

Policy on Use and Duration

In order to clarify the policies of the Community Development Department concerning the use of temporary buildings, the following definitions are provided. There are six types of temporary buildings addressed here as follows: construction related, event related, seasonal, first phase buildings, temporary fabric covered and caretaker. Buildings constructed or erected in Juneau generally must meet all the requirements of the International Building Codes for a new building including connection to utilities and permanent foundations. This policy is an attempt to provide an alternative for some temporary buildings. Carts, which are not classified as buildings, are not included in this policy. All temporary structures must meet life safety, fire resistance at property lines/other buildings, sanitation and electrical code requirements as well as zoning and coastal management requirements including setbacks. Any deposits required will be forfeited upon failure to remove the structure within the specified time. The Owner will then be liable to remove the structure at additional expense and will be subject to a charge of Class B misdemeanor which is punishable by up to \$1,000 per day fine and up to 90 days in jail.

Construction Related:

If a building permit has been issued for construction of a new building on the same property or if a contractor has another non-building related construction project, the applicant may also install a temporary living, office, shop or storage building on the property if the use is directly related to the new construction activity and the temporary building is removed upon completion of the construction project. Except for caretaker facilities (see below), in the former service areas 1, 2 and 5, mobile homes and recreational vehicles or other temporary living facilities are not allowed. Such buildings do not need to meet design review or historic standards. A mobile building setup permit is required for inspection of utility connections, exiting, skirting, tie-downs, etc. Temporary construction related restroom facilities may be used without a permit. For residential projects, the length of use is limited to 12 months unless approved by the building official for a longer period not to exceed 24 additional months. Note that this category of temporary structures is specifically related to construction projects. If the applicant wishes to use their temporary structure for more than two consecutive or overlapping projects, a full building permit will be required.

Event Related:

These structures are often tents or reviewing stands intended to be set up for two weeks or less and are intended to serve a special event such as a store opening, carnival, parade or similar short term event. A building permit is required for such structures with a permit fee equaling the cost of the time required for inspection of the erection and electrical installation, if used. These structures must meet the specific requirements of Chapter 24 of the International Fire Code and other applicable codes related to their intended use and construction. Additionally, the structure must meet the accessibility requirements of the building code. Historic district and design review standards do not apply. These structures must be removed by the time stipulated on the permit. Temporary restroom facilities may be used without a permit.

Seasonal Structures:

Seasonal structures are erected or setup for a portion of the year such as the tourist season, skiing season, etc. They must be completely removed from the site by a specific date upon completion of the season and cash or other bond must be posted to cover the cost of removal and disposal at the end of the season. Permanent foundations are not required. However, since these structures are usually erected in areas visited by many people, they must be skirted in such a way to hide any undercarriage or wheels. Seasonal structures may be tents regulated by IBC Section 3103 or IFC Chapter 24, structures on wheels or buildings which can otherwise be moved or dismantled. Such structures must meet the fire resistance of exterior construction as required for permanent structures as designated in the International Building Code or IBC Section 3102 if a fabric covered structure. Design review and historic standards apply where applicable. The requirements for employee and public restrooms and the provision of accessible restrooms shall be the same as for a permanent building provided the restrooms may be in another building on the same property or, with a signed agreement from the property owner, in a building on an adjacent or nearby property. The building must be wheelchair accessible to the disabled if more than the owner(s) will be allowed into the building.

First Phase Buildings:

These buildings are usually temporary office, warehouse or shop buildings which are scheduled to be replaced with permanent buildings within two years. Associated caretaker or other living quarters must obtain a conditional use permit for this use. The applicant may request one and only one extension of not more than one year. A cash or other bond must be posted for removal by a specific date. A mobile building setup permit is required for inspection of utility connections, exiting, skirting, tie-downs, etc. Exterior fire protection per the International Building Code is required for location on property. Accessibility for the disabled is required under the building code and provision for accessible employee restrooms is also required as for seasonal buildings. Design review and historic district review is required in those districts or where required as part of an allowable or conditional use permit.

Temporary Fabric Covered Buildings:

These buildings are typically used for boat covers, to protect materials being stored, for repairs to boats or equipment, for weather protection at special events and for temporary housing. Boat or equipment covers which are supported by the boat or equipment are not regulated. Fabric structures bearing on the ground or another structure are regulated. Fire resistance for distance to property lines is required. Zoning setbacks must be met. Design review and historic district review are required in those districts. Building permits are not required for such storage structures if their intended use is for one year or less.

Tents used for large gatherings of people such as circuses or theatrical events are required to obtain building permits. Permanent foundations are not required for fabric covered structures when the use will be for one year or less. Accessibility for the disabled is required for other than storage buildings when more than the owners enter or occupy the building.

Tents used for temporary housing of one year or less are not regulated by building codes assuming that all other requirements are met. No utilities may be connected.

Caretaker Facilities:

A conditional use approval is required for all caretaker facilities unless the use is specifically allowed in the zoning ordinance. Requirements of the building code or manufactured housing code must be met. Permanent foundations are required for caretaker facilities which will be used for longer than two years unless placed in a mobile home park. A building permit or mobile home setup is required. Utility connections are required.

	Zoning/ Setbacks	Design Review	Cond. Use	Bldg. Permit	Perm. Found.	Access	Rest Room	Bond
Construction Related	Yes	No	No*	Yes	No	No	Yes	No
Event Related	Yes	No	No	Yes	No	Yes	Yes	No
Seasonal	Yes	Yes	No	Yes	No	Yes*	Yes	Yes
First Phase	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Fabric	Yes	Yes	No	Yes	No	Yes*	Yes	No
Caretaker	Yes	Yes	Yes*	Yes	No*	No	Yes	No

*Varies - see text or call 586-0770 for questions