



A Vision For Chugiak Eagle River: What kind of future do we want?

## Description

Members of the *EagleExit Board of Directors* may have different visions for what they believe is best for the area now known as *Assembly District 2 (AD2)* but Joseph Wright looks at what is happening in today's world and believes responsible residents should strive for the same values as were important to the founding fathers of the United States of America.

After all, Alaska is still the American Frontier.



<https://eaglexit.com/>

*I look at it historically like the Founding Fathers looked at government. Two-hundred and fifty years ago Philadelphia was 40,000 people and that has shown to be a good size for a well-run city, explained Wright. Anchorage today is too large, the Anchorage School District is too big, We can't even get adequate police support out here; they begrudgingly send officers here when it is needed. Obviously it is good that we have lower crime, but we are paying for that service.*

**Municipality of Anchorage Building Fees:**

Fee Tables

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**23.10. Table 3-A - Building/structure permit fees.**

Building Permit Fee	
1. Commercial Construction (new construction, additions, alterations and repairs)	
\$1.00 to \$500,000.	\$0.015 * Valuation, minimum fee of \$525
\$500,001 to \$1,000,000	\$0.010 * Valuation
\$1,000,001 to \$5,000,000	\$0.008 * Valuation
\$5,000,001 and up	\$0.006 * Valuation
Permit fee reduction for affordable housing	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.
2. Residential Construction (new construction, additions, alterations and repairs)	
Projects valued at \$40,000 or less	\$175 per inspection
Projects valued over \$40,000	\$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.
3. Trade Permits (Plumbing, mechanical, or electrical work but no structural or alteration work)	\$175 per inspection

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4. Miscellaneous Building Permits	
A. Temporary/seasonal building (new)	\$1,175
B. Temporary/seasonal building (extension/yearly renewal)	\$587.50
C. Change of Use	\$175 per inspection
D. Demolition	\$175 per inspection
E. Relocatable set-up permits	\$175 per inspection
F. Mobile food unit	\$175 per inspection

**More autonomy for Chugiak Eagle River will mean more control over costs and services.**

*I first came to Alaska at age 17, continued Wright. My family was in the (San Francisco, California) Bay Area; I came to Alaska with my aunt and uncle and we lived on Tanglewood Drive over in West Anchorage/Turnagain and Spenard. I went into the Navy as Alaska was going into the mid-1980s recession. On two Navy assignments I was stationed back here in Alaska, one of which we had a home on Campbell Lake, and in the other we had a home in Midtown Anchorage.*

**A pretty typical Alaskan story of having the option to live anywhere and choosing this state for reasons many people in other places will never understand.**

**23.10. Table 3-B - Plan review fees.**

<b>1. Commercial Plan Review Fees</b>	
<b>A. Building Safety</b>	
(1) Plan review	\$0.0031 valuation with a minimum of \$75
(2) Pre-approved plan review for new buildings	\$0.0017 * Valuation with a minimum of \$75 (In lieu of item A. (1))
<b>B. Land Use Plan Review</b>	15% of the permit fee under Table A with a \$75 minimum fee
<b>C. Fire Department</b>	\$0.0011 * Valuation with a minimum of \$75
<b>2. Residential Plan Review Fees</b>	
<b>A. Building Safety</b>	
(1) Plan Review	\$0.005 * Valuation with a minimum of \$75
(2) Pre-Approved Plan Review	\$0.003 * Valuation with a minimum of \$75
(3) Optional single-family and two-family reviewed by independent reviewing professionals	\$0.003 * Valuation with a minimum of \$75
<b>B. Land Use Plan Review</b>	15% of the permit fee under Table 3-A with a minimum of \$75
<b>C. Fire Department optional residential fire plan review for Wildland Urban Interface</b>	\$0.002 * Valuation with a minimum of \$75
3. Architectural, fire and land use review for change of Use permits involving no alteration work; Structural, fire and land use review of relocatable classroom set-up permits; Land use review for mobile food units.	\$175 per plan review discipline per hour with a half hour minimum per discipline
4. Expedited Plan Review	60% of the permit fee under Table 3-A in addition to the applicable fee in Table 3-B
5. Owner-requested out-sourcing plan review	25% of the permit fee under Table 3-A in addition to the applicable fee

