



Municipality of Anchorage



Policy AG.02

Building Permits When Required, When Not Required

WHEN IS A BUILDING PERMIT REQUIRED?

No building, structure, or building service equipment regulated by the Municipality of Anchorage shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate, appropriate permit has first been obtained from the Building Safety Division. With a few exceptions all plumbing, electrical, and mechanical work require a permit.

WHEN IS A BUILDING PERMIT NOT REQUIRED?

Permits will not be required for ordinary maintenance on a building or structure. Ordinary maintenance of a building or structure shall not include the cutting away or addition of any wall, partition, or portion; the removal of any structural beam or bearing support; the removal or change of any required means of egress; or rearrangement of parts of a structure. Nor shall ordinary maintenance include addition to, removal of, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, rain leader, gas, soil, waste vent or similar piping, electrical wiring, mechanical, or other work affecting public health or safety. All ordinary maintenance shall be made only in accordance with the applicable provisions of the building code and other construction or safety codes of the Municipality.

A building permit is not required for NONSTRUCTURAL work up to and including \$5,000 total construction valuation, including the combination of all building construction, electrical, plumbing, mechanical, and structural work. Total construction valuation includes all work (as if contracted out) to complete the project and occupy the structure. This exemption does not affect the need for electrical, plumbing, mechanical, and structural permits if any electrical, plumbing, mechanical, or structural work is done.

A building permit is not required for one-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area is less than 120 square feet.

A building permit is not required for fences not over eight feet.

A building permit is not required for oil derricks.

A building permit is not required for moveable cases, counters, and partitions not over five feet nine inches.

A building permit is not required for retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.

A building permit is not required for water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

A building permit is not required for platforms, walks, and driveways not more than 30 inches above grade and not over any basement or story below.

A building permit is not required for temporary motion picture, television, and theater stage sets and scenery.

A building permit is not required for window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.

A building permit is not required for prefabricated swimming pools accessory to Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

A building permit is not required for painting, papering, and other similar finish work.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Ron Thompson, Building Official
DATE: April 17, 2006
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