Alaska International Airport System
Ted Stevens Anchorage International Airport
Fairbanks International Airport

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FAIRBANKS INTERNATIONAL AIRPORT (FAI)
Tenant Development Guidelines
Land Lease Development at Fairbanks International Airport (FAI)

At the Alaska International Airport System (AIAS), we are committed to responsible environmental stewardship while supporting the transportation, economic, and community needs of Alaska. As our airports grow and evolve, we recognize the importance of balancing the benefits of aviation and airport development with the protection of Alaska's unique natural environment and the communities we serve.

Through thoughtful planning, regulatory compliance, responsible development, and sustainable practices, the Ted Stevens Anchorage International Airport (ANC) and Fairbanks International Airport (FAI) work to identify, manage, and minimize the environmental impacts associated with airport operations and development.

Purpose. These guidelines summarize the typical development requirements at Fairbanks International Airport (FAI). They are intended to help tenants plan early, coordinate required reviews, and reduce avoidable project delays. Not every requirement applies to every project; each proposal will be evaluated to determine the approvals that are necessary.

Guiding Principle: Engage airport staff early and submit complete project information as soon as practicable. Early coordination supports timely airport, FAA, municipal, right-of-way, environmental, and other required reviews.

Start with the Airport Building Permit Process

Airport Building Permit: An Airport Building Permit is required before construction begins on airport property. Submit the application as early as practicable and provide sufficient detail to depict the proposed project. Incomplete or delayed information may affect the project schedule.

Application form: https://dot.alaska.gov/faiiap/pdfs/bpappland.pdf
Submit completed applications to: fai.permits@alaska.gov
Large file transfers: https://drop.state.ak.us/
Building Permit Coordinator: 907-474-2520

Prepare the Site Plan Early

Provide a drawing that clearly shows the footprint and dimensions of the proposed improvement (length, width, and height), its location within the lease lot including setbacks, and the taxiways and/or roadways that will provide access. When applicable, FAI will use this information to initiate a Pen & Ink Update to the Airport Layout Plan (ALP).

FAA Form 7460-1

The tenant is responsible for submitting FAA Form 7460-1, Notice of Proposed Construction or Alteration, for development on airport property. Separate submissions are required for permanent structures and temporary construction equipment. FAA Final Determination Letters must be received before the Airport Building Permit can be approved.

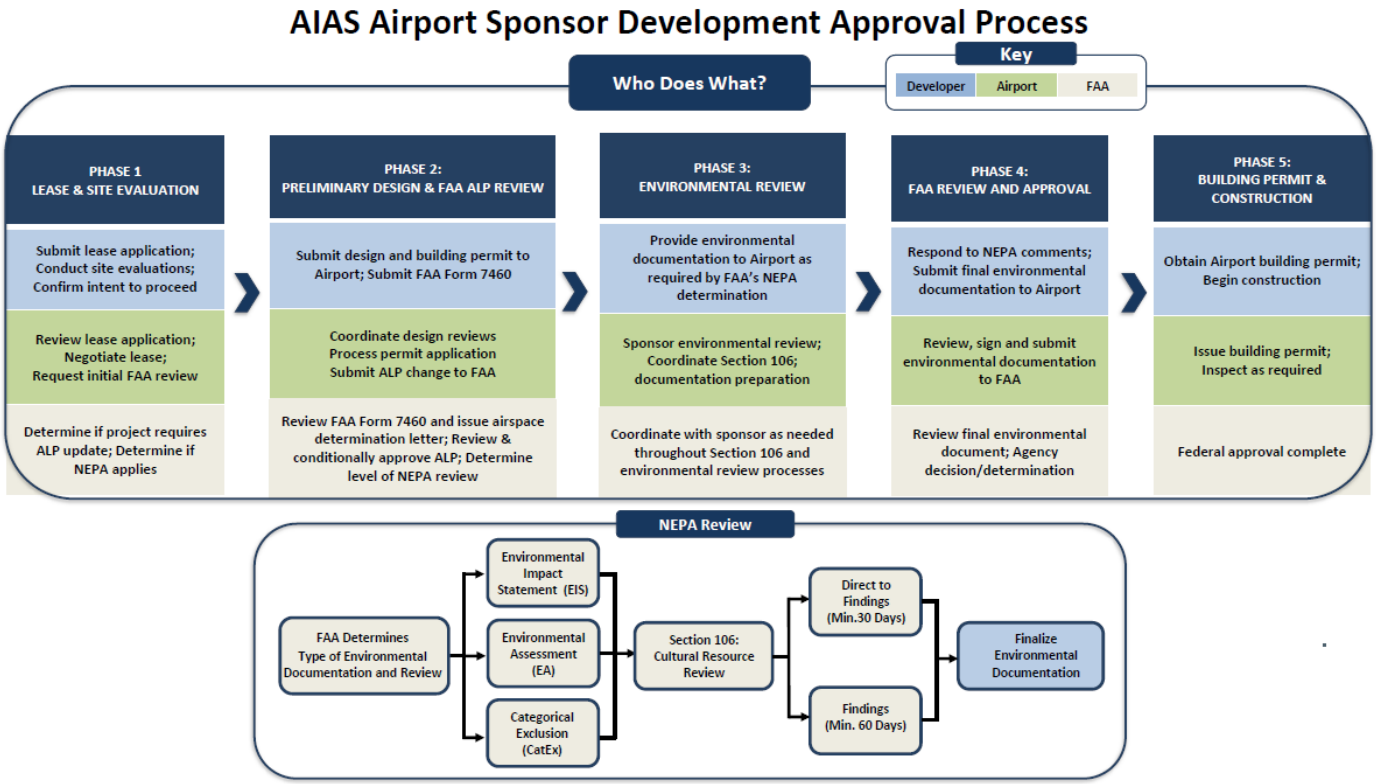
Planning note: Including the FAA Final Determination Letter with the Building Permit application helps facilitate FAA review, including determinations regarding an ALP update and applicability of the National Environmental Policy Act (NEPA).

