

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA UPDATING TITLE 19 "BUILDING AND CONSTRUCTION" OF THE SITKA GENERAL CODE BY ADDING A NEW CHAPTER AND MODIFYING AND AMENDING THE MAJORITY OF ALL OTHER CHAPTERS WITHIN THIS TITLE

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code.

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 circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to update Sitka's adopted building and life safety codes. Along with the inherent property and life safety benefits of keeping Sitka's building codes current, updating at this time is also driven by two primary motives: (1) maintaining Sitka's Insurance Services Office classification, which affects property insurance rates across the municipality; and (2) maintaining Sitka's Fire Marshal deferral. This ordinance also addresses general housekeeping measures that will improve clarity and readability of the referenced adopted codes and amendments thereof.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 19, entitled "Building and Construction", be updated by adding Chapter 19.01A, entitled "Existing Building Code", and modifying and amending Chapter 19.01, entitled "Building Code", Chapter 19.02, entitled "Electrical Code", Chapter 19.03, entitled "Plumbing Code", Chapter 19.04, entitled "Mechanical Code", Chapter 19.05, entitled "Fire Code", Chapter 19.06, entitled "Uniform Code for Abatement of Dangerous Buildings", Chapter 19.07, entitled "Excavation and Grading Code", Chapter 19.08, entitled "Energy Conservation Code", Chapter 19.09, entitled "Residential Code", Chapter 19.10, entitled "Plumbing Code for Islands", Chapter 19.11, entitled "Mechanical Code for Islands", Chapter 19.12, entitled "Fire Code for Islands", Chapter 19.13, entitled "Electrical Code for Islands", Chapter 19.14, entitled "Building Code for Islands", Chapter 19.15, entitled Building Code for Float Homes", Chapter 19.16, entitled "Electrical Code for Float Homes", Chapter 19.17, entitled "Plumbing Code for Float Homes, Chapter 19.18, entitled "Code Applicability", and Chapter 19.20, entitled "Fire Marshal Deferral Standards", to read as follows (deleted language stricken, new language underlined):

Title 19
BUILDING AND CONSTRUCTION

Chapters:

- 19.01 Building Code
19.01A Existing Building Code
19.02 Electrical Code
19.03 Plumbing Code
19.04 Mechanical Code

53	<b>19.05</b>	<b>Fire Code</b>
54	<b>19.06</b>	<b>Uniform Code for Abatement of Dangerous Buildings</b>
55	<b>19.07</b>	<b>Excavation and Grading code</b>
56	<b>19.08</b>	<b>Energy Conservation Code</b>
57	<b>19.09</b>	<b>Residential Code</b>
58	<b>19.10</b>	<b>Plumbing Code for Islands</b>
59	<b>19.11</b>	<b>Mechanical Code for Islands</b>
60	<b>19.12</b>	<b>Fire Code for Islands</b>
61	<b>19.13</b>	<b>Electrical Code for Islands</b>
62	<b>19.14</b>	<b>Building Code for Islands</b>
63	<b>19.15</b>	<b>Building Code for Float Homes</b>
64	<b>19.16</b>	<b>Electrical Code for Float Homes</b>
65	<b>19.17</b>	<b>Pluming Code for Float Homes</b>
66	<b>19.18</b>	<b>Code Applicability</b>
67	<b>19.19</b>	<b>Demolition or Removal of Municipally Owned Buildings</b>
68	<b>19.20</b>	<b>Fire Marshal Deferral Standards</b>

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**Chapter 19.01**  
**BUILDING CODE**

Sections:

76	19.01.010	International Building Code (IBC) adoption by reference.
77	19.01.015	Power of assembly to grant a variance or waiver by motion.
78	19.01.016	<del>International Building Code IBC Chapter 1 - Scope and Administration,</del>
79		<del>amended.</del>
80	19.01.018	<del>International Building Code IBC Chapter 2 - Definitions,</del> amended.
81	19.01.020	<u>IBC Section 109.2 – Schedule of Permit Fees,</u> amended.
82	19.01.021	<del>International Building Code IBC Section 109.4 – Work Commencing Before</del>
83		<del>Permit Issuance,</del> amended.
84	19.01.030	<del>International Building Code IBC Section 410.3.7, 110.3.9 - Energy Efficiency</del>
85		<del>Inspections,</del> is deleted.
86	19.01.040	<u>IBC Table 509 amended,</u> <u>Incidental Use Areas,</u> amended.
87	<del>19.01.041</del>	<del>International Building Code Section 708.3 amended – Fire resistance rating.</del>
88	19.01.065	<del>International Building Code IBC Section 111 – Certificates of Occupancy,</del>
89		<del>amended</del> <u>modified to add new Section 111.2.1.</u>
90	19.01.070	<del>International Building Code IBC Section 903.2 amended,</del> <u>Automatic Fire</u>
91		<u>suppression Sprinkler Systems – Where Required,</u> <u>modified.</u>
92	19.01.071	Waivers to Section 19.01.070.
93	19.01.072	Administrative waivers <u>to Section 19.01.070</u> for minor additions or structures.
94	19.01.088	<del>International Building Code IBC Section 1003 amended,</del> <u>General Means of</u>
95		<u>e-Egress,</u> <u>modified.</u>
96	19.01.092	Certificates of occupancy.
97	19.01.095	<del>The International Building Code IBC Chapter 11 – Accessibility,</del> amended.
98	19.01.096	<u>IBC Section 1202.4 - Under Floor space v Ventilation,</u> <u>amended.</u> <del>IBC Section</del>
99		<del>1203.3</del> <u>modified.</u>
100	19.01.100	<u>IBC Chapter 17 – Special Inspections,</u> <u>modified.</u> <del>amended – Earth support and</del>
101		<del>danger trees.</del>

