Explanation of Application for Fire & Life Safety Plan Review
Authority: 13 AAC 50.027

1. Name of Building

Our office uses building names for our files and systems. Because of this, we need to know how you will be referring to the building. If it’s an existing building, be sure to include any previous names the building may have been called in the past. If this project involves a tenant in a building, provide the building name and the tenant name with the suite number.

2. Project Description

Provide a brief project description (ex. “expand office space for Suite 102 by removing two walls”). If this building has been reviewed in the past, provide any previous plan review numbers.

3. Type of Project & Cost

Select the type of project. Provide project cost for renovation projects or fuel systems.

4. Use of Building

Provide brief description on building (ex. “Office space on 1st floor and long term rental apartments on 2nd floor”)

5. Lot Number / Block Number / Subdivision Name

This information is to be provided if you have it.

6. Physical Address

If your area does not have physical addresses, please provide Lot/Block/Subdivision names.

7. Type of Construction (I, II, III, IV, V)

Designators used to describe the type of materials that will be used in the construction of the building. This information can be found in more detail in Chapter 6 of the 2009 International Building Code (IBC). (This information can be found on our website at [www.akburny.com](http://www.akburny.com))

Below are examples of the more common construction types:

Type II – (noncombustible) metal or masonry
A= One Hour Fire Rating, B=No rating or fire separation.

Type V – (combustible) wood
A= One Hour Fire Rating, B=No rating or fire separation.

These are classifications for building use and occupancy. This information can be found in more detail in Chapter 3 of the 2012 International Building Code (IBC). (This information can be found on our website at www.akburny.com.)

**A:** Assembly occupancy – buildings used for social events and gatherings Theaters, restaurants, churches, bowling alleys

**B:** Business occupancy – buildings involved in professional or office type transactions Banks, outpatient clinics, post offices

**E:** Educational occupancy – buildings used for educational purposes through 12th grade Day cares, schools

**F:** Factory occupancy – buildings used for assembling, packaging, repairing or processing Bakeries, breweries, water treatment

**H:** Hazardous occupancy – buildings used for storage and processing of materials which constitute a health hazard Storage of explosives, toxic chemicals, corrosives, flammable, combustible materials/liquids

**I:** Institutional occupancy – supervised environments in which people are cared for Alcohol & drug centers, assisted living facilities, hospitals, jails

**M:** Mercantile occupancy – buildings used for display and sale of merchandise Retail stores, gas stations

**R:** Residential occupancy – buildings used for sleeping purposes Hotels, apartments, boarding houses

**S:** Storage occupancy – buildings used for storage of nonhazardous materials Aircraft hangars, food storage, warehouses

**U:** Utility occupancy – accessory buildings not classified under other occupancies Barns, sheds, tanks
9. **Total Square Footage**

Provide total square footage of the project and of the building itself. If you are submitting for an addition review, provide the square footage of the addition and the total square footage of the building.

10. **Suppression & Alarm system to be installed**

Only to be used if you are submitting for a fire alarm or fire suppression or kitchen hood & duct suppression system. Provide the number of devices for an accurate fee.

11. **Applicant Information**

The primary applicant will receive any correspondence or questions from our office. The owner’s information needs to be provided if different than the primary applicant.

12. **Applicant Signature**

This application is a legal document and needs to be signed before our office can proceed with the review.

13. **Checklist**

This checklist is provided to assist with the submittal process. This is a summary of the information we may need to see depending on the type of project you have.

*Please note:* Your project may be delayed in processing if your application is not completed entirely. If you have any questions regarding the application – please call our office at 907.269.2004.

You may submit your application via e-mail, please refer to [Digital (Electronic Plans) Submittal & Disposal Requirements](#) for more details.

**Responses to Correction Letters**

*Please Note:* Provide an itemized response to each correction item listed; Plans and documents should be correlated to the itemized correction letter.
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). 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

<table>
<thead>
<tr>
<th>Valuation Schedule</th>
<th>Square Foot Construction Costs - Types of Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group</td>
<td>IA</td>
</tr>
<tr>
<td>A-1 Assembly, theaters, with stage</td>
<td>224.49</td>
</tr>
<tr>
<td>A-1 Assembly, theaters, without stage</td>
<td>198.34</td>
</tr>
<tr>
<td>A-2 Assembly, night clubs</td>
<td>177.15</td>
</tr>
<tr>
<td>A-2 Assembly, restaurant, bars, banquet halls</td>
<td>176.15</td>
</tr>
<tr>
<td>A-3 Assembly, churches</td>
<td>173.36</td>
</tr>
<tr>
<td>A-3 Assembly, general, community halls, libraries</td>
<td>170.76</td>
</tr>
<tr>
<td>A-4 Assembly, arenas</td>
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</tr>
<tr>
<td>B Business</td>
<td>179.29</td>
</tr>
<tr>
<td>E Educational</td>
<td>192.11</td>
</tr>
<tr>
<td>F-1 Factory and industrial, moderate hazard</td>
<td>108.42</td>
</tr>
<tr>
<td>F-2 Factory and industrial, low hazard</td>
<td>107.42</td>
</tr>
<tr>
<td>H-1 High Hazard, explosives</td>
<td>101.53</td>
</tr>
<tr>
<td>H-234 High Hazard</td>
<td>101.53</td>
</tr>
<tr>
<td>H-5 HPM</td>
<td>179.29</td>
</tr>
<tr>
<td>I-1 Institutional, supervised environment</td>
<td>177.76</td>
</tr>
</tbody>
</table>

Sample Fees Only

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

<table>
<thead>
<tr>
<th>TOTAL VALUATION FEE</th>
<th>Basic Fee</th>
<th>Each Additional $1,000 or Fraction of $1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1 to $25,000</td>
<td>$100 for the first $8,000</td>
<td>$16</td>
</tr>
<tr>
<td>$25,001 to $50,000</td>
<td>$430.25 for the first $25,000</td>
<td>$11.10</td>
</tr>
<tr>
<td>$50,001 to $100,000</td>
<td>$780.05 for the first $50,000</td>
<td>$8</td>
</tr>
<tr>
<td>$100,001 to $500,000</td>
<td>$1,093.05 for the first $100,000</td>
<td>$6.60</td>
</tr>
<tr>
<td>$500,001 to $1,000,000</td>
<td>$3,556.75 for the first $500,000</td>
<td>$5.75</td>
</tr>
<tr>
<td>Over $1,000,000</td>
<td>$6,168.75 for the first $1,000,000</td>
<td>$4.15</td>
</tr>
</tbody>
</table>

(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

1. Using the tables under section (6), determine the cost per square foot for a F-1/VB building
   - $64.39
2. Determine the project cost - multiply the square footage cost by the square footage
   - $64.39 x 1,000 sqft = $64,390
3. Using calculated project cost & the Valuation Table (above) – determine the basic fee
   - $780.05 for the first $50,000
4. 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 x $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 x 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 x $8.00 = $160

3. Determine calculated fee
   • $780.05 + 160 = $940.05

4. Determine actual fee (75% of calculated fee)
   • $940.05 x 0.75 = $705.04

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