



Municipality of Anchorage



Policy AG.19

Metal Shipping Containers (Conex Containers)

Metal shipping containers (commonly referred to as “Conex” containers) used as temporary or permanent structures shall comply with AMC Titles 21 and 23 as clarified in this policy.

Permits

A building permit or land use permit is required for all installations. Building permits are required for structures located within the Building Safety Service Area, while land use permits are required for structures located outside the service area. See Handouts R.01 and AG.06 for residential and commercial building permit submittal requirements. See Handout AG.08 for land use area permit requirements. See the Anchorage Administrative Code (AMC 23.10) for limitations on the use of temporary structures.

Exceptions: Building permits are not required for the following:

1. The installation of one (1) container per lot as long as the container is used for storage only.
2. Containers installed on legally permitted construction sites, including adjacent lots used for staging.
3. Containers staged on contractor’s property between jobs.
4. Containers staged for retail sale in sales lot.

Land Use Requirements (applies to all installations outside the Building Safety Service Area)

Shipping containers, or Conexes, are allowed in Anchorage areas as accessory buildings for storage, but are specifically prohibited in any Girdwood Residential areas. Title 21.09.040.3.

Any structure over 100 square feet located in a land use area requires a land use permit per AMC Title 21.15.050.

All accessory buildings are subject to yard and height requirements as defined in Title 21.40 under the zoning district for the property.

No accessory building shall be placed closer than 10 feet to any principal structure 21.45.030.

Fire Separation Distance (applies to all installations)

In addition to the setback requirements in Title 21, container locations shall comply with the fire separation requirements in Title 23. This usually results in a 10 foot minimum separation distance between a container and property line that does not front on a public way.

Plans and Calculations (applies to installations requiring permits)

The following requirements apply only to installations requiring permits. Other than facilities owned by the MOA, these requirements do not apply to land use areas. Plot plans are required in accordance with Handouts R.01, AG.06, and AG.08.

Plans, structural calculations and soils reports are not required for individual metal shipping containers installed on grade as long as there is no attached construction.

All other installations (including but not limited to stacked containers, multiple connected containers and containers with attached construction) require plans, calculations and soils reports in accordance with Handouts R.01 and AG.06.

Structural calculations, when required, shall verify the proposed installation is stable for sliding and overturning. Calculations for installations with attached construction shall verify framing is sufficient for required load combinations.

Permit Fees (applies to installations requiring permits)

The fee for individual containers with no attached construction shall be \$150 per container. Containers with attached construction shall be charged a permit fee based on square footage in accordance with the Anchorage Administrative Code.

Ron Thompson, Building Official

Date: December 3, 2007

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