- 102 19.01.110 ~~Chapter 23, IBC Section 2303.1.4, 2303.1.5 - Wood s-Structural p-Panels,~~  
103 ~~amended.~~  
104 19.01.125 ~~Chapter 31, IBC Section 3102, -- Membrane Structures, modified.~~  
105 ~~19.01.150 Chapter 34, Section 3401, Scope, modified.~~  
106 ~~19.01.155 Chapter 34, Section 3411, Accessibility for existing buildings, modified.~~  
107 ~~19.01.200 Chapter 35, Referenced Standards, modified.~~  
108

109 **19.01.010 International Building Code (IBC) adoption by reference.**

110 The ~~2012-2021~~ International Building Code, written by the International Code Council, Chapters  
111 1 through 12, 14 through 28, and 30 through 35, is adopted and ~~included~~ incorporated by  
112 reference, including the following appendices:

113  
114 Appendix B—Board of a ~~A~~ Appeals, ~~modified~~ amended as follows:

115  
116 B101.2(1) is modified to read, “One for 3 years, one for 2 years, and one for 1 year.”

117  
118 B101.2(2) is modified to read, “Thereafter, each new member shall serve for 3 years or until a  
119 successor has been appointed.”

120  
121 B101.2.1 is modified as follows: The last sentence shall read, “Alternate members shall possess  
122 the qualifications required for board membership and shall be appointed for three years, or until  
123 a successor has been appointed.”

124  
125 B101.2.2, sentence one, is modified to read, “The board of appeals shall consist of three  
126 individuals, one from any of the following five professions or disciplines:”

127  
128 B101.3 – Membership of Board, is amended as follows:

129  
130 All references to five board members are amended to reference three board members.

131  
132 Where Section B101.3 indicates [INSERT NUMBER OF YEARS] the number 3 is  
133 inserted specifying that standard terms for board members is 3 years.

134  
135 B101.3.3 B101.5.3 – Postponed Hearing is ~~modified~~ amended to read:;

136  
137 “When three members are not present to hear an appeal, either the appellant or the  
138 appellant’s representative shall have the right to request a postponement of the hearing.”

139  
140 A new Section ~~B101.3.4~~ B101.5.4 – Filing Fee is added to read as follows:

141  
142 “The cost of filing an appeal case to be considered by the Appeals Board is \$100.00 and  
143 must accompany the filing of the appeal. If the appeal is granted the application fee shall  
144 be refunded.”

145  
146 Appendix C—Group U a-~~A~~gricultural b-~~B~~uildings.

147  
148 **19.01.015 Power of assembly to grant a variance or waiver by motion.**

149 The assembly shall have the power to grant by motion a variance or waiver from the  
150 requirements of the codes adopted in this chapter, provided such variance or waiver is not in

151 conflict with Alaska state adopted codes. The assembly shall take into consideration the  
152 recommendations of the building official and the fire chief in making the decision to grant such a  
153 variance or waiver.

154  
155 **19.01.016 International Building Code IBC Chapter 1 - Scope and Administration,**  
156 **amended.**

157 A. ~~International Building Code IBC Section 101.4 – Referenced Codes,~~ is deleted.

158  
159 B. ~~International Building Code IBC Section 103.2 – Appointment,~~ is amended to read: “The  
160 Building Official shall be appointed by the Municipal Administrator.”

161  
162 C. ~~International Building Code Section 103.3 is amended by deleting the last sentence of the~~  
163 ~~section.~~

164  
165 D C. ~~International Building Code IBC Section 104.1 – Duties and Powers of Building Official -~~  
166 ~~General~~ is amended as follows:

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168 1. ~~By adding t~~The following phrase is added to the end of sentence two: “... and to  
169 rule on applicability in the event of conflicting provisions with other codes.”

170  
171 2. ~~By amending s~~Sentence three is amended to read, “Such interpretations, rulings,  
172 policies and procedures shall be in compliance with the intent and purpose of this and  
173 related code.”

174  
175 E D. ~~International Building Code IBC Sections 105.1.1 – Annual Permit and 105.1.2 – Annual~~  
176 ~~Permit Records~~ are deleted.

177  
178 F E. ~~International Building Code IBC Section 105.2,-~~ Work Exempt from Permit, is modified  
179 as follows:

180  
181 1. ~~405.2~~ Item 2 is amended to read: “Fences not over 8 feet high.”

182  
183 2. ~~405.2~~ Item 10 is amended to have an additional sentence which reads: “Private  
184 membrane structures used as ‘U’ occupancies which are not in excess of 240 square  
185 feet and have no electrical service. Such structures must be anchored in an approved  
186 manner.”

187  
188 G F. ~~International Building Code IBC Section 107.5 – Retention of Construction Documents~~ is  
189 deleted.

