


MUNICIPALITY OF ANCHORAGE

DEVELOPMENT SERVICES DEPARTMENT



343-8301
Fax: 343-8200

DATE: May 18, 2016
TO: Building Board Appeal Panel
From: Kent Kohlhase, P.E., Building Official 
Subject: Overview of Case, Refund Claim Appeal
Case No.: BCA-02-2016

On April 27, 2016, then-Building official Sharen Walsh denied a request for refund of inspection fees for various permits issued to MCN Construction and Criterion General. Ron Thompson, acting as agent for MCN and Criterion, submitted an appeal of that denial on May 3, 2016. This letter and the attached documents comprise the Municipality's response to the appeal.

The Municipal Attorney's office is submitting a separate legal argument stating that we do not believe the Building Board has the authority or standing to decide on this issue. I will not repeat here the points made in that document; it is part of the record for this case.

In the interest of openness and full participation, we are providing a response to the appeal, even though we believe the Board can and should decline to hear the appeal.

Ms. Walsh provided a clear and succinct response to the refund request in her April 27 letter. The points raised in the letter form the basis for our continued belief that the refund claim is not valid. In support of the April 27 letter, the Municipality will offer the testimony of the following individuals:

Ross Noffsinger, P.E., Engineering Services Manager. Mr. Noffsinger will offer testimony as to the development of the ½ hour inspection ordinance.

Gretchen Stuller, Permit Manager. Ms. Stuller will offer testimony about how refund requests are handled. She will further testify that contractors have in fact requested refunds for ½ hours inspections, and that MCN and Criterion have requested refunds at the closeout of some of the permits in question for unused inspections, indicating they were aware of the MOA refund procedures.

Gary Hile, Lead Plumbing and Mechanical Inspector. Mr. Hile will offer testimony regarding his personal knowledge of the inspection group, based on his 6-plus years of experience as acting Chief of Inspections, including the time period in question.

MOA - 000001

In further defense of this matter, the Municipality offers the following additional information:

Attachment A: April 27 letter from Building Official Sharen Walsh to Ron Thompson.

Attachment B: A review conducted by Lead Plumbing and Mechanical Inspector Gary Hile of 8 building permits issued to MCN during the time frame in question. Mr. Hile was the acting Chief of Inspections during the time period in question, and as such has a high level of familiarity with both the activities and productivity of the inspection group as well as the capabilities and limitations of the Hansen permitting software system.

Mr. Hile reviewed individual inspection records for these permits, and where possible assessed whether inspections were longer or shorter than 30 minutes. Reviewing the results of his research it is immediately apparent that it was not possible to verify the length of most inspections, and that at most 24 out of 210 inspections may have been less than 30 minutes. Sixty-two inspections took longer than 30 minutes, and the length of 124 inspections could not be verified. It is also important to note that this evaluation does not account for inspector's time to review the permit file in the office, prior to departing for an inspection. If a very conservative estimate of 6 minutes per project is used to account for this preparation time, only 15 inspections out of 210 may have been less than 30 minutes. Finally, as noted in Ms. Walsh's letter, inspection times are extrapolated based on the time that the results of an inspection are entered in the Hansen permitting system. This is not necessarily the time the inspection was completed.

Also, it is apparent on reviewing some of the inspections that the time shown does not include driving time. In some cases, the distance between inspection locations was such that the drive time would have taken longer than the recorded inspection time. An example is inspection #307438 for MCN permit C14-1023, Hard Rock Café. Hansen data shows this inspection to have a duration of only 8 minutes, yet the project is located 3.1 miles driving distance from the previous inspection location.

It should be noted that AMCR 23.10.016 K provides that the burden of proof rests with the appellant. The appellant must demonstrate by a preponderance of the evidence that the appeal should be granted.

Attachment C: Background and history for inspection fees for alterations and additions. This timeline was prepared by Engineering Services Manager Ross Noffsinger, P.E. Mr. Noffsinger has managed the Engineering Services section for 7 years and prior to that was the senior plan review engineer. He is highly familiar with Title 23, and the various changes to the fee portion of that Title.

Attachment D: MOA Policy AG.36. This policy provides the administrative procedure for managing ½ hour inspection fees. It was signed by Building Official Sharen Walsh on December 29, 2010.

In closing, we offer several arguments against this appeal:

1. The Municipal Attorney's Office does not believe the Board has the authority or standing to decide on this issue. It is clearly the intent of the code that the Board comprises technical experts with the background, knowledge, and authority to decide on technical interpretations regarding application of the building code. Decisions related to financial matters are not within the purview of the Board, and would inappropriately bind the Municipality to a financial burden not envisioned by the code.

MOA- 000002

2. The request for refunds is not timely. Eighty-five of the 90 permits have been closed out, with close out dates ranging from April 2, 2013 to September 15, 2015. There is no reasonable basis for awarding financial reimbursement to a claim on a permit that has been fully closed out. We also note that of the 90 permits, 15 refund requests were processed at the time of permit closeout; 8 by MCN and 7 by Criterion. It is clear that both companies were aware of and requested refunds at the time of permit closeout.

Also, AMC 23.10.104.13.5 E prohibits refunds for permits expired by more than 360 days. Though the permits in this case have been closed, as opposed to expired, the 360 day timeline should apply equally for closed permits. This 360 day deadline eliminates all but 22 of the 90 permits for which refunds have been requested.

3. The request for refunds is based on the assumption that the time stamp in the Hansen permitting system is the time at which the inspector concluded the inspection. The time stamp only reflects the time the result was entered into the Hansen system. There is no way accurately verifying the actual inspection times at this late date.
4. The request for refunds is based on Mr. Thompson's knowledge of the Hansen permit system and the operations of the inspection group gained during his tenure as Building Official. He estimates that 65-75% of all inspections were performed in less than 30 minutes. However, research prepared by Mr. Gary Hile does not support that assertion. Again, based on his direct experience as acting Chief of Inspections, Mr. Hile is as familiar as Mr. Thompson, if not more so, with the activities of the inspection group.

