as follows:  
37

38 **304.3.3 Plumbing, mechanical and electrical permit fees shall be calculated as a part of the**  
39 **plan review process. The fee assessment is to be presented to the contractor for payment**  
40 **upon application for permit.**  
41

42 **23.10.304.3 Plan Review Fees**  
43

44 Amend the subsection to read as follows:

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Plan Review Fees. When a plan or other data are required to be submitted by subsection 302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee for buildings or structures shall be 65 percent of the building permit fee as shown in 23.10. Table 3-A.

Fire Department Plan Review fee shall be 20 percent of the building permit fee as shown in 23.10. Table 3-A.

EXCEPTION: A Fire Department Plan Review fee is not required for R-3 single family and two family dwellings.

The plan review fees for electrical, mechanical and plumbing work shall be as set forth in Tables No. 3-B, 3-C, and 3-D.

The plan review fee for grading work shall be as set forth in Table No. 3-G.

The plan review fees specified in this subsection are separate fees from the permit fees specified and are in addition to the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Tables No. 3-A through 3-L.

A plan review fee for plans submitted simultaneously or within 12 months of original submittal for identical structures within the same subdivision or planned unit development shall be charged full fee for one original set and 60% of the full plan review fee for all additional plans of same identical structure, excluding subsequent code changes. Each identical structure shall be issued a separate building permit.

**23.10.304.4 Expiration Of Plan Review**

Delete the 180 day expiration period in the first sentence and amend to read 360 days.

**23.10.304.5.2 Fee**

Revise second sentence of this subsection to read as follows:

When work is begun without proper permits, an investigation fee shall be charged which is equal to the amount of the permit fee required by this code, or \$250.00, whichever is greater.

**23.10.304.6 Fee Refunds**

Amend the fourth paragraph to 360 days in lieu of 180 days.

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**23.10.306      Special Inspections**

Delete text in its entirety below the heading.

Add the following sentence:

“Special inspection requirements shall be in accordance with UBC Section 1701.”

**23.10.307      Structural Observation**

Delete this section in its entirety below the heading.

Add the following sentence:

“Structural observation shall be in accordance with UBC Section 1702.”

**23.10.309.1    Use Or Occupancy**

Delete the following:

EXCEPTION: Group R, Division 3, and U Occupancies.

**23.10.309.3    Certificate Issued**

Amend the first sentence to read as follows:

After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws which are enforced by the code enforcement agency, and upon submittal of an as-built survey as approved by the Building Official, the Building Official shall issue a Certificate of Occupancy which shall contain the following:

1.      The building permit number.
2.      The address of the building.
3.      The name and address of the owner.
4.      A description of that portion of the building for which the certificate is issued.
5.      A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

**DELETE TABLES 3-A THROUGH 3-H AND SUBSTITUTE WITH THE FOLLOWING  
TABLES 3-A THROUGH 3-L**

**23.10. Table 3-A Building Permit Fees**

TOTAL VALUATION	BUILDING PERMIT FEE
\$ 1 to \$500	\$19.00
\$501 to \$2,000	\$19.00 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$49.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$256.00 for the first \$25,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$456.00 for the first \$50,000 plus \$6.00 each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$756.00 for the first \$100,000 plus \$4.00 each additional \$1,000 or fraction thereof, to and including \$500,00.
\$500,001 and Up	\$2,356.00 for the first \$500,000 plus \$3.00 for each additional \$1,000 or fraction thereof.

**Other inspections and fees:**

- a. Reinspections: \$50.00 per hour with one-hour minimum charge after first normal reinspection.
- b. Requested inspections outside normal business hours: \$65.00 per hour with two-hour minimum charge.
- c. Requested inspections on Sundays and holidays: \$100.00 per hour with two-hour minimum charge.
- d. Researching files: \$30.00 per hour.
- e. For abatement of unsafe buildings, a charge of \$50.00 per hour plus legal expenses.