190  
191 H G. ~~International Building Code IBC Section 102.6 – Existing Structures~~ is amended by  
192 deleting the words, “International Property Maintenance Code.”

193  
194 I H. ~~International Building Code IBC Section 110.3.3 – Lowest Floor Elevation,~~ is amended to  
195 read:

196 “For structures located in flood hazard areas as identified in Chapter 20.04 – Floodplain  
197 Management, prior to issuing the Certificate of Occupancy required in Section 111, the  
198 elevation certification required in Section ~~1612.5~~ 1612.4 or the IRC, as applicable, shall  
199 be submitted to the Building Official.”

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**19.01.018 ~~International Building Code~~ IBC Chapter 2 – Definitions, amended.**

~~International Building Code~~ IBC Section 201.3 – Terms Defined in Other Codes, is amended by deleting the references to “International Fuel Gas Code” and “International Plumbing Code” and replacing with “Uniform Plumbing Code.”

**19.01.020 IBC Section 109.2 – Schedule of Permit Fees, amended.**

~~International Building Code~~ IBC Section 109.2, – Schedule of Permit Fees, is amended by adding a second sentence and table to read:

“The following schedule is established:

Permit fees for A, B, E, F, H, I, M, R-I, R-2, R-4 and S occupancies shall be calculated using Table 1-A of the 1997 Uniform Building Code, and plan review fees shall be calculated as 65% of the permit fee. Permit fees for R-3 and U occupancies shall be calculated using the following table; plan review fees shall be calculated as 33% of the permit fee.”

The following Fee Table is inserted immediately subsequent to IBC Section 109.2:

**BUILDING PERMIT FEE SCHEDULE FOR R-3 AND U OCCUPANCIES**

TOTAL VALUATION	FEE
\$1.00 to \$2,000.00	\$46.35
\$2,000.01 to \$25,000.00	\$46.35 for the first \$2,000.00 plus \$9.27 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$259.56 for the first \$25,000.00 plus \$6.70 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$426.94 for the first \$50,000.00 plus \$4.64 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$658.69 for the first \$100,000.00 plus \$3.61 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$2,100.69 for the first \$500,000.00 plus \$3.10 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$3,645.69 for the first \$1,000,000.00 plus \$2.10 for each additional \$1,000.00 or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours (Minimum charge – two hours) \$55.00 per hour*	
2. Reinspection fees as determined by the building official 55.00 per hour*	
3. Inspections for which no fee is specifically indicated (Minimum charge – one half hour) 55.00 per hour*	
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge – one half hour) 55.00 per hour*	

**BUILDING PERMIT FEE SCHEDULE FOR R-3 AND U OCCUPANCIES**

TOTAL VALUATION	FEE
5. For use of outside consultants for plan checking, inspections, or professional assistance Actual costs**	
*Or the total cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
**Actual costs include administrative, overhead, and handling charges.	

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**19.01.021 International Building Code IBC Section 109.4 – Work Commencing Before Permit Issuance, amended.**

~~International Building Code IBC Section 109.4 – Work Commencing Before Permit Issuance,~~ 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 Building Code IBC Section 410.3.7, 110.3.9 – Energy Efficiency Inspections, is deleted.**

~~International Building Code IBC Section 410.3.7, 110.3.9, – Energy Efficiency Inspections,~~ is deleted.

**19.01.040 IBC Table 509 amended – Incidental Use Areas, amended.**

~~International Building Code IBC Table 509 Amended – Incidental Use Areas,~~ is amended as follows:

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 708.3 amended – Fire resistance rating.**

~~International Building Code Section 708.3, Fire resistance rating,~~ is amended by deleting exception 2.

**19.01.065 International Building Code IBC Section 111 – Certificates of Occupancy, amended modified to add new Section 111.2.1.**

~~The International Building Code IBC Section 111 – Certificates of Occupancy,~~ is amended modified by adding a new Section 111.2.1 – Street Address which reads:

258           “Before a Certificate of Occupancy is issued, approved numbers or addresses shall be  
259           provided in such a position as to be plainly visible and legible from the street or road  
260           fronting the property.”  
261

262           **19.01.070 International Building Code IBC Section 903.2 amended – Automatic Fire  
263           Suppression Sprinkler s-Systems–Where r-Required, modified.**

264           ~~International Building Code IBC Section 903.2, Automatic Fire Suppression Sprinkler Systems –~~  
265           Where Required, is modified by deleting the exception and adding the following paragraph(s)  
266           which read:  
267

268           “A. All new buildings, and additions, having a new or existing fire area designated by  
269           the building official as occupancy classification A, B, Group E (excluding day-cares with  
270           an occupant load less than 50), Group F, H, I, M, R-I, and R-2’s which are 5-plex or larger  
271           or which have an occupant load greater than 10, R-4, or S occupancies and all new  
272           buildings over thirty-five (35) feet in height, shall be equipped throughout with an  
273           approved automatic fire suppression system.  
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275           B. Automatic ~~sprinkler~~ fire suppression systems required by this section, but which are  
276           not required by other provisions of the State or City and Borough building codes, do not  
277           require remote electric supervision or monitoring provided the system has fewer than 100  
278           sprinkler heads.”  
279

