

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2012-43A

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING
SITKA GENERAL CODE TITLE 19 ENTITLED "BUILDING AND CONSTRUCTION"
TO UPDATE EXISTING PROVISIONS**

1. **CLASSIFICATION.** This Ordinance is of a permanent nature and is intended to become part of the Sitka General Code ("SGC").

2. **SEVERABILITY.** If any provision of this Ordinance or any application to any person or circumstance is held invalid, the remainder of this Ordinance and application to any person or circumstances shall not be affected.

3. **PURPOSE.** This ordinance generally addresses housekeeping measures to adopt the current or recodified (renumbered) version of various state and federal building, fire, electrical and mechanical codes required by legal authorities that are cross referenced in SGC. Some clerical amendments are included for consistency purposes.

4. **NOW, THEREFORE, BE IT ENACTED** by the Assembly of the City and Borough of Sitka that SGC Title 19 is amended as follows (new language underlined; deleted language stricken):

**Chapter 19.01
BUILDING CODE**

Sections:

- 19.01.010 Adoption by reference.
- 19.01.013 Adoption of excavation and grading standards.
- 19.01.014 Adoption by reference of International Residential Code.
- 19.01.015 Power of assembly to grant a variance or waiver by motion.
- 19.01.016 International Building Code Chapter 1 amended.
- 19.01.017 International Residential Code Chapter 1 amended.
- 19.01.018 International Building Code Chapter 2 amended.
- 19.01.020 Permit fees.
- 19.01.021 International Building Code Section 109.48.4.
- 19.01.030 International Residential Code Table R302.6 amended - Dwelling/Garage Fire Separation. ~~Section.~~
- 19.01.035 International Residential Code Section R313 Automatic Fire Sprinkler Systems deleted
- 19.01.040 Table 508.2.5 amended—Incidental use areas.
- 19.01.041 International Building Code Section 709.3 ~~508.3.~~ amended—Fire Resistance Rating Nonseparated.
- 19.01.042 International Residential Code Section R320 ~~322~~ deleted—Accessibility.

- 19.01.045 Deleted.
- 19.01.050 International Residential Code Section 314.23.2 amended—Garage smoke.
- 19.01.065 International Building Code amended to add new Section 110.2.1.
- 19.01.070 International Building Code Section 903.2 is amended—Automatic fire suppression systems—Where required.
- 19.01.071 Waivers to Section 19.01.070.
- 19.01.072 Administrative waivers for minor additions or structures.
- 19.01.081 International Residential Code amended—Stairways.
- 19.01.082 International Residential Code amended—Gutters required.
- 19.01.083 International Residential Code amended—Seismic engineering not required.
- 19.01.085 International Residential Code amended—Grinder pumps to be accessible.
- 19.01.088 International Building Code Section 1003 amended—General means of egress—Amended.
- 19.01.092 Certificates of occupancy.
- 19.01.095 The International Building Code Chapter 11 amended.
- 19.01.100 Chapter 17 amended—Earth support and danger trees.
- 19.01.125 Chapter 31, Section 3102, Membrane structures, modified.
- 19.01.150 Chapter 34, Section 3401, Scope, modified.
- 19.01.155 Chapter 34, Section 3409, Accessibility for existing buildings, modified.
- 19.01.200 Chapter 35, Referenced Standards, modified.

19.01.010 Adoption by reference.

The 2009 International Building Code, written by the International Code Council, Chapters 1 through 12, 14 through 28, and 30 through 35, is adopted and included ~~herein~~ by reference, including the following appendices:

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19.01.014 Adoption by reference of International Residential Code.

The 2009 International Residential Code for One- and Two-Family Dwellings by the International Code Council, Chapters 1 through 10, 12 through 19, and 34 through 43, is adopted and included ~~herein~~ by reference.

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19.01.016 International Building Code Chapter 1 amended.

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D. International Building Code Section 104.1 is amended as follows:

1. Bby adding the following phrase to the end of sentence two: "... and to rule on applicability in the event of conflicting provisions with other codes."

2. ~~By amending International Building Code Section 104.1~~ sentence three is amended to read: "Such interpretations, rulings, policies and procedures shall be in compliance with the intent and purpose of this and related code."