- f. Code compliance inspections: \$65.00 per hour per inspector with one hour minimum charge.
  - g. Demolition permits: \$50.00
  - h. Wood stove (new or replacement) fee: \$30.00 (GAAB 22.10.010-303, am AO 78-105, AO 80-1, AO 83-53, AO 86-13, AO 86-57(S-1), AO 88-155, AO 89-5, am AO 92-9).
- Basic miscellaneous permit for, i.e., replacing, repairing, or verification of compliance of existing codes: \$65.00.

**23.10. Table 3-B Electrical Permit Fees**

Any person desiring an electrical permit required by Section 23.10.301.1, at the time of filing the application for such permit, shall pay to the administrative authority the amounts prescribed in the schedules below.

**I. NEW BUILDINGS OR ADDITIONS**

**A. FEES FOR SINGLE FAMILY AND DUPLEXES; R-3**  
.001 (\$1.00 per \$1,000.00) of building valuation with a minimum permit fee of \$100.00.

**B. FEES FOR R-1 OCCUPANCIES, MULTI-FAMILY DWELLINGS**  
1. Each Unit **\$130.00**

**C. FEES FOR ALL OTHER NEW BUILDING OR ADDITIONS**

\$0 TO \$55,000	75.00
\$55,000 TO \$500,000	.0014 times building valuation (\$1.40 per \$1,000)
over \$500,000	.0014 times the first \$500,000 (\$1.40 per \$1,000) plus .0006 times the amount over \$500,000 (\$.60 per \$1,000)

**II. FOR ELECTRICAL WORK OTHER THAN NEW OR ADDED SQUARE FOOTAGE; ALL OCCUPANCIES**

1 to 250 outlets	\$2 per outlet plus \$75 base fee
251 to 500 outlets	\$2 per outlet plus \$117 base fee
501 to 1000 outlets	\$2 per outlet plus \$185 base fee
1001 to 1500 outlets	\$2 per outlet plus \$270 base fee
1501 to 2000 outlets	\$2 per outlet plus \$355 base fee
2001 to 3000 outlets	\$2 per outlet plus \$440 base fee
3001 or more outlets	\$2 per outlet plus \$525 base fee

**\*Definition of an outlet for purpose of defining permit fees: An outlet supplies, stores, measures, controls, transforms, utilizes or provides ready access for connection to electrical power. Examples: a generator, battery-powered emergency light, wall switch, transformer, service meter, light fixture, receptacle, motor starter, combination motor starter/disconnect, exit sign, transfer switch, etc., are outlets for the purpose of permit fee calculation. A junction box or wireway would not be considered an outlet for fee purposes.**

**A. WORK AUTHORIZATION PROGRAM, MUNICIPALITY OF ANCHORAGE POLICY #040**

**Small electrical projects not requiring a building permit and meeting the requirements of the Work Authorization Program may be performed after completion of a Work Authorization form. Use of this program is not mandatory and an installer may choose to purchase an electrical permit calculated as per II.A.**

**In general, this work is limited to the following amount:**

- up to six outlets on a single new 20 ampere circuit or;**
- up to six outlets added to an existing 20 ampere circuit or;**
- up to 1-30 amp dedicated circuit or;**
- mast or riser extensions, overhead to underground riser changes and repairs to service meter/disconnect equipment.**

**With prior approval of the electrical inspector, up to two forms may be used per project. Each reinspection will require the use of an additional form. See Municipality of Anchorage Policy #040, Work Authorization Program, for further requirements.**

<b>Work Authorization form</b>	<b>\$30.00</b>
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**B. MISCELLANEOUS INSTALLATIONS**

- |   |                |
|---|----------------|
| <b>1. Replacement, upgrade or relocation of existing building electrical meter/disconnect service equipment</b> | <b>\$65.00</b> |
| <b>2. Retrofit of electrical equipment</b>  | <b>65.00</b>   |

**Retrofit is the replacement of any part of existing building electrical equipment using parts developed or made available after original installation; such as energy efficient ballasts or lighting fixtures. This would not include additional wiring.**