280           **19.01.071 Waivers to Section 19.01.070.**

281           If IBC Section 903.2 as amended by Section 19.01.070 results in a required automatic fire  
282           extinguishing system which would not otherwise have been required under the unamended  
283           building code, a waiver may be applied for. An application for such waiver shall be made in a  
284           form and manner as prescribed by the building department. The applicant must pay a fifty dollar  
285           fee for waiver applications to cover advertisement of the meeting. Application for waiver shall be  
286           considered by a committee consisting of the fire chief or designee, the building official or  
287           designee, and the chair of the police and fire commission or designee. The committee shall  
288           grant or deny the application for waiver. The committee’s decision shall be reviewed, and  
289           affirmed or rejected, by the municipal administrator. If the administrator fails to affirm the  
290           committee’s decision, the application for waiver shall go to the assembly for consideration.  
291           Decisions of the committee and administrator are appealable to the assembly under  
292           Section 19.01.015.  
293

294           **19.01.072 Administrative waivers to Section 19.01.070 for minor additions or structures.**

295           The building official may administratively grant waivers to Section 19.01.070 for minor additions  
296           or structures under three hundred square feet which in the building official’s judgment present  
297           negligible hazard to persons or property. Records of such waivers shall be permanently  
298           maintained in the building department.  
299

300           **19.01.088 International Building Code IBC Section 1003 amended – General m-Means of  
301           e-Egress, modified.**

302           ~~International Building Code IBC Section 1003 – General Means of Egress, is amended to~~  
303           include the following a new section which reads:  
304

305 "1003.8 Hazards from sliding snow from roofs. Means of egress discharge paths shall  
306 be protected from sliding snow from roofs by the use of snow stops or in an approved  
307 manner."  
308

309 **19.01.092 Certificates of occupancy.**

310 In new subdivisions, a certificate of occupancy shall not be issued for a dwelling or a building  
311 with water and sanitary plumbing facilities, unless that dwelling or building is connected to a city  
312 and borough accepted and Alaska Department of Environmental Conservation approved water  
313 and sanitary sewer system. In new subdivisions, a certificate of occupancy shall not be issued  
314 for a dwelling or a building unless all streets within the municipal right-of-way that serve the  
315 dwelling or building have been accepted by the city and borough.

316  
317 **19.01.095 ~~The International Building Code IBC Chapter 11 - Accessibility,~~ amended.**

318 ~~The International Building Code IBC Section 1101.1 - Scope,~~ is amended by adding to Chapter  
319 11, ~~Section 1101.1 of the IBC the following three sentences:~~

320  
321 "This chapter is adopted as a design reference for accessibility and is not  
322 reviewed by the Sitka Building Department for compliance. Compliance  
323 with the requirements of this chapter and other provisions within this code  
324 for accessibility of physically disabled persons is the exclusive responsibility  
325 of the owner of the structure. An advisory plan review may be obtained  
326 regarding the design for accessibility of a structure from the Alaska State  
327 ADA Coordinator's Office located at ~~801 West 10th Ave, Juneau, AK~~  
328 ~~99801, phone number 907-375-7705~~ 550 W. 7<sup>th</sup> Avenue, Suite 1960,  
329 ~~Anchorage, AK 99501, phone number (907) 375-7716.~~"

330  
331 **19.01.096 IBC Section 1202.4 – Under-f Floor space v Ventilation, amended.**

332 ~~IBC Section 1203.3 modified.~~

333 ~~International Building Code IBC Section 1203.3~~ 1202.4, Under-Floor Ventilation, is modified  
334 amended by deleting sections 1202.4.1.2 and 1202.4.2, removing the reference to openings of  
335 one square foot per one thousand five hundred square feet of floor area.

336  
337 **19.01.100 IBC Chapter 17 – Special Inspections, modified, ~~amended–Earth support and~~**  
338 **~~danger trees.~~**

339 ~~International Building Code IBC Chapter 17,-~~ Special Inspections, is modified by adding a new  
340 item Section 1712, - Earth Support and Danger Trees, to read as follows:

341  
342 ~~1712.~~ "The Building Official may cause to be inspected, any clearing, excavation or fill or  
343 construction project regulated by this code to identify risks to subject or adjacent  
344 property caused by damage to trees, their support systems, or disruption of the "forest  
345 canopy."

346  
347 The Building Official may revoke or withhold development permits until dangers  
348 identified by special inspection have been satisfactorily mitigated.

349  
350 It is the intent of the Assembly that matters of concern under this subsection be handled  
351 as expeditiously as possible and that the Building Official handle them in-house  
352 whenever possible to avoid delay from frivolous complaints or concerns."  
353



354 **19.01.110 Chapter 23, IBC Section 2303.1.4, 2303.1.5 – Wood s-Structural p-Panels,**  
355 **amended.**

356 Amend-IBC Section 2303.1.4.-2303.1.5 - Wood Structural Panels, is amended by adding the  
357 following sentence:

358  
359 “Oriented strand board (OSB) shall not be used is not acceptable as sheathing for roofs,  
360 exterior walls, shear walls or floors.” OSB is acceptable as a component in engineered  
361 joists.  
362