Finally, we must address the fact that MOA Policy AG.36 stated that MOA inspectors would track the time they spent preparing for, traveling to, performing, and documenting inspections. This information was to be provided to a permittee if the inspection took less than 30 minutes, in order that the permittee could then request a refund. This effort was not successful. It was impractical to consistently implement this policy, given the limitations of available technology and multiple demands on inspector's time. We also know, through discussions with inspectors and leads, that few if any of the inspections that were tracked after implementation of AG.36 showed inspection times less than 30 minutes.

We respectfully request you find in favor of the Municipality on this matter.

MOA - 000003

MUNICIPALITY OF ANCHORAGE



Development Services Department

Phone: 907-343-8301

Mayor Ethan Berkowitz

April 27, 2016

Scope Permitting and Engineering, LLC
726 E. 15th Avenue, Suite 200
Anchorage, AK 99501

Attn: Ron Thompson, P.E.

Subj: Refund Requests

Dear Mr. Thompson,

The department has researched the refund request in the amount of \$14,850 you submitted on January 6, 2016 on behalf of MCN Construction for 27 permits issued at various times in 2013-2015, and acknowledges your second submittal of April 7, 2016 requesting refunds on behalf of Criterion General in the amount of \$45,862.50 for 63 permits issued during the same time period.

Your request is for refunds of permit fees collected for Alterations; Additions; Change of Use; and Plumbing, Mechanical and Electrical Alterations (Residential and Commercial). Pertinent sections of Anchorage Municipal Code (AMC) applying to these requests are excerpted below:

23.10.104.13.2 Permit fees. *Permit fees are calculated as follows:*

- C. Permit fees for additions, alterations and change of use permits are not based on valuation. The fees are based on an estimated number of inspections for all disciplines provided by the permit applicant. The building official will assist the permit applicant with the initial estimate. The building official reserves the right to correct the estimate based on historic information for similar projects. A refund will be granted for inspections not used. Additional fees are required for inspections exceeding the number purchased.*

23.10.104.13.5 Fee refunds.

- A. The building official shall refund a fee that is paid or collected in error.*
B. The building official may refund up to eighty percent (80%) of the permit fee paid when a permit is cancelled.
Exception: The building official may grant a full refund of the permit fee if no work has been done by the Municipality, and the permittee shows the cancellation of the permit was beyond the permittee's control.
C. The building official may refund the full plan review fee if the permit is cancelled before any review has begun.
D. The building official shall not refund any fee unless it is requested in writing by the original permittee.
E. Permits expired by more than 360 days are not entitled to a refund.

ATTACHMENT A

MOA - 000004

23.10. Table 3-A Building Permit Fees.

3. Alterations; Additions; Change of Use; Plumbing, Mechanical and Electrical Alterations (Residential and Commercial)	\$150 per inspection per hour with a minimum 1/2 hour charge per inspection.
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You also reference Policy AG.36 (copy attached), dated December 29, 2010, which details the procedure for tracking inspection time and issuing refunds for permits associated with Item 3. in Table 3-A. You've based your request on an assumption that of all the inspections recorded for each project, at least half of them must have been performed in less than one half-hour.

The department is unable to grant your request for refunds for two reasons: 1) Untimely submittal, and 2) Inspection duration is based on erroneous assumptions, not verifiable data.

Untimely Submittal:

All but five of the 90 permits have been closed out, with close out dates ranging from April 2, 2013 to September 15, 2015. Of the 90 permits, 15 requests for refunds were already processed at the time of closeout, 8 by MCN Construction, 7 by Criterion General. This indicates to us that both companies were well aware of the opportunity for refunds and availed themselves of that opportunity at the appropriate time, i.e., permit closeout. Returning to request additional monies anywhere from several months to several years after closeout is unreasonable, especially where no error can be shown to have occurred in the department's calculations of fees owed.

Erroneous Assumptions:

The department has issued refunds for permits where inspection duration (including preparation and travel time) has been documented at ½ hour or less, and we will continue to do so. Although Policy AG.36 was instituted in good faith, it proved to be impractical to implement consistently with available technology and other demands on inspectors' attention, so the department has instead relied on contractor evidence to verify durations. Where the contractor has presented verifiable evidence and requested a refund in a timely fashion a refund has been granted.

You have provided spreadsheets showing the times at which inspection results were entered into the Hansen system and have assumed those times represent the actual time at which the inspector concluded the inspection. This is not correct, the time shown in Hansen only reflects the time at which the inspector entered those particular results in the computer. With air card connection problems or simply individual work habits, the entry could have been done at any time during the day. Revisiting these inspections at this late date and verifying actual time spent is at best impractical and in reality impossible.

For the reasons stated above, the referenced claims for refunds are rejected. Due to additional changes to AMC 23.10 Tables 3-A and 3-C which became effective April 1, 2016, the department is in the process of purchasing a software module to allow field time-stamping for inspection preparation and performance time. This will improve our ability to resolve these matters to everyone's satisfaction in the future.

Best Regards,



Sharen A. Walsh, P.E.
Director & Building Official

MoA - 000005

MUNICIPALITY OF ANCHORAGE



Development Services Department

Phone: 907-343-8301

Date: May 18, 2016

To: Building Board Appeal Panel

From: Gary Hile, Chief Plumbing and Mechanical Inspector

Subject: Methodology Used to Derive Length of Inspection Times

Case No.: BCI-02-2016

To derive the length of inspection times for each inspection, I used data I was able to retrieve from Hansen and Google Maps as follows:

1. I exported all of the scheduled inspections for each permit from Hansen to a spread sheet.
2. To obtain each inspection start time, I pulled up the assigned inspector's workload for the day showing all of the inspections the inspector performed that day. I then used the completed time from the previous inspection as the start time for the inspection I was calculating length of inspection for to account for drive time to the inspection. The difference between the start time and the completed time equals the length of inspection time. As noted on the spreadsheets, there were several inspections I was not able to determine a length of time due to several variables. The most common reason I could not calculate a time was due to inspectors resulting several inspections at the same time which would not provide me accurate start or complete times. Our process is to result after each inspection, but due to an enormous amount of connectivity problems it was not uncommon for several inspectors to result at the end of the day when they could connect to the network in the office or result a batch of inspections in the field when they were able to regain connectivity. Other reasons I could not determine the length of an inspection was because it was the first inspection of the day, it was the inspector's only inspection, or it was resulted the following day.
3. I used Google Maps when I noticed a previous inspection was a great distance from the inspection I was calculating to determine the actual distance in miles. There were several inspections that the drive time would most likely be longer than the actual inspection length. My guess is that the inspector resulted the previous inspection when they arrived at their next inspection which would not capture the drive time.