2	3.	Temporary services	
3			
4		Single phase, 220 volt, 200 amperes or smaller	\$30.00
5		Over 200 amperes *	65.00
6			
7		* Includes transformers, panelboards, and branch circuits used for	
8		temporary power on large projects	
9			
10	4.	Electrical sign connection	\$30.00

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12 **III. OTHER INSPECTIONS AND FEES**

13			
14	A.	Reinspections when assessed as per section 305.8 *:	\$50.00
15			
16			
17	B.	Requested inspections outside normal business hours *:	200.00
18			
19	C.	Requested inspections on Sundays or holidays *:	300.00
20			
21	D.	Code compliance inspections *:	65.00

22  
23 \* per hour per inspector with one hour minimum charge

24  
25 **23.10. Table 3-C Mechanical Permit Fees**

26			
27	A.	Permit Fees	
28			
29	1.	For the issuance of each permit (not charged for single family/duplex)	\$15.00
30			
31	2.	For the installation of a mechanical heating system including all	
32		attachments, per 1,000 input BTU or fraction thereof, up to and	
33		including 400,000 BTU. *	.30
34			
35	3.	For the installation of a mechanical heating system including	
36		all attachments, per 1,000 input BTU or fraction thereof over	
37		400,000 BTU. *	.20
38			
39	4.	For the installation of a mechanical cooling or refrigeration system	
40		including all attachments, per 1,000 BTU or fraction thereof, up to	
41		and including 400,000 BTU.	.30
42			
43	5.	For the installation of a mechanical cooling or refrigeration system	
44		including all attachments, per 1,000 BTU or fraction thereof, over	

1	400,000 BTU.	.20
2		
3	6. For the installation of each ventilation fan, exhaust fan, or air handler	
4	for the first 2,000 CFM. Fire dampers and duct connectors are extra,	
5	as scheduled below.	
6		
7	For each additional 1,000 CFM.	
8		
9	7. For the installation of each fume, or class II hood	8.00
10		
11	8. For the installation of each commercial or industrial incinerator,	
12	or class I hood	45.00
13		
14	9. For the installation of each fuel, waste oil, glycol, or other non-	
15	pressure tank not a part of a system for which a fee is already assessed	38.00
16		
17	10. A. For each fire damper	5.00
18	B. For each listed ceiling radiation damper	2.00
19		

Note: For installation of combination mechanical cooling/heating systems, fees will be charged at the input, heating, or cooling, whichever is greater, in accordance with 2 through 5 above.

- 11. For each duct connector, with or without a diffuser or grille
- 12. For each piece of equipment or system regulated by this code, including processes piping as defined in UMC Section 202, for which no fee is listed, the fee shall be by valuation in accordance with 23.10.Table 3-A.
- 13. Inspection/Plan Review Fees shall be calculated from the applicable permit fees.
- 14. New residential single-family/duplex: 0.00075 times valuation (\$0.75 per \$1,000 valuation): minimum charge \$90.

\* including burners in furnaces, direct-fired heaters, or unit heaters.

	<u>Permit Fee</u>	<u>Inspection/Plan Review Fee</u>
40	\$ 1 to 500	\$ 60.00
41	501 to 1,000	102.00
42	1,001 to 2,000	170.00
43	2,001 to 3,000	255.00
44	3,001 to 4,000	340.00

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4,001 to	6,000	425.00
6,001 and up		510.00

**B. Retrofit (Replacement)**

1. Commercial permit fees for boilers, furnaces and A/C units shall be charged at 50% of the input BTU rating of the equipment being installed. Inspection/Plan review fees shall be in accordance with 23.10.Table 3-C(13).
2. Single family and duplex retrofit fees shall be \$60.00 plus the permit issuance fee of \$15.00 for each boiler, furnace, air conditioning and air exchanger unit replaced. Inspection/plan review fees will not be charged.
3. Winterization of each hydronic system: \$30.00

**C. Other Inspection Fees:**

1. Reinspections - \$50.00 per hour with one hour minimum charge after first normal reinspection.
2. Requested inspection outside normal business hours: \$65.00 per hour.
3. Requested inspection on Sundays and holidays - \$100.00 per hour.
4. Code compliance inspection fees - \$65.00 per hour per inspector. (GAAB 22.15.010-304, am AO 78-105, AO 80-1, AO 82-5, AO 83-54, AO 86-13, AO 86-57(S-1), AO 87-11, AO 89-5), AO 92-9).

