



Municipality of Anchorage



Policy AG.13

Plan Review Times

The Building Safety Division is instituting the following policy to provide a more consistent time frame to the development and construction community.

Upon receipt of a complete submittal package and permit application, first time building plan reviews (not back-checks) will be completed within the times listed below. If the reviews are not completed within the listed times, the Municipality, if requested, will execute a "Conditional Work Agreement" (sample attached) with the applicant which will allow work to begin before completion of the plan review and issuance of a building permit. If specific discipline reviews have been approved (mechanical, plumbing, electrical) those permits will be issued in conjunction with the Conditional Work Agreement. If a partial review has identified a problem, the work agreement will not be executed until that problem has been resolved. This agreement is only a schedule accommodation for the benefit of the applicant and does not confer any approval of the plans or design concepts. Work completed under this work agreement is at the sole risk of the applicant and will be removed/replaced/modified/altered/corrected to conform to the local building codes and approved design drawing.

A. Residential one & two family dwellings - 10 working days (Monday thru Friday).

- Exceptions:
1. Complex structures exceeding 3000 square feet.
 2. Structures located in high hazard specialty seismic zones 4 & 5.
 3. Non conventional construction or materials such as log or pole structures, foam panel structure, geodesic structures, etc.

B. Tenant improvements within 10 working days (2 weeks).

C. Commercial projects not exceeding \$5,000,000 or three stories in height within 21 working days (4 weeks).

D. Commercial projects not exceeding \$10,000,000 within 31 working days (6 weeks).

Exception: Structures that exceed 75 feet in height and classed as high rise.

E. Major commercial projects exceeding \$10,000,000 or high rise exceeding 75 feet in height will be reviewed within 41 working days (8 weeks) or within a reasonable amount of time to be negotiated based upon the complexity of the project.

Ron Thompson, Building Official

DATE: April 17, 2006

(Ref. 94-03, 97-03, 99-03, 99-05)