363 **19.01.125 Chapter 31, IBC Section 3102, – Membrane Structures, modified.**

364 IBC Section 3102.1 – Membrane Structures is amended modified by adding a-the following  
365 sentence:

366  
367 “Membrane structures installed as of the date of the enactment of this ordinance are  
368 “grandfathered” and need meet no additional requirements or standards as a result of  
369 adoption of this code. If such a membrane structure undergoes a change in occupancy  
370 designation, it must meet requirements as for a new installation.”  
371

372 An additional Section 3102.1.2 is added which reads:

373  
374 “All non-heated, open on the interior, non-hazardous occupancies are exempt from  
375 Section 19.01.070the requirements to install an automatic sprinkler system, provided  
376 they are used for storage of non-hazardous materials only.”  
377

378 **19.01.150 Chapter 34, Section 3401, Scope, modified.**

379 IBC 3401.3 is amended to read:

380  
381 Compliance with other codes. Alterations, repairs, additions, and changes of occupancy  
382 to existing structures must comply with the provisions for alterations, repairs, additions,  
383 and changes of occupancy in the International Fire Code as adopted; the International  
384 Mechanical Code as adopted; the Uniform Plumbing Code as adopted; and the National  
385 Electrical Code as adopted.  
386

387 **19.01.155 Chapter 34, Section 3411, Accessibility for existing buildings, modified.**

388 IBC 3411.1, Scope, is amended to read:

389  
390 This section is adopted as a design reference for accessibility and is not reviewed by the  
391 office of the state fire marshal for compliance. Compliance with the requirements of this  
392 chapter is the exclusive responsibility of the owner of the structure. An advisory plan  
393 review may be obtained regarding the design for accessibility of a structure from the  
394 office of the state coordinator for Americans with Disabilities Act at 801 West 10th  
395 Avenue, Suite A, Juneau, Alaska 99801, phone (907) 375-7705.  
396

397 **19.01.200 Chapter 35, Referenced Standards, modified**

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

401  
402 N.F.P.A. 10-2013, Portable Fire Extinguishers;

- 403
- 404 ~~N.F.P.A. 13-2016, Installation of Sprinkler Systems;~~
- 405
- 406 ~~N.F.P.A. 13D-2016, Installation of Sprinkler Systems in One and Two Family Dwellings and~~
- 407 ~~Manufactured Homes;~~
- 408
- 409 ~~N.F.P.A. 13R-2016, Installation of Sprinkler Systems in Residential Occupancies Up to and~~
- 410 ~~Including Four Stories in Height;~~
- 411
- 412 ~~N.F.P.A. 14-2016, Standpipe and Hose System;~~
- 413
- 414 ~~N.F.P.A. 20-2016, Installation of Stationary Pumps for Fire Protection;~~
- 415
- 416 ~~N.F.P.A. 72-2016, National Fire Alarm Code;~~
- 417
- 418 ~~N.F.P.A. 750-2015, Standards on Water Mist Fire Protection Systems.~~
- 419

**Chapter 19.01A**  
**EXISTING BUILDING CODE**

**Sections:**

- 424 19.01A.010 International Existing Building Code (IEBC) adoption by reference.
- 425 19.01A.020 Application for permit.
- 426 19.01A.030 IEBC Chapter 1 – Scope and Administration, amended.
- 427 19.01A.040 IEBC Section 201.3 – Terms Defined in Other Codes, amended.
- 428 19.01A.050 IEBC Section 302.2 – Additional Codes, amended.
- 429 19.01A.060 IEBC Section 306 – Accessibility for Existing Buildings - Scope, amended.
- 430

**19.01A.010 International Existing Building Code (IEBC) adoption by reference.**

432 The 2021 International Existing Building Code, written by the International Code Council, is  
433 adopted and incorporated by reference.

**19.01A.020 Application for permit.**

436 Fees for permits issued under the IEBC shall be calculated as defined in Section 19.01.020.  
437 Separate permits and fees are not required for work authorized by a valid building permit.

**19.01A.030 IEBC Chapter 1 – Scope and Administration, amended.**

440 A. IEBC Section 101.4.2 – Buildings Previously Occupied, is amended by deleting  
441 reference to the International Property Maintenance Code.

443 B. IEBC Section 105.1.1 – Annual Permit, is deleted.

445 C. IEBC Section 105.1.2 – Annual Permit records, is deleted.

447 D. IEBC Section 105.2 – Work Exempt from Permit, is amended by deleting Item 5.

**19.01A.040 IEBC Section 201.3 – Terms Defined in Other Codes, amended.**

450 IEBC Section 201.3 – Terms Defined in Other Codes, is amended by deleting the words “other  
451 international codes” and replacing them with “other adopted building codes”.

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**19.01A.050 IEBC Section 302.2 – Additional Codes, amended.**

IEBC Section 302.2 – Additional Codes, is amended by deleting reference to the “International Fuel Gas Code”, “International Plumbing Code”, “International Private Sewage Disposal Code”, “International Energy Efficiency Code”, and “International Property Maintenance Code” and inserting “Uniform Plumbing Code”.

