

## Plan Review Fees Explanation

Our procedure for determining fees is detailed in our Regulations and can be found in total on our website ([www.akburny.com](http://www.akburny.com)).

The pertinent sections are included below followed by step-by-step examples.

(1) upon application for a plan review, a plan review fee must be paid to the State of Alaska; the plan review fee is established by *I.B.C.*, Section, 108 adopted by reference in 13 AAC 50.020; the value of the proposed construction will be determined by the division of fire and life safety using the valuation schedule, the plan review fee table and the plan review fee formula set out in (6), (7), and (8) of this subsection; renovation, alterations, and mechanical changes and fuel system installation and replacement valuation is determined by the project cost; the fee schedule will then be applied to the calculated fee; if the division of fire and life safety cannot determine project value using the valuation schedule or the construction estimate, an hourly fee of \$75 per hour or fraction of an hour will be charged; the minimum review fee for industrial (oil, gas, and mining) use facilities is \$1000; the plan review fee for home day cares is \$100; the plan review fee for a relocation review is \$150; the minimum fee for other uses requiring administrative approval, such as impairments, code modifications, foundations, and framings is \$150;

(5) if any work for which a plan review and approval is required by this subsection has been started without first obtaining plan review and approval, a special processing plan review fee will be charged; the special processing plan review fee is an additional charge equal to the amount of the standard plan review fee for the project; subsequent violations by the same person or business will result in an additional special processing fee multiplied by the number of previous violations;

(6) the division of fire and life safety shall determine value of the proposed construction using the Valuation Schedule set out in this paragraph, as follows:

**IMPORTANT** : Check regulations on-line for official recorded numbers as these numbers have changed.

<https://dps.alaska.gov/getmedia/5b0d3e53-e7b8-432c-a870-6c66b009a284/13-AAC-50-55b;.aspx> Pg. 46

Valuation Schedule	Square Foot Construction Costs - Types of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.49	217.12	211.82	202.96	190.83	185.33	196.14	174.43	167.83
A-1 Assembly, theaters, without stage	205.71	198.34	193.04	184.18	172.15	166.65	177.36	155.75	149.15
A-2 Assembly, nightclubs	177.15	172.12	167.31	160.58	150.83	146.74	154.65	136.68	132.81
A-2 Assembly, restaurants, bars, banquet halls	176.15	171.12	165.31	159.58	148.83	145.74	153.65	134.68	131.81
A-3 Assembly, churches	207.73	200.36	195.06	186.20	174.41	168.91	179.38	158.02	151.41
A-3 Assembly, general, community halls, libraries,	173.36	165.99	159.69	151.83	138.90	134.40	145.01	122.50	116.89
A-4 Assembly, arenas	204.71	197.34	191.04	183.18	170.15	165.65	176.36	153.75	148.15
B Business	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
E Educational	192.11	185.49	180.05	171.90	160.09	151.62	165.97	139.90	135.35
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72

Valuation Schedule Continued	Square Foot Construction Costs - Types of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
I-2 Institutional, hospitals	302.44	202.79	197.05	188.78	175.72	N.P.	182.52	158.01	N.P.
I-2 Institutional, nursing homes	202.38	197.68	191.94	183.67	171.10	164.68	177.41	153.40	145.80
I-3 Institutional, restrained	204.27	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-4 Institutional, day care facilities	177.76	127.01	121.20	115.47	105.47	102.39	109.54	91.33	88.45
M Mercantile	132.04	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36
R-1 Residential, hotels	179.14	143.99	139.01	131.94	119.72	116.97	131.62	104.74	100.18
R-2 Residential, multiple family	150.25	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-3 Residential, one and two-family	141.80	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
R-4 Residential, care/assisted living facilities	177.76	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-1 Storage, moderate hazard	100.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
S-2 Storage, low hazard	99.53	71.22	66.78	63.37	56.99	53.22	60.41	44.60	42.48
U Utility, miscellaneous	75.59								

(7) The division of fire and life safety shall use the following for calculating fees for plan review:

TOTAL VALUATION FEE Valuation	Basic Fee	Each Additional \$1,000 or Fraction of \$1,000
\$1 to \$25,000	\$100 for the first \$8,000	\$16
\$25,001 to \$50,000	\$430.25 for the first \$25,000	\$11.10
\$50,001 to \$100,000	\$780.05 for the first \$50,000	\$8
\$100,001 to \$500,000	\$1,093.05 for the first \$100,000	\$6.60
\$500,001 to \$1,000,000	\$3,556.75 for the first \$500,000	\$5.75
Over \$1,000,000	\$6,168.75 for the first \$1,000,000	\$4.15

(8) Plan review fees shall be determined using the following formula: (A) for valuation, project floor area in square feet multiplied by the cost per square foot from valuation schedule set out in (6) of this subsection, equals the project total valuation; (B) for fee, basic fee from plan review fee table set out in

(7) of this subsection plus the additional fee per \$1,000 valuation over basic fee from plan review fee table multiplied by 75 percent equal the plan review fee.

In summary:

For projects involving new buildings, the fee is based on occupancy type, construction type & square footage. If your establishment will be located in an existing building, the fee is based on the cost of any renovations.

Examples:

A. New building with 1,000 sqft, F-1 (processing occupancy), type VB (wood) construction

- Using the tables under section (6), determine the cost per square foot for a F-1/VB building
  - \$64.39
- Determine the project cost - multiply the square footage cost by the square footage
  - \$64.39 x 1,000 sqft = \$64,390
- Using calculated project cost & the Valuation Table (above) – determine the basic fee
  - \$780.05 for the first \$50,000
- Determine fee for remainder of project cost (for each additional \$1,000 or fraction of \$1,000)

- Subtract project cost by \$50,000
    - o  $\$64,390 - \$50,000 = \$14,390$
  - Round up to nearest thousand
    - o  $\$15,000$
  - Divide by 1,000
    - o  $\$15,000 / 1,000 = \$15.00$
  - Multiply by factor determined by table above
    - o  $\$15.00 \times \$8.00 = \$120.00$
5. Add both factors for calculated fee
    - $\$780.05 + \$120.00 = \$900.05$
  6. According to our regulations (#8 above), we charge 75% of this calculated fee:
    - $\$900.05 \times 0.75 = \$675.04$

So, for a new building with 1,000 square feet, F-1 (processing) occupancy and type VB (wood) construction, the plan review fee would be - \$675.04

B. Existing building with \$70,000 renovation

Use the same steps in Example A. Use \$70,000 as project cost.

1. Determine basic fee for \$70,000 project cost
  - \$780.05 for the first \$50,000
2. Determine fee for remainder of project cost
  - $\$70,000 - \$50,000 = \$20,000$
  - $\$20,000 / \$1,000 = \$20$
  - $\$20.00 \times \$8.00 = \$160$
3. Determine calculated fee
  - $\$780.05 + 160 = \$940.05$
4. Determine actual fee (75% of calculated fee)
  - $\$940.05 \times 0.75 = \$705.04$

So, the plan review fee for a renovation project costing \$70,000 would be - \$ 705.04.