Gary Hile

Chief Plumbing and Mechanical Inspector

ATTACHMENT B

MOA-000006

MCN Construction C14-1023 - Hard Rock Café

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
291186	Final Structural	Correction	H8	P Calhoun	6/5/2014 15:07	2:43pm	24 Minutes	3.1 miles driving from previous
291187	Framing	Partial	H8	P Calhoun	4/12/2014 14:26	1:51pm	35 Minutes	
291188	Insulation / Vapor Barrier	Partial	H8	P Calhoun	4/14/2014 13:31	Cancelled		
291189	Ceiling / Act	Partial	H8	P Calhoun	5/23/2014 9:23	9:23am	20 Minutes	5.3 miles driving from previous
291193	Final Fire Inspection	Partial	H8	C Hill	6/8/2014 14:59	Unable to verify		
291194	Concrete Floor	Partial	H8	P Calhoun	5/26/2014 8:41	Unable to verify		Final inspection of the day
291195	Fire Stopping	Partial	H8	D Blackburn	5/6/2014 11:00	Unable to verify		Final inspection of the day
291723	Framing	Correction	H8	P Calhoun	4/8/2014 10:55	4/8/2014 10:55	1 Hour 10 Minutes	
291812	Framing	Partial	H8	P Calhoun	4/22/2014 13:09	11:58am	1 Hour 10 Minutes	
291821	Other Structural	Partial	H8	P Calhoun	4/9/2014 9:51	Unable to verify		First inspection of the day
292328	Rebar	Partial	H8	P Calhoun	4/17/2014 15:01	1:57pm	1 Hour 10 Minutes	
292526	Rebar	Correction	H8	P Calhoun	4/16/2014 15:17	Unable to verify		one block from previous
292703	Insulation / Vapor Barrier	Partial	H8	D Hickel	4/18/2014 13:56	1:47pm	9 Minutes	
292713	Insulation / Vapor Barrier	Partial	H8	P Calhoun	4/15/2014 14:43	1:49pm	54 Minutes	
292963	Insulation / Vapor Barrier	Approved	H8	P Calhoun	4/25/2014 12:09	Grouped inspection results	27 Minutes	
295868	Fire Stopping	Approved	H8	P Calhoun	4/25/2014 12:12	11:45am	39 Minutes	
299100	Ceiling / Act	Partial	H8	P Calhoun	5/6/2014 12:10	12:57am	53 Minutes	
301824	Final Fire Inspection	Correction	H8	P Calhoun	6/13/2014 17:27	Unable to verify		1 Hour 20 Minutes
301860	Final Structural	Partial	H8	P Calhoun	6/9/2014 13:21	12:45pm	30 Minutes	
301998	Final Structural	Partial	H8	P Calhoun	6/16/2014 12:57	11:08am	1 Hour 49 Minutes	
303813	Final Fire Inspection	Partial	H8	C Hill	6/18/2014 15:56	Unable to verify		
303745	Final Structural	Partial	H8	P Calhoun	6/24/2014 13:39	1:39pm	23 Minutes	
303829	Final Fire Inspection	Approved	H8	C Hill	6/24/2014 14:42	Unable to verify		
307438	Final Structural	Approved	H8	P Calhoun	7/2/2014 14:10	8:00am	3 Minutes	
291634	Plumbing Rough	Correction	H8	M Gifford	4/19/2014 13:07	10:00am	3 Hours 7 Minutes	
293414	Plumbing Rough	Partial	H8	C Thompson	4/19/2014 13:02	Grouped with inspection #291772		
294750	Plumbing Rough	Correction	H8	M Gifford	4/28/2014 12:04	10:51am	1 Hour 13 Minutes	
295050	Plumbing Rough	Correction	H8	M Gifford	4/30/2014 15:01	1:40pm	1 Hour 13 Minutes	
302887	Final Plumbing	Correction	H8	M Gifford	5/5/2014 12:47	Unable to verify		Final inspection of the day
303125	Final Plumbing	Approved	H8	C Thompson	6/13/2014 8:53	8:01am	52 Minutes	
291823	Final Mechanical	Correction	H8	J Gadamski	7/14/2014 9:06	8:05am	1 Hour 1 Minute	
291824	Mechanical Rough	Correction	H8	M Gifford	6/8/2014 14:39	Unable to verify		Grouped inspection results
291826	Reoperation Rough	Correction	H8	M Gifford	4/9/2014 11:19	10:17am	1 Hour 2 Minutes	
291829	Grease Duct	Partial	H8	M Gifford	5/5/2014 12:47	Unable to verify		Final inspection of the day
292000	Mechanical Rough	Partial	H8	C Thompson	4/18/2014 15:12	10:12am	3 Hours	
292001	Mechanical Rough	Partial	H8	M Gifford	4/14/2014 13:56	11:58am	1 Hour 58 Minutes	
293410	Mechanical Rough	Partial	H8	C Thompson	4/18/2014 13:09	10:02am	3 Hours 7 Minutes	
293423	Mechanical Rough	Correction	H8	6/2/2014 6:54	6:05am	49 Minutes		
293424	Mechanical Rough	Correction	H8	4/28/2014 14:45	Unable to verify		Grouped inspection results	
293429	Grease Duct	Approved	H8	5/9/2014 15:29	2:17pm	1 Hour 12 Minutes		
295887	Reoperation Rough	Partial	H8	5/9/2014 10:38	9:20am	31 Minutes	2.6 miles driving from previous	
296410	Grease Duct	Partial	H8	5/9/2014 14:35	2:14pm	1 Hour 43 Minutes		
296677	Grease Duct	Partial	H8	5/14/2014 15:07	1:24pm	36 minutes		
297485	Grease Duct	Partial	H8	5/23/2014 8:33	7:57am	2 hours 31 Minutes		
299046	Grease Duct	Partial	H8	5/26/2014 11:54	9:23am	1 hour 10 Minutes		
299373	Grease Duct	Partial	H8	5/28/2014 13:09	11:54am	Grouped inspection results	AM Inspection	
299832	Grease Duct	Partial	H8	6/24/2014 15:47	Unable to verify		Grouped inspection results	
299894	Grease Duct	Partial	H8	6/24/2014 15:47	10:00am	3 Hours 7 Minutes		
300632	Mechanical Rough	Correction	H8	6/12/2014 13:07	6/16/2014 15:01	First inspection of the day		
303801	Final Mechanical	Approved	H8	7/6/2014 8:46	4/11/2014 16:13	2 Hours 14 Minutes		
292273	Wall Rough Electrical	Partial	H8	4/12/2014 15:54	4/12/2014 15:54	41 Minutes		
292550	Wall Rough Electrical	Partial	H8	4/21/2014 13:09	1:40pm	50 Minutes		
293424	Electrical Rough	Partial	H8	6/8/2014 14:00	11:25	2 Hours 8 Minutes		
293530	Final Electrical	Partial	H8	4/28/2014 15:14	2:04pm	31 Minutes		
294054	Wall Rough Electrical	Partial	H8	4/30/2014 16:06	11:25	Inspections resulted end of day		
294659	Wall Rough Electrical	Partial	H8	5/7/2014 14:54	5/7/2014 13:34	Inspections resulted end of day		
295092	Wall Rough Electrical	Partial	H8	5/7/2014 13:34	5/15/2014 10:01	2 Hours 24 Minutes		
295766	Wall Rough Electrical	Partial	H8	5/7/2014 13:34	5/20/2014 15:04	47 Minutes		
296166	Wall Rough Electrical	Partial	H8	5/20/2014 15:04	5/20/2014 13:51	Inspections resulted end of day		
298249	Service	Cancel	H8	6/4/2014 11:32	11:01am	Inspections resulted end of day		
300035	Ceiling Rough Electrical	Partial	H8	6/12/2014 16:16	9:55am	Inspections resulted end of day		
300407	Ceiling Rough Electrical	Partial	H8	6/12/2014 16:16	9:55am	Inspections resulted end of day		
301368	Ceiling Rough Electrical	Partial	H8	6/12/2014 16:16	9:55am	Inspections resulted end of day		
301843	Final Electrical	Correction	H8	6/24/2014 12:19	10:03am	47 Minutes		
303428	Final Electrical	Correction	H8	6/24/2014 12:19	10:03am	47 Minutes		
303597	Final Electrical	Partial	H8	6/17/2014 16:28	10:03am	47 Minutes		
303819	Final Electrical	Approved	H8	7/16/2014 10:50	10:03am	47 Minutes		
309828	Final Electrical	Approved	H8	7/16/2014 10:50	10:03am	47 Minutes		