**19.01A.060 IEBC Section 306 – Accessibility for Existing Buildings - Scope, amended.**

IEBC Section 306.1 - Accessibility for Existing Buildings – Scope, is amended to read:

“This section is adopted as a design reference for accessibility and is not reviewed by the Sitka Building Department for compliance. Compliance with the requirements of this chapter and other provisions within this code for accessibility of physically disabled persons is the exclusive responsibility of the owner of the structure. An advisory plan review may be obtained regarding the design for accessibility of a structure from the Alaska State ADA Coordinator’s Office located at 550 W. 7<sup>th</sup> Avenue, Suite 1960, Anchorage, AK 99501, phone number (907) 375-7716.”

**Chapter 19.02  
ELECTRICAL CODE**

Sections:

- 19.02.010 National Electrical Code (NEC) adoption by reference.
- 19.02.020 Application for permit.
- 19.02.030 NEC Section 230-70(A)(1) amended—\_Service Equipment d-Disconnecting m Means—Location, amended.

**19.02.010 National Electrical Code (NEC) adoption by reference.**

The ~~2014-2020~~ Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, is adopted and incorporated by reference.

**19.02.020 Application for permit.**

Fees for electrical permits issued under the NEC shall be calculated using as defined in Section 19.01.020. Separate electrical permits and fees are not required for work authorized by a valid building permit.

**19.02.030 NEC Section 230-70(A)(1) amended—\_Service Equipment d-Disconnecting m Means—Location, amended.**

~~National Electrical Code-NEC Article 230-VI, Service Equipment Disconnecting Means, Section 230-70(A)(1), Location, is amended by revising the wording 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.

EXCEPTION: The Building Official may approve an interior disconnect means, provided a shunt trip or other approved equivalent device or method is used.”

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**Chapter 19.03  
PLUMBING CODE**

Sections:

- 19.03.010 Uniform Plumbing Code (UPC) adoption by reference.
- 19.03.020 Application for permit.
- 19.03.025 UPC Table 422.1 - Minimum fixture requirements Plumbing Facilities, amended.
- 19.03.026 UPC Section 603.4.2 - Backflow p-Prevention d-Devices, deleted.
- 19.03.027 Uniform Building Code Section 1506 - Roof d-Drainage, adopted.
- 19.03.030 Amendments to cross references.

**19.03.010 Uniform Plumbing Code (UPC) adoption by reference.**

The ~~2015-2021~~ Edition of the Uniform Plumbing Code, ~~promulgated~~ written by the International Association of Plumbing and Mechanical Officials (IAPMO), is adopted and incorporated by reference, including the following appendices:

- Appendix A, Recommended Rules for Sizing the Water Supply System.
- Appendix B, Explanatory Notes on Combination Waste and Vent Systems.
- Appendix E, Manufactured/Mobile Home Parks and Recreational Vehicle Parks.
- Appendix I, Installation Standards.
- Appendix H, Private Sewage Disposal Systems.

**19.03.020 Application for permit.**

Fees for ~~plumbing~~ permits issued under the UPC shall be calculated using as defined in Section 19.01.020. Separate plumbing permits and fees are not required for work authorized by a valid building permit.

**19.03.025 UPC Table 422.1 – Minimum fixture requirements Plumbing Facilities, amended.**

UPC Table 422.1 – Minimum Plumbing Facilities, is deleted and the 1997 Uniform Building Code Appendix Chapter 29 Table A-29-A - Minimum Plumbing Fixtures, is adopted as the minimum plumbing fixture requirements for new construction.

**19.03.026 UPC Section 603.4.2 - Backflow p-Prevention d-Devices, deleted.**

~~2015 Uniform Plumbing Code~~ UPC Section 603.4.2, requiring annual testing and certification of backflow prevention devices, is deleted.

**19.03.027 Uniform Building Code Section 1506 - Roof d-Drainage, adopted.**

1997 Uniform Building Code Section 1506, - Roof Drainage, is adopted and incorporated herein by reference.

**19.03.030 Amendments to cross references.**

“The Uniform Plumbing Code,” adopted in Section 19.03.010, replaces all references to the “International Plumbing Code” and/or “International Fuel Gas Code” in any of the adopted building codes.

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**Chapter 19.04  
MECHANICAL CODE**

Sections:

- 19.04.010 International Mechanical Code (IMC) adoption by reference.
- 19.04.020 Application for permit.
- 19.04.030 ~~Heat pump appliances~~ IMC Chapter 3 – General Regulations, modified.
- 19.04.035 IMC Section 601.5 – Return Air Openings, amended.

**19.04.010 International Mechanical Code (IMC) adoption by reference.**

The ~~2012-2021~~ Edition of the International Mechanical Code, ~~written promulgated~~ written by the International Code Council, is adopted and ~~included~~ incorporated by reference, including the following appendices:

Appendix A, Chimney Connector Pass-Throughs.

**19.04.020 Application for permit.**

Fees for ~~mechanical~~ permits ~~issued under the IMC~~ shall be calculated ~~using as defined in~~ Section 19.01.020. Separate mechanical permits and fees are not required for work authorized by a valid building permit.

**19.04.030 ~~Heat pump appliances~~ IMC Chapter 3 – General Regulations, modified.**

The ~~International Mechanical Code~~ IMC is modified by including a new Section 313 – Prohibited Equipment, which reads:

~~Prohibited Equipment.~~ “The installation and use of open loop heat pumps connected to the municipal water system is prohibited.