In Table 3-B	
6. Express Plan Review	\$200 per hour per discipline with a half hour minimum per discipline, in addition to all applicable fees including the base plan review fee
7. Code research, change orders, alternate materials and methods requests, product/fabricator review, misc. review.	\$175 per plan review discipline per hour with a quarter hour minimum per discipline

*My drive to live in Eagle River goes back to 1983-84 when my Uncle Jim, who was a police officer with APD was helping a friend the way Alaskans do, and was doing tongue and groove inside the house, continued Wright. I experienced Eagle River then; getting up on the mountains and seeing the vastness we wake up to every day out here. So when I retired from the Navy my wife and I were looking forward to returning to Alaska and she got picked up for the produce manager at the military commissary. She transferred up here while I was finishing up in Seattle, my final assignment in the military I was responsible for the Pacific Northwest—Alaska, Washington, Montana and Idaho—and we knew Eagle River was the place we wanted to be. We have a place on the Deshka River as well. I am also president of the **Deshka Landing Association**. We knew what it was like on the South Side, we knew West Anchorage but Eagle River is a completely different community than Anchorage.*

**23.10. 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
2. Second and subsequent re-inspections of same code correction issue. Such inspections are not covered by permitting fee paid under Table 3-A.	\$350 (First re-inspection at no additional cost)
3. Inspection or re-inspection, unscheduled. Unscheduled inspections are not covered by the permitting fees paid under Table 3-A.	\$265
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
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
6. Code compliance inspection, per inspection.	\$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

**23.10. Table 3-D - Temporary electric and gas permit fees.**

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

**And, living here is a choice requiring initiative to locate here.**

*It has been almost 14 years that we have lived here in Eagle River since I retired, said Wright. What I have seen over this time—as an active member of the community council—I can tell you we don’t have the representation on the **Anchorage Municipal Assembly** or at-large elected **Anchorage School Board** for the distinct needs out here. Dealing with the Anchorage bureaucracy, it is obvious Chugiak/Eagle River is on its own. The more Anchorage continues to change in the direction it is going the more we realize our lifestyle here is in jeopardy.*

**23.10. Table 3-E - Retrofit permit fees.**

1. Retrofit permits limited in scope as follows:	\$95 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.	
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 1. above:	\$175 per inspection
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
4. Fire Retrofit Permits – see Table 3-M	

**Wright has seen the problem with changes in Title 21 and Title 23 for building codes and safety requirements.**

*Anchorage has established a Building Safety Area (BSA) in the original townsite, said Wright. So when the Municipality formed, Chugiak, Eagle River, Girdwood fell under State “land use.” Everything still has to be built to code but the question is how much additional oversight should we have to endure with the MOA? Around 2008-2009, which was about the same time I started working for Otis Elevator, we started seeing a lot of changes in Title 21 and in Title 23 creating a lot more building regulation. Regardless of how people may feel about that, it also led to increased permit costs.*

**23.10. 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.
3. 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.

1. New Installations, Modernizations and Relocations	
A. Hydraulic elevators	\$2,400
B. Electric geared and gearless elevators	\$3,090
C. Residential elevators	\$2,060
D. Dumbwaiters	\$1,375
E. Escalators and moving walks	\$3,090
F. Accessibility Equipment covered by	

<b>A18.1:</b>	
1. Vertical Platform Lift	\$1,375
2. Inclined Platform Lift	\$1,030
3. Inclined Stairway Chairlifts	\$340
Accessibility equipment installed in a single-family home or duplex	Permitting fee shall be reduced by fifty percent (50%)
G. Vertical Reciprocating Conveyor (VRC)	\$1,375
H. Roped hydraulic elevators	\$2,750
<b>2. Minor Alterations</b>	
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
<b>3. Biennial Certificate of Inspection</b>	
A. Electric geared and gearless elevators	\$1,400 base plus \$175 per hour for inspector time exceeding 8 hours.
B. Hydraulic elevators	\$875 base plus \$175 per hour for inspector time exceeding 5 hours.
C. Accessibility Equipment covered in the A18.1	
1. Vertical platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours.
2. Inclined platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours
3. Inclined stairway chair lift	\$175 base plus \$175 per hour for inspector time exceeding 1 hour.
D. Dumbwaiters	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
E. Vertical Reciprocating Conveyor (VRC)	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
<b>4. Annual certificate of Inspection</b>	
Escalators and moving walks	\$1,575 base plus \$175 per hour for inspector time exceeding 9 hours.