Number of paid insp.	65	\$150.00	\$9,750.00
Number of 1/2 hour insp	32.5	\$75.00	\$2,437.50
Paid for but not complete	0	\$150.00	\$0.00
Refund			(\$2,437.50)
TOTAL			71

MOA-000005

MCN Construction C14-1270-Dimond Center Suite 3-540

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
292448	Final Structural	Partial	H8	B. Gilgus	7/17/2014 8:44	Unable to verify	First inspection of the day	
292449	Framing	Partial	H8	B. Gilgus	4/28/2014 13:34	11:44am	1 Hour 50 Minutes	
292455	Final Fire Inspection	Correctior	Y. Jaegge	B. Gilgus	6/30/2014 16:29	Unable to verify	Only inspection of the day	
307196	Final Fire Inspection	Progress	C. Torrey	C. Torrey	7/23/2014 15:45	Unable to verify	Grouped inspection results	
307268	Final Structural	Partial	H8	B. Gilgus	7/23/2014 12:24	Unable to verify	Grouped inspection results	
311235	Final Structural	Approved	B. Gilgus	B. Gilgus	7/30/2014 9:27	9:17	10 Minutes	Previous insp same building
311382	Final Fire Inspection	Approved	C. Torrey	C. Torrey	7/30/2014 14:34	Unable to verify	First inspection of the day	
294500	Electrical Rough	Partial	H8	D. Rooney	4/28/2014 15:12	Unable to verify	Grouped inspection results	
294672	Ceiling Rough Electrical	Partial	H8	D. Rooney	5/30/2014 17:41	Unable to verify	Grouped inspection results	
300522	Final Electrical	Partial	H8	M. Green	6/4/2014 7:09	Unable to verify	Resulted next day	
301151	Final Electrical	Partial	H8	M. Green	6/30/2014 7:12	Unable to verify	Resulted next day	
307008	Final Electrical	Partial	H8	M. Green	7/14/2014 10:23	9:23am	1 Hour	
309433	Final Electrical	Partial	M. Green	M. Green	7/17/2014 7:09	Unable to verify	Resulted next day	
310020	Final Electrical	Cancel	M. Green	M. Green		Cancelled		
312239	Final Electrical	Approved	M. Green	M. Green	7/30/2014 11:43	11:13am	30 Minutes	
293352	Final Mechanical	Approved	R. Larson	R. Larson	5/15/2014 13:58	1:12pm	46 Minutes	
293628	Final Plumbing	Approved	C. Thompson	C. Thompson	6/26/2014 9:28	9:21am	7 Minutes	
293629	Plumbing Rough	Approved	C. Thompson	C. Thompson	4/29/2014 8:14	Unable to verify	First inspection of the day	