- a) No open loop heat pump installed after June 1, 1997 will be provided municipal water.”

**19.04.035 IMC Section 601.5 – Return Air Openings, amended.**

IMC Section 601.5 – Return Air Openings, is amended by deleting the 2<sup>nd</sup> sentence of item #6.

**Chapter 19.05  
FIRE CODE**

Sections:

- 19.05.010 International Fire Code (IFC) adoption by reference.
- 19.05.020 Application for permit.
- 19.05.050 ~~Fire alarm design summary,~~ IFC Section 907.1.2 – Fire Alarm Shop Drawings, modified-amended.
- 19.05.060 IFC Section 6107 – Safety Precautions and Devices, modified.

**19.05.010 International Fire Code (IFC) adoption by reference.**

The ~~2012-2021~~ Edition of the International Fire Code, ~~as promulgated~~ written by the International Code Council, is adopted and ~~included~~ incorporated by reference.

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**19.05.020 Application for permit.**

Fees for permits issued under the IFC shall be calculated as defined in Section 19.01.020. Separate permits and fees are not required for work authorized by a valid building permit.

**19.05.050 Fire alarm design summary, IFC Section 907.1.2 – Fire Alarm Shop Drawings, modified-amended.**

IFC Section 907.1.2 – Fire Alarm Shop Drawings, is amended-modified to include a second sentence that reads:

Item 14. A Fire alarm shop drawings shall be accompanied by a design summary including the following information: a) N.F.P.A. 72 edition under which the system is designed; b) the standard of coverage the system is designed to meet under N.F.P.A. 72 Chapter 5Chapter 7 – Documentation, whether total, partial, selective, or non-required; c) if associated with a preaction system, type of preaction system.

**19.05.060 IFC Section 6107 – Safety Precautions and Devices, modified.**

IFC Section 6107 – Safety Precautions and Devices, is modified by adding a new Section 6107.5 – Anchoring Against Seismic Activity, which reads:

“Liquid propane storage tanks shall be anchored against seismic activity an approved manner.”

**Chapter 19.06**

**UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS**

Sections:

- 19.06.010 Uniform Code for the Abatement of Dangerous Buildings (UCADB) A-adoption by reference.
- ~~19.06.020 Section 205 amended—Board of appeals.~~
- ~~19.06.030 Section 205 amended—Board of appeals.~~
- 19.06.040 UCADB Section 302 amended—\_Dangerous b\_Building, amended.
- 19.06.050 Amendments to cross references in other codes.

**19.06.010 Uniform Code of Abatement of Dangerous Buildings (UCADB) A-adoption by reference.**

The 1994 Edition of the Uniform Code for the Abatement of Dangerous Buildings, as promulgated written by the International Conference of Building Officials, is adopted and included-incorporated herein by reference.

**~~19.06.020 Section 205 amended—Board of appeals.~~**

~~Sentence 1 is amended as follows:~~

~~In order to provide for final interpretation of the provisions of this code and to hear appeals hereunder, there is established a board of appeals consisting of the municipal assembly members and the ex officio, non-voting building official.~~

**~~19.06.030 Section 205 amended—Board of appeals.~~**

~~Sentences two and three are deleted.~~

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**19.06.040 UCADB Section 302 amended – Dangerous Buildings, amended.**

The first sentence of UCADB Section 302 – Dangerous Building, is amended to read as follows:

“For the purpose of this code, any building, structure, or site which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered, or there exists a public nuisance as defined in section 18.04.010(J) of the Sitka General Code.”

**19.06.050 Amendments to cross references in other codes.**

“The Uniform Code for the Abatement of Dangerous Buildings,” as adopted in Section 19.06.010, replaces all references to the “International Property Maintenance Code:” in any of the adopted building codes .

**Chapter 19.07  
EXCAVATION AND GRADING CODE**

Sections:

- 19.07.010 Excavation and grading standards, adoption by reference.
- 19.07.020 Geotechnical reporting required for “pit run” fill material.

**19.07.010 Excavation and grading standards, adoption by reference.**

1997 Uniform Building Code (~~UBC~~) Appendix Chapter 33, Excavation and Grading, as modified by the published building department policy, is adopted and ~~included~~ incorporated in the building code by reference.

**19.07.020 Geotechnical reporting required for “pit run” fill material.**

Where unclassified fill material (such as “pit run”) is proposed as structural fill, geotechnical investigations per IBC Chapter 18 are required. Special inspections must be completed during excavation and grading according to IBC Chapter 17.

**Chapter 19.08  
ENERGY CONSERVATION CODE**

Sections:

- 19.08.010 Energy Conservation Code adoption by reference.

**19.08.010 Energy Conservation Code adoption by reference.**

The energy code as defined by Alaska Housing Finance Corporation (AHFC) is adopted and ~~included~~ incorporated by reference. This is outlined in the ~~2014-2018~~ Building Energy Efficiency Standards (BEES). Thermal efficiency is defined by the ~~2012-2018~~ International Energy Conservation Code (IECC) and AHFC provides regionally appropriate Alaska-specific amendments. Ventilation standards are defined by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Section 62.2-~~2010~~ 2016 and AHFC provides regionally appropriate Alaska-specific amendments. This standard is only adopted as a design reference for energy efficiency and is not reviewed by the Sitka building department for

696 compliance. Compliance with the requirements of this standard is the exclusive responsibility of  
697 the owner of the structure.