**Increased costs impact whether construction can happen.**

**23.10. Table 3-H - Residential Re-roof permit fees.**

Note: Commercial re-roof permit and plan review fees are calculated based on valuation in accordance with (Tables A and B).

1. Up to 1,500 sq. ft.	\$287.50
2. 1,501 to 3,000 sq. ft.	\$350
3. Greater than 3,000 sq. ft.	\$600

**23.10. Table 3-I - Manufactured (mobile) home set-up permit fees.**

1. Set-up fee	\$265
2. Land use plan review fee	\$45

**23.10. Table 3-J - Sign permit fees.**

1. Sign permit fee – all signs require zoning and structural inspections; electrical signs also require an electrical inspection.	\$175 per inspection
2. Sign plan review fee - land use, structural and electrical review as applicable, with half-hour increments, one-half hour minimum.	\$175 per hour

**23.10. Table 3-K - Licenses and testing fees.**

<b>1. Test Fees</b>	
A. Contractor testing fee	\$90
B. Journeyman testing fee	\$60
<b>2. Issuance or Renewal Fees</b>	
A. Contractor license, 2 years	\$400
B. Journeyman license, 2 years	\$140
C. Trainee license, 2 years	\$85
D. Special Inspector License, 2 years	\$140
E. Administrative late fee	\$70
<b>3. License Requirements</b>	
Backflow Assembly Tester, renewal fee (one-day recertification training required)	\$120

*The MOA has been developing its own building safety expectations from within, continued Wright. Places like Houston, Texas, don't even have the level of code enforcement we have. It is a city that is comparable but what they have done here is look at the average cost of a project, costing tens of thousands of dollars more to build in the Anchorage, while that same house in the Mat-Su Valley would fall under the State code.*

**23.10. Table 3-L - On-site service fees.**

1. Certificate of on-site systems approval, (COSA) single family	
A. Existing System	\$550
B. Existing System with active upgrade permit	\$280
C. Well-only	\$280
D. New Installation	\$75
2. On-site conditional COSA approval	\$290
3. On-site wastewater disposal system construction permit, includes drain field replacement	\$595
4. Water well construction permit	\$225
5. Septic tank/Holding tank replacement	\$225
6. Water storage tank permit	\$160
7. Renewal for on-site permit or COSA	\$145
8. On-site water/wastewater expedited review	Additional 60% of the applicable fees
9. On-site wastewater permit change order review, per hour, half-hour minimum	\$145
10. On-site code compliance re-inspection, per inspection, per hour, one hour minimum	\$145
11. Separation distance variance/waivers:	
A. Variance/Waiver, lot line	\$225
B. Variance/Waiver, well to tank	\$1,180
C. Variance/Waiver, well to field	\$1,180

*Wright continued: Another one of the problems of that is the amount of over-inspection. In the case of elevator inspections, which should take two hours, if you can do it in two then why not do it in eight hours?*

He says the added costs translate to decreased development. A lot of construction contractors look at those costs and choose to build elsewhere; that is what we are seeing in the valley right now.

**23.10. Table 3-M - Fire systems permit fees.**

1. Combined Plan Review and Permitting Fees	
A. Access Control System (Permit required if system delays egress or electronically locks egress doors)	\$450
B. Energy system – if legally required by IFC section 1203.2	\$2,100
C. Special Hazard Fire System (CO2, clean agent, halon, halon alternatives, or dry chemical system)	\$700
D. Fire Pump	\$700
E. Fire Sprinkler/Alarm/Foam-water Sprinklers	
0—25 devices	\$450
26—50 devices	\$575
51—75 devices	\$700
76—100 devices	\$825
Each lot of 50 devices beyond 100	\$450
F. Fire Standpipe System	\$875
G. Fire protection or life safety system not otherwise listed (reviewed and inspected per hour) (Some examples are low- and high expansion foam systems or water spray fixed systems)	\$175 per hour, minimum \$450 charge
H. Gas Detection System	\$450
I. Kitchen Hood Fire System	\$450
J. Digital Alarm Communicator System, Radio System, or other equipment installation for transmission of Off-Premises	\$275

Signals to a location providing supervising station service. (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.)	
K. Smoke Control or Smoke Exhaust System	\$2,100
L. Demolition Permit for a Fire or Life Safety System	\$175
2. Change Order, per hour, quarter hour minimum	\$175
3. Retrofit to a Fire or Life Safety System (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)	\$275