Number of paid insp.	20	\$150.00	\$3,000.00
Number of 1/2 hour insp	8.5	\$75.00	(\$637.50)
Paid for but not complete	3	(\$150.00)	\$450.00
		Refund	(\$1,087.50)

Less than 30 minutes	2
More than 30 minutes	4
Unable to verify	11
Cancelled	1
TOTAL	18

Mat - 000010

MCN Construction C14-2164 Providence Emergency

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
333979	Final Structural	Partial	H8	J.Stubbs	2/12/2015 10:45	Unable to verify	Grouped inspection results	
333980	Framing	Partial	H8	J.Stubbs	1/30/2015 11:38	Unable to verify	First inspection of the day	
333982	Ceiling / Act	Partial	H8	J.Stubbs	2/4/2015 11:02	Unable to verify	Only inspection of the day	
333986	Final Fire Inspection	Approved	T.Barganier	B.Dean	2/12/2015 11:51	Unable to verify	Only inspection of the day	
343121	Ceiling / Act	Approved	J.Stubbs	J.Stubbs	2/6/2015 12:54	10:47am	2 Hours 7 Minutes	
344173	Final Structural	Approved	J.Stubbs	J.Stubbs	5/1/2015 15:25	2:10pm	1 Hour 15 Minutes	
342039	Wall Rough Electrical	Partial	H8	D.Rooney	1/27/2015 17:05	Unable to verify	Grouped inspection results	
342362	Wall Rough Electrical	Partial	H8	D.Rooney	2/3/2015 11:29	Unable to verify	Grouped inspection results	
343068	Final Electrical	Approved	D.Rooney	D.Rooney	2/6/2015 17:16	Unable to verify	Grouped inspection results	
334758	Final Mechanical	Approved	J.Gadomski	J.Gadomski	2/10/2015 7:57	Unable to verify	First inspection of the day	
334759	Mechanical Rough	Partial	H8	J.Gadomski	2/4/2015 9:33	Unable to verify	First inspection of the day	
334356	Medical Gas Final	Approved	J.Gadomski	J.Gadomski	2/9/2015 7:43	Unable to verify	First inspection of the day	
334357	Medical Gas Rough	Partial	H8	J.Gadomski	1/21/2015 14:14	1:32pm	42 Minutes	
341326	Medical Gas Rough	Partial	H8	J.Gadomski	1/22/2015 14:18	1:53pm	25 Minutes	4.8 miles driving from previous

Number of paid insp.	20	\$150.00	\$3,000.00
Number of 1/2 hour insp	8.5	\$75.00	(\$637.50)
Paid for but not complete	3	(\$150.00)	\$450.00
	Refund		(\$1,087.50)

Less than 30 minutes	0
More than 30 minutes	1
Unable to verify	14
Cancelled	1
TOTAL	16

MCN Construction C15-1049 Taco Bell

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
350792	Ceiling / Act	Approved	H.Gwin	H.Gwin	5/8/2015 13:17	12:54pm	23 Minutes	
350793	Final Structural	Approved	P.Calhoun	P.Calhoun	6/9/2015 8:16	9:04am	12 Minutes	
350796	Framing	Approved	J.Stubbs	J.Stubbs	4/22/2015 10:44	10:06am	Group with insp #452175	
350798	Insulation / Vapor Barrier	Approved	J.Stubbs	J.Stubbs	4/22/2015 10:49	10:09am	Group with insp #452175	
350799	Footing	Approved	J.Stubbs	J.Stubbs	4/22/2015 10:51	10:08am	44 Minutes	
350801	Shearwall / Exterior	Approved	H.Gwin	H.Gwin	5/8/2015 11:11	10:29am	42 Minutes	
351888	Footing	Correction	H8	P.Calhoun	4/17/2015 13:28	1:00pm	28 Minutes	
354160	Framing / Ext.	Approved	H.Gwin	H.Gwin	5/4/2015 13:40	12:23pm	1 Hour 17 Minutes	
354792	Insulation / Vapor Barrier	Correction	H8	H.Gwin	5/19/2015 6:46	Unable to verify	Resulted next day	
354972	Insulation / Vapor Barrier	Approved	P.Calhoun	P.Calhoun	5/19/2015 15:46	Unable to verify		
355195	Final Structural	Correction	H8	H.Gwin	5/11/2015 14:10	12:57pm	1 Hour 13 Minutes	
355374	Final Fire Inspection	CondAppr	B.Dean	B.Dean	5/13/2015 14:58	Unable to verify		
355384	Final Structural	Correction	H8	H.Gwin	5/30/2015 7:01	Unable to verify	Resulted next day	
356611	Ceiling / Act	Approved	H.Gwin	H.Gwin	5/20/2015 11:03	10:24am	39 Minutes	
357975	Final Fire Inspection	Partial	H8	B.Dean	5/29/2015 14:53	Unable to verify	3 Hours 17 Minutes after previous insp	
358769	Final Fire Inspection	Approved	J.Gray	J.Gray	6/10/2015 15:05	Unable to verify	First inspection of the day	
350835	Underground Electrical	Partial	H8	O.Burbridge	4/17/2015 9:22	Unable to verify	51 Minutes	
350836	Final Electrical	Partial	H8	O.Burbridge	5/11/2015 12:06	11:15am	Cancel	
350837	Underground Duct	Cancel	H8	V.Fosberg	5/8/2015 7:40	Cancel	9 Minutes (Doesn't appear possible)	1.7 miles between inspections
352204	Electrical Rough	Partial	H8	O.Burbridge	4/22/2015 11:46	11:39am	27 Minutes	
352807	Electrical Rough	Partial	H8	O.Burbridge	4/28/2015 11:21	10:55am	19 Minutes	
353481	Electrical Rough	Partial	H8	O.Burbridge	4/30/2015 11:46	11:27am	19 Minutes	
353958	Ceiling Rough Electrical	Partial	H8	O.Burbridge	5/8/2015 14:12	1:45pm	26 Minutes	
354808	Underground Electrical	Correction	H8	O.Burbridge	5/7/2015 15:36	2:17pm	1 Hour 19 Minutes	
354949	Final Electrical	Partial	H8	O.Burbridge	5/29/2015 15:01	2:46pm	25 Minutes	
354977	Ceiling Rough Electrical	Partial	H8	O.Burbridge	5/20/2015 15:36	12:59pm	2 Hours 37 Minutes	
355315	Underground Electrical	Partial	H8	O.Burbridge	5/27/2015 12:05	10:55am	1 Hour 10 Minutes	
356887	Final Electrical	Approved	O.Burbridge	O.Burbridge	6/18/2015 13:24	12:04pm	1 Hour 20 Minutes	
35784	Mechanical Rough	Correction	H8	Y.Dovba	5/7/2015 14:59	Unable to verify	53 Minutes	
356197	Final Mechanical	Approved	C.Thompson	C.Thompson	5/16/2015 8:46	8:53am	42 Minutes	
349831	Final Plumbing	Approved	Y.Dovba	Y.Dovba	5/13/2015 12:09	11:27am	First inspection of the day	
349832	Plumbing Rough	Approved	Y.Dovba	Y.Dovba	4/22/2015 8:14	9:09am	43 Minutes	
349833	Underground Plumbing	Partial	H8	J.Gadomski	4/14/2015 8:52	9:09am	First inspection of the day	
349838	Temporary Gas	Correction	H8	J.Gadomski	4/3/2015 7:57	Unable to verify		

