

## **ADDITIONAL USEFUL INFORMATION**

### **5.10.040 International Building Code and International Residential Code amendments.**

(d) Section 105.5 of the IBC and Section R105.5 of the IRC are amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, and completed within 730 days after its issuance. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods that cumulatively total not more than 730 days. Each extension shall be requested in writing and justifiable cause demonstrated and be accompanied by a fee equal to fifty percent (50%) of the original permit fee, or the fee that would be assessed for the remaining work whichever is less.

### **INFORMATION TO BE SUPPLIED WITH EVERY BUILDING PERMIT APPLICATION**

1. Two copies of construction documents of the proposed work signed and sealed by a Registered Architect or Licensed Engineer (if applicable). The documents need to show how the structure is to be built and location of project. Documents need to depict a cross sectional view of the wall assemblies, foundation, roof assemblies and where applicable, fire rated assemblies.
2. Copy of survey of the property (As-Built) by a licensed land surveyor (TO SCALE).
3. Location plan or plot plan showing relationship of proposed activity or construction to the property lines and existing structures. The basis for this can be taken from the survey, but the survey itself cannot be altered.
4. For properties with a Septic System; if an addition or alteration adds to the bedroom count, re-locates bedrooms, or is a major expansion of gross floor area greater than 1,000 square feet, the State of Alaska- Dept. of Environmental Conservation must sign off on before a permit can be issued. Information can be found on their website  
@<http://dec.alaska.gov/Water/wwdp/onsite/index.htm>
5. If the applicant for any permit is not the owner of the property where the work will be performed, a completed Proxy Statement must be submitted for any type of work. No Exceptions.

Most Building Permit Applications require a pre-site inspection prior to the issuance of a building permit. This inspection could be scheduled at the time of filing the building permit application.

Every Building Permit Application for enlargement of the footprint of the structure, or the construction of a new structure that requires a Wetlands permit will need to submit an approved wetlands permit from the State of Alaska- Dept. of Environmental Conservation. Information on the Wetland permitting process can be found on their website  
@<http://dec.alaska.gov/Water/wwdp/wetlands/index.htm>

**Additional information to be submitted for a new residence.**

1. Separate Sewage Disposal System Permit from the State of Alaska- Dept. of Environmental Conservation , unless connected to a public sewer system, is required from the State of Alaska. Information can be found @<http://dec.alaska.gov/Water/wwdp/onsite/index.htm>

3. Driveway permit application may be required if access to the property is sought from a State road or highway.

Note: Where applicable, (Flood Plain Development and State Right of Ways) construction beyond the foundation may not continue until an “As-Built” foundation survey, which includes the top of foundation elevation, be submitted and approved.

\*\*\*The installation of Factory Manufactured Homes must be certified by an Architect or Engineer to ensure that there is no damage to the structural integrity during transit or during installation and the home has been installed correctly.

**Information required for obtaining a Certificate of Occupancy:**

1. A Final Inspection that is approved by a Code Enforcement Official.

2. An approved final Electrical Inspection Certificate, if applicable.

) 3. Plumber’s certification, if applicable

5. “As-Built” plans must be submitted for any changes during construction from original documents. Plans must be signed and sealed by a design professional (where applicable).

6. Design professional certification.

7. “As-Built” final survey by a licensed land surveyor, if required.

**Additional information required for a new residence**

1. “As-Built” final survey by a licensed land surveyor showing pertinent features and elevations and as applicable.