**23.10. Table 3-N - Miscellaneous fees.**

1. Code books and publications	at cost
2. Records research and retrieval	\$75 per hour for staff time plus actual box retrieval fees
3. Recording documents on behalf of customers with State of Alaska's District Recorder's Office	\$30 for staff time plus actual recording fees
4. Copies, standard 8½"×11" page, each	\$0.35
5. Copies printed using a plotter, per page	\$5.00
6. Training, per person, per class, when applicable	\$60
7. Code abatement fee, per hour, one hour minimum	\$175

So an answer to those who ask how much

more they can expect to pay if AD2 becomes its own city or borough, is that it will be up to free will people who are already paying for services previously done by the MOA, services moved out from under the statutory tax cap to accommodate other spending in other areas.



**23.10. Table 3-O - Fines.**

1. Fine, building code violation, civil penalty	\$100 to \$500 per day per violation
2. Fine for failure to perform required special inspection	\$425 per incident
3. Investigation fee and fine for work begun without proper permit(s), in addition to all permit fees required by this code.	
a. First Offense: \$1,000 investigation fee. The fee may be waived by the building official if required permit is obtained within reasonable amount of time agreed to by building official.	
b. Subsequent Offenses: \$1,000 investigative fee plus a \$1,000 fine applied incrementally for each additional offense occurring within five years of the original offense.	

Example: The third offense would be \$3,000 (\$1,000 investigative fee plus \$2,000 fine).	
4. Fine (Contractor), working without a required contractor's license:	
a. First Offense: \$1,000 fine which may be waived by the building official if required license is obtained within 30 days.	
b. Subsequent Offense: \$1,000 fine and an additional \$1,000 applied incrementally for each additional offense occurring within five years of original offense. Example: The third offense within 5 years would be a \$3,000 fine.	
5. Fine (Journeyman), working without a required Certificate of Qualification:	
a. First Offense: \$250 fine (which may be waived by the building official if the individual registers for the journeyman test within 72 hours).	
b. Subsequent Offense: \$250 fine and an additional \$250 applied incrementally for each additional offense occurring within five years of original offense. Example: A third offense within 5 years would be a \$750 fine.	
c. The contractor for whom the violator is working shall be subject to the same fine as the violator.	
6. Fine (Trainee), working without a required trainee card:	
a. First Offense: \$60 fine (waived if trainee card is obtained within 72 hours).	
b. Subsequent Offense: \$60 and an additional \$60 applied incrementally for each additional offense occurring within 5 years of the first offense. Example: A second offense within 5 years would be a \$120 fine.	
c. The contractor for whom the violator is working shall be subject to the same fine as the violator.	
7. Fine, failure to obtain a certificate of completion prior to expiration for a fire systems permit:	
Fine for the failure to obtain a certificate of completion for a system regulated by the International Fire Code, Section 105.7, prior to expiration of the permit shall be \$1,000. An additional fine of \$2,500 shall apply if the permit is not closed-out within 2 years. Additional fines shall apply at the rate of \$5,000 per year for a third and each subsequent year.	

*Wright concludes: When I got involved in EaglExit it wasn't just for some personal interest. I looked at it as being a way to give to the Chugiak Eagle River community. I am now 55 and I want to do what I can to make our community better for those in the future—for our children and grandchildren. This takes a lot of time—the EaglExit Board meets weekly—so it is a heavy investment of time. I think if we don't step up now and do something we are going to continue to go in a direction most people in this area don't really want to go. Some may not realize it but we see things like Cancel Culture, and Wokeism, that are really tearing a lot of places apart in this country. If we want to maintain our Alaskan lifestyle we need to take action; that's why I am participating in EaglExit.*

**Other Eagle River Business and Eaglexit stories for informed citizens to consider:**

Our Public Education Challenge

<https://donnliston.net/2021/03/our-asd-public-education-challenge.html>

Matanuska Brewing Company Innovates

[https://donnliston.net/2021/03/challenges-from-anchorage\\_20.html](https://donnliston.net/2021/03/challenges-from-anchorage_20.html)

Looking Back, And A Vision for the Future

<https://donnliston.net/2021/02/the-big-picture-of-eaglexit.html>

What Happened to Anchorage Hospitality?