EF. International Building Code Sections 105.1.1 and 105.1.2 are deleted.

FG. International Building Code Section 105.2, Work Exempt from Permit, is modified as follows:

1. 105.2 Item 2 is amended to read: "Fences not over 8 feet high."
2. 105.2 Item 10 is amended to have an additional sentence which reads: "Private membrane structures used as 'U' occupancies which are not in excess of 240 square feet and have no electrical service. Such structures must be anchored in an approved manner."

GH. International Building Code Section 107.5 is deleted.

HI. International Building Code is amended by deleting the words, "International Property Maintenance Code."

IJ. International Building Code Section 110.3.3 is amended to read: "In flood hazard area, prior to issuing the Certificate of Occupancy required in Section 111 , the elevation certification required in Section 1612.5 shall be submitted to the Building Official."

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19.01.021 International Building Code Section 1098.4.

International Building Code Section 1098.4 is amended to read:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to a fee established by the Building Official that shall be in addition to the required permit fees. The additional fee shall be equal to the amount of the permit fee required by this code, whether or not a permit is subsequently issued. A person who commences grading without a required permit shall be subject to, in addition to the regular grading permit fee, an additional permit fee of one hundred dollars for the first occurrence, two hundred fifty dollars for a second occurrence, and five hundred dollars for subsequent occurrences in any three-year period.

19.01.030 International Residential Code Table R302.6 amended - Dwelling/Garage Separation. Section

International Residential Code Table R302.6, column two, is amended by deleting all references to “1/2 inch gypsum wall board” and replacing them with “5/8 inch type “x” gypsum board.”

19.01.035 International Residential Code Section R313 Automatic Fire Sprinkler Systems deleted.

International Residential Code Section R313, Automatic Fire Sprinkler Systems is deleted.

19.01.040 Table 508.2.5 amended—Incidental use areas.

International Building Code Table 508.2.5 Amended—Incidental Use Areas. Cell one in the table is amended to read, “All furnace or boiler rooms.” Cell two in the table is amended to read, “1 hour.”

19.01.041 International Building Code Section 709.3 amended - Fire Resistance Rating—Nonseparated uses.

International Building Code Section 709.3 Fire Resistance Rating is amended by deleting exception 2.

~~International Building Code Section 508.3., Nonseparated occupancies, is~~

19.01.042 International Residential Code Section R320 deleted - Accessibility.

International Residential Code Section R320, Accessibility, is deleted.

19.01.045 Deleted.

19.01.050 International Residential Code Section R3143.2 amended - Garage smoke.

International Residential Code Section R3143.2 is amended to include:

4. Private garages and shops attached to residential structures and having heated or tempered interior spaces shall be equipped with smoke detectors hard wired with battery backup. The building official may require the garage detector(s) to be interconnected with the dwellings' smoke detection system.

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19.01.070 International Building Code Section 903.2 is amended—Automatic fire suppression systems—Where required.

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19.01.081 International Residential Code amended—Stairways.

A new section R311.9 is added which reads: "For cupolas and similar small, one-room spaces not more than 50 square feet in size and not to be used as sleeping spaces, the Building Official may approve permanent ladders as a means of access and egress."

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19.01.085 International Residential Code amended—Grinder pumps to be accessible.

International Residential Code Section R306.3 is amended by adding the following sentence: "Grinder pumps shall be installed outside the foundation perimeter of the structure or at an alternate accessible location approved by the building official."

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19.01.100 Chapter 17 amended—Earth support and danger trees.

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It is the intent of the Assembly that matters of concern under this subsection be handled as expeditiously as possible and that the Building Official handle them in-house whenever possible to avoid delay from frivolous complaints or concerns.

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19.01.200 Chapter 35, Referenced Standards, modified.