Number of paid insp.	32	\$150.00	\$4,800.00
Number of 1/2 hour insp	16.5	\$75.00	(\$1,237.50)
Paid for but not complete	-1	(\$150.00)	\$150.00
		Refund	(\$1,087.50)

Less than 30 minutes	8	(4 if factor 6 min prep time)
More than 30 minutes	13	(17 if factor 6 min prep time)
Unable to verify	10	
Should not count, same trip	2	
TOTAL	33	

MCN Construction C15-1149-Ultra Beauty

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
348781	Final Structural	Partial	H8	B.Gilgus	6/8/2015 14:38	2:09pm	29 Minutes	
348782	Steel Bolting / Welding	Approved	B.Gilgus	B.Gilgus	5/13/2015 8:47	Unable to verify	First inspection of the day	
348783	Framing	Approved	B.Gilgus	B.Gilgus	4/24/2015 12:16	10:50am	1 Hour 26 Minutes	
348784	Insulation / Vapor Barrier	Approved	B.Gilgus	B.Gilgus	4/30/2015 14:41	2:32pm	9 Minutes	2.6 miles driving from previous
348785	Framing	Approved	B.Gilgus	B.Gilgus	4/29/2015 13:14	12:50pm	24 Minutes	5.0 miles driving from previous
348786	Other Structural	Approved	B.Gilgus	B.Gilgus	5/13/2015 8:45	Unable to verify	First inspection of the day	
348787	Framing	Approved	B.Gilgus	B.Gilgus	5/21/2015 8:47	8:27am	20 Minutes	Same loc Diamond Center
359336	Final Fire Inspection	CondAppr	J.Gray	J.Gray	6/8/2015 9:18	Unable to verify	All inspections resulted at same time	
359517	Final Structural	Approved	B.Gilgus	B.Gilgus	6/15/2015 9:20	8:29am	51 Minutes	
360854	Final Fire Inspection	Approved	J.Gray	J.Gray	6/15/2015 8:33	Unable to verify	First inspection of the day	
349545	Electrical Rough	Partial	H8	M.Green	4/30/2015 10:30	Unable to verify	First inspection of the day	
349547	Electrical Rough	Partial	H8	M.Green	5/20/2015 9:36	9:25am	11 Minutes	6.6 miles driving from previous
358712	Final Electrical	Correction	H8	M.Green	5/29/2015 14:03	12:55pm	1 Hour 8 Minutes	
358104	Final Electrical	Cancel	H8	D.Rooney	6/8/2015 17:12	Cancel		
359567	Final Electrical	Approved	M.Green	M.Green	6/9/2015 9:43	9:03am	40 Minutes	
359302	Final Mechanical	Approved	K.Hanson	K.Hanson	6/8/2015 13:31	Unable to verify		
349312	Plumbing Rough	Partial	H8	R.Larson	4/24/2015 10:12	9:33am	39 Minutes	
353147	Plumbing Rough	Partial	H8	R.Larson	5/28/2015 8:56	8:17 AM	39 Minutes	
359245	Gas Piping	Cancel	H8	K.Hanson	6/8/2015 13:36	Cancel		
359482	Final Plumbing	Approved	K.Hanson	K.Hanson	6/8/2015 13:47	same visit as 359302		

Number of paid insp.	16	\$150.00	\$2,400.00
Number of 1/2 hour insp	6.5	\$75.00	(\$487.50)
Paid for but not complete	3	(\$150.00)	\$450.00
		Refund	(\$937.50)

Less than 30 minutes	5 (4 if factor 6 min prep time)
More than 30 minutes	4
Unable to verify	6
Should not count, same trip	1
Cancelled	2
TOTAL	18