FAA OE/AAA portal: https://oeaaa.faa.gov/oeaaa/oe3a/main/#/home

Environmental Review Requirements

National Environmental Policy Act (NEPA): FAA determines whether NEPA applies to a proposed development and, if applicable, the appropriate level of environmental review. This determination is separate from FAA's determination regarding an ALP update. FAI assists with FAA coordination and the applicable review process. Any required FAA environmental review and decision must be completed before the Airport can issue final construction approval.

FAA NEPA information: https://www.faa.gov/airports/environmental/nepa



U.S. Army Corps of Engineers (USACE) and Wetlands: Projects proposing wetland impacts may require wetland delineations, functional assessments, compensatory mitigation, and coordination with federal and state resource agencies. Coordinate with USACE during the earliest stages of planning to determine whether a permit is required. USACE permitting can be lengthy and may, in some cases, trigger additional FAA environmental review under NEPA. Required USACE permits and associated mitigation obligations must be satisfied before an Airport Building Permit can be issued.

Assemble Supporting Development Documents

Site Development Checklist (Fire Safety Standards)
Survey Instructions required by the lease

Operational and Administrative Resources

Airport Telephone Directory: http://dot.alaska.gov/faiiap/contact.shtml
Airport Operational Orders: https://dot.alaska.gov/faiiap/op_orders.shtml
FAI Information Map: https://dot.alaska.gov/faiiap/pdfs/fai-information-map.pdf

Recommended Tenant Development Sequence

- Define the proposed use and development concept for the leasehold.
- Contact the Airport Building Permit Coordinator and begin airport coordination.
- Prepare the site plan and submit FAA Form 7460-1 as early as possible.
- Identify MOA, CR ROW, FAA, environmental, USACE, and other approvals that may apply.
- Submit the Airport Building Permit Application with available supporting documentation.
- Respond promptly to requests for additional information and coordinate required reviews.
- Obtain required FAA environmental decisions, FAA Final Determination Letters, USACE permits/mitigation, and other applicable approvals.
- Receive final Airport Building Permit approval before beginning construction.

Key Project-Management Practices

- Coordinate early and often with airport staff.
- Do not wait for final design to begin discussions about applicable approvals.
- Allow sufficient time for FAA, municipal, environmental, right-of-way, and USACE reviews.
- Provide complete and accurate information to minimize review delays.
- Maintain copies of determinations, permits, approvals, and supporting documentation for the project record.

Important

These guidelines summarize the typical requirements and are not a substitute for the executed lease, the Airport Building Permit Application, applicable laws or regulations, or project-specific direction from FAI, FAA, MOA, DOT&PF, USACE, or other reviewing agencies. Project requirements will vary based on scope, location, and potential impacts.