**23.10.Table 3-D Plumbing Permit Fees**

**A. Schedule of Fees**

1	For the issuance of each permit (not charged for single family/duplex)	\$15.00
2.	For each plumbing fixture	
3.	For each gas outlet	
4.	For each commercial water heater over 200,000 BTU input, or fraction thereof, per 1,000 BTU	.23
5.	For each water heater 200,000 BTU input or less	15.00
6.	For plumbing alteration work per outlet	

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- 7. For sprinkler systems (fire protection, or lawn and garden) per head
- 8. Floor or roof drains
- 9. Dishwasher
- 10. Special wastes, fixtures, sumps and tanks
- 11. Laundry tray or washer
- 12. Approved testable reduced pressure principal or double check valve back flow preventer, including test 30.00
- 13. Temporary gas: Minimum fee per outlet (but not to exceed \$180.00) 50.00
- 14. Winterization of each potable water system 30.00
- 15. For each piece of equipment or system not regulated by this code, for which no fee is listed, the fee shall be by valuation in accordance with 23.10. Table 3-A.
- 16. Inspection/plan review fees shall be calculated from the applicable permit fees.
- 17. New single family/duplex - multiply 0.0001 times valuation (\$1.00 per valuation), minimum: 100.00

<u>Permit Fee</u>	<u>Inspection/Plan Review Fee</u>
\$ 1 to 500	\$ 60.00
501 to 1,000	102.00
1,001 to 2,000	170.00
2,001 to 3,000	255.00
3,001 to 4,000	340.00
4,001 to 6,000	425.00
6,001 and up	510.00

**B. Retrofit (Replacement)**

- 1 Changes for the repair or replacement of a water heater with an input of less than 200,000 BTU will be \$30.00.

1           2.     Commercial permit fees for water heaters over 200,000 BTU's shall be charged at  
2                 50% of the input BTU rating. Inspection plan review fees shall be in accordance  
3                 with 32.10 Table 3-D.

4  
5           3     Winterization of each potable water system: \$30.00.

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7 **C.   Other Inspection Fees**

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9                 Reinspections - \$50.00 per hour with one hour minimum charge after first normal  
10                 reinspection.

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12           2.     Requested inspections outside normal business hours - \$65.00 per hour.

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14           3     Requested inspection on Sundays and holidays - \$100.00 per hour.

15  
16           4     Code compliance inspection fees - \$65.00 per inspection. (GAAB 22.20.010-1.12,  
17                 am AO 78-105, AO 80-1, AO 82-5, AO 83-91, AO 86-13, AO 86-57(S-1), AO 89-  
18                 5, am AO 92-9).

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20 **23.10.Table 3-E Elevator, Escalator, And Dumbwaiter Permit Fees**

21  
22 **New Installations & Relocations**

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24           hydraulic elevators -                     \$296.00 plus \$39.00 per hoist way opening  
25  
26           cabled geared & gearless elevator -   \$578.00 plus \$45.00 per hoist way opening  
27  
28           residential elevators -                   \$226.00  
29  
30           dumbwaiters, manual doors -           \$111.00 plus \$14.00 per hoist way opening  
31  
32           dumbwaiters, power doors -           \$111.00 plus \$29.00 per hoist way opening  
33  
34           escalators and moving walks -         \$853.00 plus the following: (width in inches + run in  
35   feet + vertical rise in feet x \$3.00)  
36  
37           handicap lifts (vertical & inclined) -   \$176.00  
38

Alterations and Repairs

handicap lifts (vertical & inclined) - \$87.00 plus \$15.00 for each \$1,000 of construction value or fraction thereof.

other elevators - \$111.00 plus \$18.00 for each \$1,000 of construction value or fraction thereof.