MCN Construction C14-2164 Providence Emergency

Insp #	Inspection Type	Result	Result By	Assigned To	Completed	Started	Length of Inspection	Comments
333979	Final Structural	Partial	H8	J. Stubbs	2/12/2015 10:45	Unable to verify	Grouped inspection results	
333980	Framing	Partial	H8	J. Stubbs	1/30/2015 11:38	Unable to verify	First inspection of the day	
333982	Ceiling / Act	Partial	H8	J. Stubbs	2/4/2015 11:02	Unable to verify	Only inspection of the day	
333986	Final Fire Inspection	Approved	T Barganier	B Dean	2/12/2015 11:51	Unable to verify	Only inspection of the day	
343121	Ceiling / Act	Approved	J. Stubbs	J. Stubbs	2/6/2015 12:54	10:47am	2 Hours 7 Minutes	
344173	Final Structural	Approved	J. Stubbs	J. Stubbs	5/1/2015 15:25	2:10pm	1 Hour 15 Minutes	
342039	Wall Rough Electrical	Partial	H8	D Rooney	1/27/2015 17:05	Unable to verify	Grouped inspection results	
342362	Wall Rough Electrical	Partial	H8	D Rooney	2/3/2015 11:29	Unable to verify	Grouped inspection results	
343068	Final Electrical	Approved	D Rooney	D Rooney	2/6/2015 17:16	Unable to verify	Grouped inspection results	
334758	Final Mechanical	Approved	J. Gadomski	J. Gadomski	2/10/2015 7:57	Unable to verify	First inspection of the day	
334759	Mechanical Rough	Partial	H8	J. Gadomski	2/4/2015 9:33	Unable to verify	First inspection of the day	
334356	Medical Gas Final	Approved	J. Gadomski	J. Gadomski	2/9/2015 7:43	Unable to verify	First inspection of the day	
334357	Medical Gas Rough	Partial	H8	J. Gadomski	1/21/2015 14:14	1:32pm	42 Minutes	
341326	Medical Gas Rough	Partial	H8	J. Gadomski	1/22/2015 14:18	1:53pm	25 Minutes	4.8 miles driving from previous

Number of paid insp.	20	\$150.00	\$3,000.00
Number of 1/2 hour insp	8.5	\$75.00	(\$637.50)
Paid for but not complete	3	(\$150.00)	\$450.00
	Refund		(\$1,087.50)

Less than 30 minutes	0
More than 30 minutes	1
Unable to verify	14
Cancelled	1
TOTAL	16

MUNICIPALITY OF ANCHORAGE



DEVELOPMENT SERVICES DEPARTMENT

343-8301
Fax: 343-8200

Time line for half hour inspections:

Prior to January 1, 2009: Permit fees for alterations and additions are based on the valuation of the work (see attached excerpt from AO 2007-174, 23.10 Table 3-A Building permit fees).

January 1, 2009: With the passage of AO 2008-134(S) permit fees for alterations and additions are based on the number of inspections required to complete the project (see attached excerpt from AO 2008-134(S), 23.10 Table 3-A Building permit fees). Note the fees are a flat rate and are not based on the amount of time to complete an inspection. The cost is a fixed \$130 per inspection and it doesn't matter whether the inspection takes 2 minutes or 2 hours.

January 1, 2011: With the passage of an omnibus fee ordinance (AO 2010-81(S-1)) fees are now a function of the time required to complete the inspection. Staff created the hourly rates over concern that a single, lengthy inspection covering multiple items could result in a financial burden to the Municipality. The Assembly changed the one hour minimum to a half hour minimum for alterations and additions (see attached excerpt from AO 2010-81(S-1), 23.10 Table 3-A Building permit fees).

Then-Building Official Ron Thompson changed the fee basis from the valuation-based fee formula for alterations and additions to a cost per inspection formula. The department operated with a flat \$130 per inspection fee for two years from January 1, 2009 to January 1, 2011. Ron left the position as Building Official and moved to the Public Works Department in April of 2010; therefore he administered the flat \$130 inspection fee for 1.25 years. During that period, half-hour inspections did not exist and no one received any refunds for half hour inspections during the 1.25 years he administered the flat \$130 inspection fee for alterations. Half hour inspections were not created until some 8 months after Ron left the department and became Public Works Director.

Sharen Walsh, the building official at the time of adoption of the omnibus fee ordinance (AO 2010-81(S-1)) wrote Policy AG.36 defining the administrative procedure for managing the half hour inspection fee (see attached).



Ross Noffsinger, P.E. 5/18/16
Date

Engineering Services Manager

ATTACHMENT C

MOA - 000015

23.10 Table 3-A Building Permit Fees

<p>2. New Construction (Residential)</p>	<p>Building Permit Fee</p>
<p>[\$1.00 AND UP EXTRA 2 INSPECTIONS FOR EACH \$100,000 IN VALUATION ABOVE \$500,000 VALUATION]</p>	<p>\$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 shall be \$150 per inspection per hour. [PERMITTEE RECEIVES 23 INSPECTIONS FOR THIS FEE. EACH INSPECTION AFTER 23 SHALL BE \$130 AND SHALL BE PAID PRIOR TO OBTAINING CCO OR CO.]</p>
<p>3. Alterations; Additions; Change of Use; Plumbing, Mechanical and Electrical Alterations (Residential and Commercial) [ALTERATIONS AND/OR ADDITION (RESIDENTIAL OR COMMERCIAL) OWNER/CONTRACTOR/PERMITTEE SHALL PROVIDE BUILDING SAFETY WITH ESTIMATED NUMBER OF INSPECTIONS REQUIRED TO COMPLETE PROJECT.]</p>	<p>\$150 per inspection per hour with a minimum 1/2 [ONE] hour charge per inspection. [\$130 PER INSPECTION. REFUND GIVEN FOR INSPECTIONS NOT USED. ADDITIONAL PER INSPECTION COST IF MORE THAN ESTIMATE ARE REQUIRED.]</p>
<p>[4. CHANGE OF USE ONLY OWNER/CONTRACTOR/PERMITTEE SHALL PROVIDE BUILDING SAFETY WITH ESTIMATED NUMBER OF INSPECTIONS REQUIRED TO COMPLETE PROJECT.]</p>	<p>[\$130 PER INSPECTION. REFUND GIVEN FOR INSPECTIONS NOT USED. ADDITIONAL PER INSPECTION COST IF MORE THAN ESTIMATE ARE REQUIRED.]</p>
<p>[5. ELECTRICAL, MECHANICAL, PLUMBING (RESIDENTIAL OR COMMERCIAL - NO STRUCTURAL WORK) PERMITS OWNER/CONTRACTOR/PERMITTEE SHALL PROVIDE BUILDING SAFETY WITH ESTIMATED NUMBER OF INSPECTIONS REQUIRED TO COMPLETE PROJECT.]</p>	<p>[\$130 PER INSPECTION. REFUND GIVEN FOR INSPECTIONS NOT USED. ADDITIONAL PER INSPECTION COST IF MORE THAN ESTIMATE ARE REQUIRED.]</p>
<p>4.[6.] Miscellaneous Building Permits</p>	
<p>A. Temporary/seasonal building (new)</p>	<p>\$1,000.00</p>
<p>B. Temporary/seasonal building (extension/yearly renewal)</p>	<p>\$500.00</p>
<p>C. Demolition</p>	<p>\$150.00</p>
<p>D. Residential Deck Permit ([NEW OR] addition or alteration), [PER</p>	<p>\$75 [\$150] per inspection per hour with a minimum one hour</p>