<https://donnliston.net/2021/02/the-best-thing-about-being-in-anchorage.html>

The Cozy Side of Eagle River

<https://donnliston.net/2021/01/destiny-happens.html>

Pandemic Business Survivor ER Small Engine Repair

<https://donnliston.net/2020/11/the-wonder-of-small-engines-john.html>

Decentralize Anchorage. It Really is Our Only Solution

<https://donnliston.net/2020/08/decentralize-anchorage-it-really-is-our.html>

How Can Alaska Gain Food Security?

<https://donnliston.net/2020/06/how-can-alaska-gain-food-security.html>

Eaglexit's New Validation

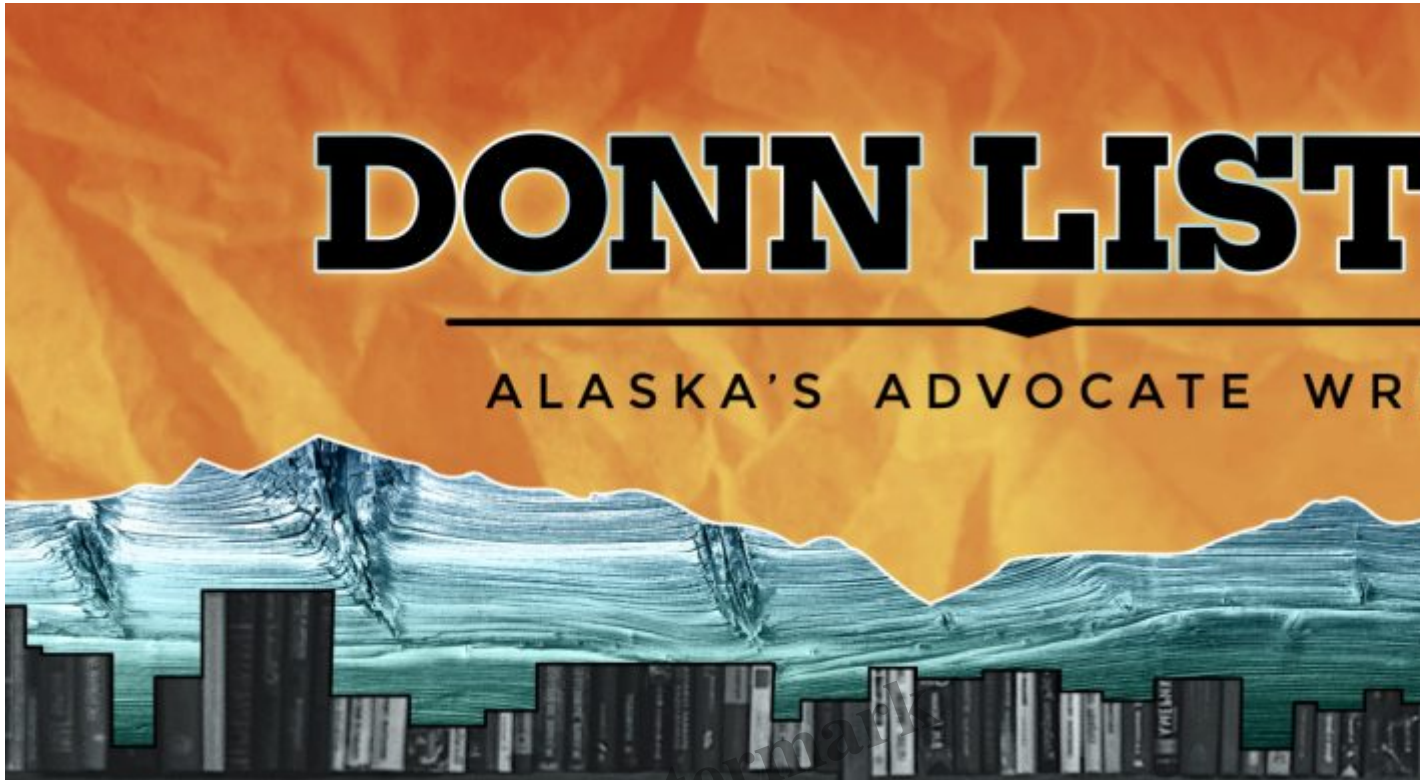
<https://donnliston.net/2020/05/eaglexits-new-validation.html>

Eaglexit Overview

<https://donnliston.net/2019/09/eaglexitoverview-what-is-eaglexit-all.html>

Is Eagle River ready for a Divorce?

<https://donnliston.net/2019/05/is-eagle-river-ready-for-divorce.html>



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1. Eagle River/Chugiak Community
2. Los Anchorage

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