Notes to Table 3-E:

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly.
2. Installation fees including charges for electrical equipment installed in connection with any conveyance and such equipment shall not be subject to a separate electrical permit fee. (AO 83-123, AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).

**23.10. Table 3-F Elevator Certificate Of Inspection Fees**

hydraulic elevators -	\$109.00
cable elevators -	138.00 plus \$10.00 for each hoist way opening in excess of two
sidewalk elevators -	87.00
hand-powered elevators -	87.00
dumbwaiters -	87.00
escalators and moving walks -	132.00
handicap lifts (vertical and inclined) -	82.00

Note to Table F:

Each separately powered unit shall be considered a separate conveyance. Separate applications and permits shall be required for each conveyance. (AO 83-123, AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).

**23.10. Table 3-G Grading Plan Review Fees**

50 cubic yards or less	No fees
51 to 100 cubic yards	\$15.00
101 to 1,000 cubic yards	22.00
1,001 to 10,000 cubic yards	30.00

10,001 to 100,000 cubic yards - \$30.00 for the first 10,000 cubic yards, plus \$15.00 for each additional 10,000 cubic yards or fraction thereof.

100,001 cubic yards or more - \$165.00 for the first 100,000 cubic yards, plus \$9.00 for each additional 10,000 cubic yards or fraction thereof.

200,001 cubic yards or more - \$255.00 for the first 200,000 cubic yards, plus \$4.00 for each additional 10,000 cubic yards or fraction thereof.

**Other Fees:**

Additional plan review required by changes, additions or revisions to approved plans (minimum charge one-half hour) - \$50.00 per hour. (AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).

**23.10. Table 3-H Grading Permit Fees**

50 cubic yards or less	\$15.00
51 to 100 cubic yards	22.00

101 to 1,000 cubic yards - \$22.00 for the first 100 cubic yards plus \$10.00 for each additional 100 cubic yards or fraction thereof.

1,001 to 10,000 cubic yards - \$112.00 for the first 1,000 cubic yards, plus \$9.00 for each additional 1,000 cubic yards or fraction thereof.

10,001 to 100,000 cubic yards - \$193.00 for the first 10,000 cubic yards, plus \$40.00 for each additional 10,000 cubic yards or fraction thereof.

100,001 cubic yards or more - \$553.00 for the first 100,000 cubic yards, plus \$22.00 for each additional 10,000 cubic yards or fraction thereof.

**Other Inspections and Fees:**

- 1 Inspections outside of normal business hours (minimum charge two hours) - \$65.00 per hour.

- 2. Reinspection fee assessed under provisions of Section 305(g) - \$50.00 per hour.
- 3. Inspections for which no fee is specifically indicated (minimum charge one-half hour) - \$50.00 per hour. (AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).

**23.10. Table 3-I Mobile Home Permit Fees**

**SCHEDULE OF FEES**

Mobile Home permit, filing fees	\$110.00
Code compliance inspection	65.00
Set-up inspection	42.00
Mobile Home contractor's license renewal	26.00
Mobile Home contractor's examination fee	42.00
(new, am AO 78-105, AO 80-1, AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).	

**23.10. Table 3-J Uniform Swimming Pool, Spa And Hot Tub Code**

A. Schedule of fees.

For issuance of each permit.	<b>\$15.00</b>
For each swimming pool:	
Public pool	51.00
Private pool	34.00
Replacing of filter.	4.00
Replacing of piping.	4.00
Miscellaneous replacements.	4.00
Backwash receptor.	4.00

For each piece of equipment or system regulated by this code, for which no fee is listed, the fee shall be by valuation in accordance with 23.10, Table 3-A.