Effective Jan 1, 2011

23.10 Table 3-A Building permit fees

1. New Construction (Commercial)		Building Permit Fee
\$1.00 to \$500,000		\$0.015 * Valuation
\$500,001 to \$1,000,000		\$0.010 * Valuation
\$1,000,000 to \$5,000,000		\$0.008 * Valuation
\$5,000,000 and up		\$0.006 * Valuation
2. New Construction (Residential)		Building Permit Fee
\$1.00 and up Extra 2 inspections for each \$100,000 in valuation above \$500,000 valuation		\$.009 * Valuation. Permittee receives 23 inspections for this fee. Each inspection after 23 shall be \$130 and shall be paid prior to obtaining CCO or CO.
3. Alterations and/or Addition (Residential or Commercial) Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project.		\$130 per Inspection. Refund given for inspections not used. Additional per inspection cost if more than estimate are required.
4. Change of Use Only Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project.		\$130 per Inspection. Refund given for inspections not used. Additional per inspection cost if more than estimate are required.
5. Electrical, Mechanical, Plumbing (Residential or Commercial - No Structural Work)Permits Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project.		\$130 per Inspection. Refund given for inspections not used. Additional per inspection cost if more than estimate are required.
6. Miscellaneous Building Permits		
A.	Temporary/seasonal building (new)	\$1,000.00
B.	Temporary/seasonal building (extension/yearly renewal)	\$500.00
C.	Demolition	\$150.00
D.	Residential Deck Permit (new or addition), per inspection, Owner/Contractor/permittee shall provide Building Safety with estimated	\$130.00. Refund given for inspections not used. Additional per inspection cost if more than estimate are required.

Effective January 1, 2009

MOA-000017

23.10.309.5 Revocation. The building official may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this title when the certificate is issued in error, or on the basis of incorrect information, or when it is determined the building, structure, land use or portion thereof is in violation of an ordinance, regulation or the provisions of municipal code or state law.

23.10. Table 3-A Building permit fees.

1. Total Valuation	Building Permit Fee
\$1.00 to \$500.00	\$22.00
\$501.00 to \$2,000.00	\$22.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$52.00 for the first \$2,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$282.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$507.00 for the first \$50,000.00 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$857.00 for the first \$100,000.00 plus \$4.50 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$2,657.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.

2. Miscellaneous Building Permits		
A.	Permanent flexible fabric structures, per square foot	\$17.00
B.	Temporary/seasonal building	\$500.00
C.	Demolition	\$100.00

23.10. Table 3-B Plan review fees

1. Building Permits	
A. Building plan review	65% of the building permit fee as shown in Table 3-A
B. Fire Department plan review	25% of the building permit fee as shown in Table 3-A
C. Pre-approved plan	60% of the full plan review fee
D. Land use plan review	15% of building permit fee as shown in Table 3-A
E. Expedited plan review	60% of the building permit fee as shown in Table 3-A in addition to the applicable fee under A. through D., above
2. Electrical, Mechanical, Plumbing Permits	
A. Permit fee between \$1.00 to \$500.00	\$69.00
B. Permit fee between \$501.00 to \$1,000.00	\$117.00
C. Permit fee between \$1,001.00 to \$2,000.00	\$195.00
D. Permit fee between \$2,001.00 and \$3,000.00	\$293.00

Effective Jan 1, 2008

MOA-000018

MUNICIPALITY OF ANCHORAGE



Community Development Department

Development Services Division

Policy AG.36

Inspection Fees for Alterations: Additions: Change of Use Inspections requiring less than 30 minutes of Inspector Time

Reference: AMC Title 23 – 23.10 – Table 3-A Building Permit Fees

Item 3. of the referenced table states that the fee for Alterations: Additions: Change of Use; Plumbing, Mechanical and Electrical Alterations (Residential and Commercial) shall be \$150 per inspection per hour with a minimum ½ hour charge per inspection. The administrative procedure for managing this fee shall be as follows:

1. The initial minimum charge shall be for one hour at \$150.
2. Inspectors shall track and document time spent on preparing for, traveling to/from, performing the inspection, and working on post-inspection documentation.
3. If the time involved in Step 2 is less than 30 minutes, inspectors shall document the duration of the inspection time and notify the permittee of the potential refund.
4. Permit holders shall submit a request for reimbursement (using forms provided on the Development Services website) for one half hour of inspection time (\$75).
5. The assigned Building Safety Permit technician shall submit the reimbursement request to the administration section within 2 working days of receiving the request.

A handwritten signature in blue ink that reads "Sharen A. Walsh".

Sharen A. Walsh, P.E., Building Official
Date: December 29, 2010

ATTACHMENT D