Chapter 35, Referenced Standards, of the IBC is revised by changing or adding the referenced standards from the publication date listed to the following edition, and the standards are adopted by reference:

N.F.P.A. 10-201007, Portable Fire Extinguishers;

N.F.P.A. 13-201007, Installation of Sprinkler Systems;

N.F.P.A. 13D-201007, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes;

N.F.P.A. 13R-201007, Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height;

N.F.P.A. 14-201007, Standpipe and Hose System;

N.F.P.A. 20-201007, Installation of Stationary Pumps for Fire Protection;

N.F.P.A. 72-201007, National Fire Alarm Code;

N.F.P.A. 750-201006, Standards on Water Mist Fire Protection Systems.

Chapter 19.02

ELECTRICAL CODE

Sections:

- 19.02.010 Adoption by reference.**
- 19.02.020 Application for permit.**
- 19.02.030 Section 230-70(A) amended—Service disconnecting means—Location.**
- 19.02.031 International Residential Code Chapter 365 amended.**

19.02.010 Adoption by reference.

The 2011 Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, is adopted and incorporated by reference.

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19.02.031 International Residential Code Chapter 36 amended.

Section E3601.6.2 of Chapter 36 of the International Residential Code is modified by revising the first sentence to read as follows:

The service disconnecting means shall be installed outside of a building or other structure at a location approved by the Building Official.

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Chapter 19.04 MECHANICAL CODE

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19.04.010 Adoption by reference.

The 2009 Edition of the International Mechanical Code promulgated by the International Code Council, is adopted and included herein by reference, including the following appendices:

Appendix A, Combustion Air Opening and Chimney Connector Pass-Throughs.

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Chapter 19.05 FIRE CODE

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19.05.010 Adoption by reference.

The 2009 Edition of the International Fire Code, as promulgated by the International Code Council, is adopted and included herein by reference.

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Chapter 19.09 ELECTRICAL CODE FOR ISLANDS

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19.09.010 Adoption by reference.

The ~~2011~~ Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, is adopted and incorporated by reference.

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Chapter 19.11
MECHANICAL CODE FOR ISLANDS

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19.11.010 Adoption by reference.

Certain portions of the 2009~~3~~ International Mechanical Code are adopted and included ~~herein~~ by reference. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations), 4 (Ventilation), 7 (Combustion Air), 8 (Chimneys and Vents), Chapter 9 (Specific Appliances, Fireplaces, and Solid Fuel Burning Equipment), Chapter 10 (Boilers, Water Heaters, and Pressure Vessels), and Chapter 13 (Fuel Oil Piping and Storage).

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Chapter 19.12
FIRE CODE FOR ISLANDS

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19.12.010 Adoption by reference.

Certain portions of the 2009 International Fire Code are adopted and included ~~herein~~ by reference. Adopted portions are: Article 1 (Administration), Article 2 (Definitions and Abbreviations), Chapter 3 (General Precautions Against Fire), excluding Section 307 (Open and Recreational Fires).

Chapter 19.14
BUILDING CODE FOR ISLANDS

19.14.010 Adoption by reference of certain portions of International Building Code as modified.

Certain portions of the 2009 International Building Code published by the International Code Council, and as modified in other sections of this title, are adopted and included ~~herein~~ by reference. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (Use and Occupancy Classification), 5 (General Building Heights and Areas), 6 (Types of Construction), 7 (Fire-Resistance-Rated Construction), 8 (Interior Finishes), 10 (Means of Egress), 14 (Exterior Walls), 15 (Roof Assemblies and Rooftop Structures), 16 (Structural Design), 18 (Soil and Foundations), 19 (Concrete), 22 (Steel), 23 (Wood), 24 (Glass and Glazing), 25 (Gypsum Board and Plaster), 33 (Safeguards During Construction), including Appendix B, Board of Appeals, and Appendix C, Group U Agricultural Buildings.

19.14.012 Adoption by reference of International Residential Code for One- and Two-Family Dwellings.

The 2009 International Residential Code for One- and Two-Family Dwellings by the International Code Council, as modified in other sections of this title, is adopted and included ~~herein~~ by reference.


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5. **EFFECTIVE DATE.** This ordinance shall become effective within 30 days after passage by the Assembly of the City and Borough of Sitka.

6. **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska this 8th day of January, 2013.


Mim McConnell, Mayor

ATTEST:


Sara Peterson, CMC
Acting Municipal Clerk