**Inspection/Plan Review Fees:**

<u>Permit Fee</u>	<u>Inspection/Plan Review Fee</u>
\$ 1 to 500	\$ 60.00
501 to 1,000	102.00
1,001 to 2,000	170.00
2,001 to 3,000	255.00
3,001 to 4,000	340.00
4,001 to 6,000	425.00
6,001 and up	510.00



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B. Other Inspections and Fees:

1. Reinspections: \$50.00 per hour with one-hour minimum charge after first normal reinspection.
2. Requested inspections outside normal business hours: \$65.00 per hour.
3. Requested inspections on Sundays and holidays: \$100.00 per hour.
4. Code compliance inspection fees: \$65.00 per hour per inspector. (AO 86-57(S-1), AO 89-5, am AO 92-9).

**23.10.Table 3-K Sign Permits**

Permit fees for signs will be based on valuation in accordance with 23.10.Tables 3-A and 3-B.

Exemptions: The following signs shall not require a sign permit. These exemptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance, and its compliance with provisions of this code or any other law or ordinance otherwise applicable to those signs.

- 1 The changing of the advertising copy or message on a painted or printed sign only. Theater marquees or similar signs specifically designed for the use of replaceable copy shall be included in this exception.
2. Painting, repairing, or cleaning of an advertising structure or the changing of advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless structural change is made.
3. Signs erected by federal, state, or municipal agency.
4. Signs not exceeding six square feet in area on each face.
5. Signs affixed to or painted on operable and licensed vehicles.
6. Printed messages carried on any surface that is not attached to or supported from the ground or a structure.
7. Temporary window signs.
8. Signs affixed to any part of leased space located inside a mall. (AO 86-57(S-1), AO 87-11, AO 89-5, am AO 92-9).

**23.10. Table 3-L Plumber, Gas Fitter, And Sheet Metal Certificate Of Qualification Fees**

Add a new Table 3-L, plumber, gas fitter, and sheet metal certification of qualification fees, as follows:

**A. Test Fees:**

Every person who is required to take a test to obtain a certificate of qualification shall pay, at the time of applying for such test, the following fees:

1. Contractor testing fee is \$50.00
2. Journeyman testing fee is \$35.00

**B. Issuance or Renewal Fees:**

1 Every person who is required to obtain a certificate of qualification and successfully passes the required test shall, within 30 days of passing the test, obtain such certificate by paying the following fees: Every person required to obtain a trainee certificate of registration shall provide the information required on the registration application form and pay the following fee:

- a. Contractor \$200.00 for 2 years.
- b. Journeyman \$80.00 for 2 years.
- c. Trainee \$50.00 for 2 years.

2. Every person required to have a certificate of qualification shall obtain such certificate (1) within 30 days of passing the required test, or (2) within 30 days of the expiration date shown on the certificate, except if the certificate has been suspended or revoked.

3. Certificates of qualification and trainee registration cards shall not be allowed to lapse beyond 30 days of the expiration date without prior approval of the building official.

