

2020-2021 Building Permit Report

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Building Codes

Petersburg's building permitting and inspection program is certified and accepted by the Alaska Household Finance Corporation (AHFC). Petersburg Municipal Code adopts the current versions of the Uniform Codes as adopted by the Alaska Legislature and the State Fire Marshall's office.

Within Service Area 1, the Petersburg Borough enforces the 2012 International Building Code, the 2012 International Residential Code, the 2012 International Fire Code, the 2012 Uniform Plumbing Code, the 2012 International Mechanical Code, and the 2017 National Electric Code. The State of Alaska is moving towards adopting the 2021 version of the codes. Petersburg will enforce the more current codes in conjunction with the state.

Building Permits

2020 Building Permits

The Petersburg Borough issued 156 building permits in 2020 within Service Area 1 for a building project valuation of \$9,797,166.

Type of Construction and Valuations.

2020 Building Permit Valuations by Type	
Residential Construction	\$9,427,166
Commercial/Industrial	\$370,000
Public Buildings (non-taxable)	\$0
TOTAL	\$9,797,166

Residential Construction - \$9,427,166

Petersburg's housing starts increased significantly from the previous year. Building permits were issued for 2 new single-family dwelling units, 5 for duplex housing, 1 manufactured home, and 1 permit for a 15-unit multi-family apartment building. A total of 28 new dwelling units were permitted in 2020 compared to 11 units in 2019. Currently, Petersburg averages 13 new dwellings per year between 2016-2020, though the longer-term average (15-year average) is approximately

8.8 new dwelling units per year. With the large number of projects permitted in 2020 and construction work ongoing through 2021, we anticipate 7 new dwelling units permitted for 2021.

Notable residential construction projects include the 15-unit Vakker Sted apartment building located downtown and several of duplex projects, which will primarily serve the rental market, permitted this year.

Commercial/Industrial Construction - \$ 370,200

By contrast, Commercial/Industrial construction was minimal with most of the work occurring around expansion of three radio towers for a new cellular provider entering the community. There were no large commercial/industrial projects permitted in 2020.

Public Projects - \$0

There were no public construction projects permitted in 2020.

2021 Building Permits

The Petersburg Borough issued 97 building permits in 2021 within Service Area 1 for a building project valuation of \$3,986,350.00.

Type of Construction and Valuations.

2021 Building Permit Valuations by Type	
Residential Construction	\$2,576,500
Commercial/Industrial	\$196,850
Public Buildings (non-taxable)	\$1,210,000
TOTAL	\$3,986,350

Residential Construction - \$2,576,500

Building permits were issued for 4 new single-family dwellings, a n d 1 permit for a duplex and 1 permit for a residential conversion from a single-family to duplex. No permits were issued for manufactured homes or multi-family apartment building. A total of 7 new dwelling units were permitted in 2021 compared to 28 units in 2019.

Commercial/Industrial Construction - \$196,850

Commercial/Industrial construction was minimal, and most projects were renovations or small additions. New construction projects included a boat repair shop and adding equipment to a cellular tower.

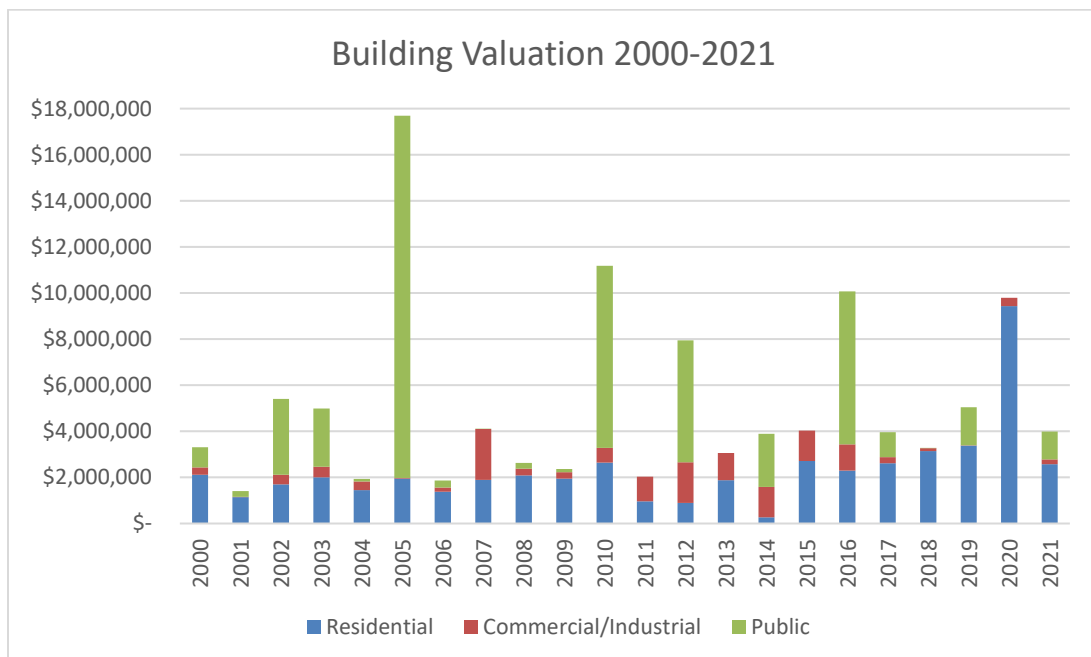
Public Projects - \$1,210,000

2021 saw one major public project. Work on renovation of the borough’s motor pool shop began in 2021 and is scheduled for completion in 2022.

Building Valuation

Building valuation is the estimated cost of construction. Building valuation is provided by the owner/applicant. If no information is provided, a \$65/sf minimum valuation is calculated for residential construction.

At \$9.7 million, 2020 proved to have the third highest building valuation in the last 20 years and certainly the highest valuation year based on private sector construction projects. At nearly \$4 million, 2021 ended just below the long-term average annual valuation (\$5.1 million).



Housing Starts

Petersburg had a record number of new housing starts in 2020 with the majority of actual construction work occurring on those units throughout 2021. A total of 28 new dwelling units were permitted in 2020 and an additional 7 new units were permitted in 2021.