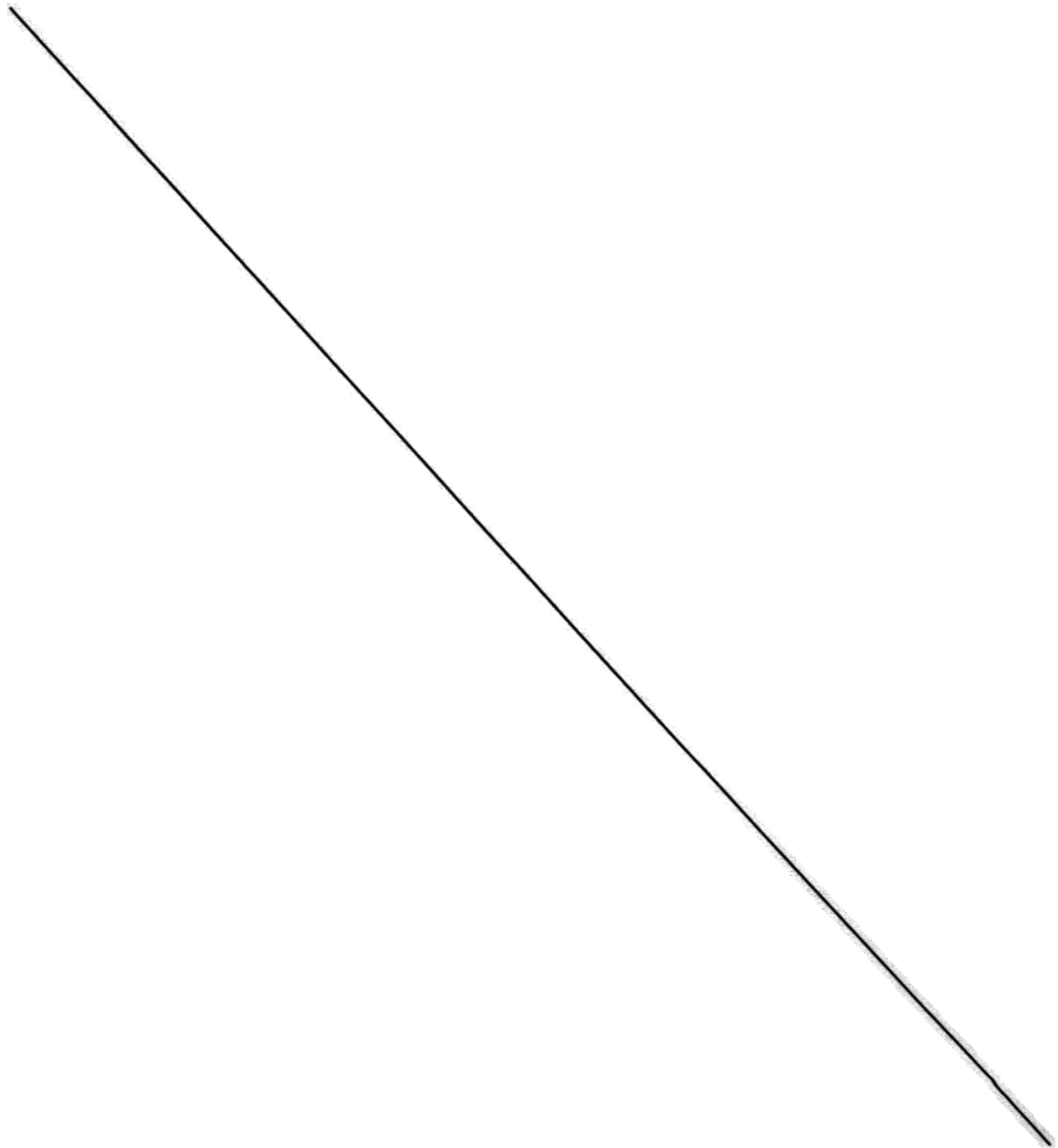
Except for item 4 below, all certificates of qualification and trainee registration cards that have expired beyond 30 days may be renewed by paying the prescribed fee in item B-1 above. This fee shall be retroactive to the expiration date of the last certificate issued. In addition, a \$25.00 administrative late fee will be charged.

4. Certificates of qualification that lapse three or more years past the expiration date of the last one issued will not be renewed, and the person shall be required to re-take the test required for all new applicants.

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**C. License Requirements:**

1. Journeymen must have a state license. Contractors must have a Mechanical Administrator's License. (GAAB 23.20.010-2.6, am AO 78-105, AO 80-1, AO 82-5, AO 83-9, AO 86-13, AO 86-57(S-1), AO 89-5, am AO 92-9).
2. Backflow Assembly Tester: Renewal fee of \$50.00 (one-day recertification training required).



**FULL TEXT OF  
DOCUMENT CAN BE  
OBTAINED AT MUNI  
CLERK'S OFFICE**