698  
699 **Chapter 19.09**  
700 **RESIDENTIAL CODE**

701 Sections:

- 702 19.09.010 International Residential Code (IRC) adoption by reference.  
703 19.09.015 IRC Chapter 1 – Scope and a Administration, IRC Chapter 1 amended.  
704 19.09.017 Application for permit.  
705 19.09.019 IRC Chapter 3 – Building Planning, modified.  
706 19.09.020 IRC Table 302.6 - Dwelling/\_g Garage s Separation, IRC Table R302.6  
707 amended.  
708 19.09.025 Grinder pumps to be accessible, IRC Section 306.3 – Sewage Disposal,  
709 amended modified.  
710 19.09.027 IRC Section R309 – Garages and Carports, modified.  
711 19.09.030 Stairways, IRC Section 311 – Means of Egress, modified amended.  
712 19.09.035 IRC Section R313 – Automatic f Fire s Sprinkler s Systems, IRC Section R313  
713 deleted.  
714 19.09.040 Garage smoke detector, IRC Section R314.3 – Smoke Alarms - Location,  
715 amended modified.  
716 19.09.045 Accessibility, IRC Section R320 – Accessibility, deleted.  
717 19.09.050 IRC Section R408.2 – Openings for Under-f Floor space v Ventilation,  
718 amended. IRC Section R408 modified.  
719 19.09.060 Seismic engineering not required, IRC Section R601.1 – Application, amended.  
720 19.09.065 Gutters required, IRC Section R903 – Weather Protection, modified.  
721 19.09.067 IRC Section 1602.2 – Return Air Openings, amended.  
722 19.09.070 IRC Section E3601.6.2 – Service d Disconnect, IRC Section E3601.6.2  
723 modified amended.

724  
725 **19.09.010 International Residential Code (IRC) adoption by reference.**

726 The 2012-2021 International Residential Code for One- and Two-Family Dwellings, written by  
727 the International Code Council, Chapters 1 through 10, 12 through 19, and 34 through 43, and  
728 the 2018 International Residential Code Appendix Q, Tiny Houses, are is adopted and included  
729 incorporated by reference, including Appendix AQ – Tiny Houses, deleting Section AQ106 –  
730 Energy Conservation.

731  
732 **19.09.015 IRC Chapter 1 – Scope and a Administration, IRC Chapter 1 amended.**

733 A. International Residential Code IRC Section 104.1 is amended by adding the following  
734 phrase to the end of sentence two: “...and to rule on applicability in the event of conflicting  
735 provisions with other codes.”

736  
737 B. International Residential Code IRC Section 104.1 sentence three is amended to read:  
738 “Such interpretations, rulings, policies and procedures shall be in compliance with the intent and  
739 purpose of this and related codes.”

740  
741 C. International Residential Code IRC Section 105 is amended as follows:

- 742  
743 1. R105.2 number 1 is amended to read: “One-story detached accessory structures,  
744 provided the floor area does not exceed 120 square feet.”



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- 2. R105.2 number 2 is amended to read: "Fences not over 8 feet high."
- 3. R105.2 number 9 is deleted.

**19.09.017 Application for permit.**

Fees for permits issued under the IRC shall be calculated as defined in Section 19.01.020. Separate permits and fees are not required for work authorized by a valid building permit.

**19.09.019 IRC Chapter 3 – Building Planning, modified.**

IRC Chapter 3 – Building Planning, is modified by adding a new section R301.9 – Wood Structural Panels which reads:

"Oriented strand board (OSB) shall not be used as sheathing for roofs, exterior walls, shear walls, or floors."

**19.09.020 IRC Table 302.6 - Dwelling/\_ g Garage s Separation, IRC Table R302.6 amended.**

International Residential Code IRC Table R302.6 – Dwelling-Garage Separation, 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 wall board."

**19.09.025 Grinder pumps to be accessible, IRC Section R306.3 – Sewage Disposal, amended modified.**

International Residential Code IRC Section R306.3 – Sewage Disposal, 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."

**19.09.027 IRC Section R309 – Garages and Carports, modified.**

A new Section R309.6 - Garage Egress Door, is added which reads:

"Garages shall be served by at least one egress door as defined by IRC Section R311.2. An appropriate door connecting a garage to the dwelling it serves shall be acceptable for meeting this requirement."

**19.09.030 Stairways, IRC Section 311 – Means of Egress, modified-amended.**

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."

**19.09.035 IRC Section R313 – Automatic f\_Fire s\_Sprinkler s\_Systems, IRC Section R313 deleted.**

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

794 **19.09.040 ~~Garage smoke detector~~, IRC Section R314.3 – Smoke Alarms – Location,**  
795 **~~amended~~ modified.**

796 International Residential Code IRC Section R314.3 – Smoke Alarms – Location is ~~amended~~  
797 modified to include:

798  
799 Item 4: The words “unless this would prevent placement of smoke alarm required by this  
800 section” is replaced with “unless the smoke alarm is listed for installation in close  
801 proximity to such locations”.

802  
803 4-Item 6: Private garages and shops attached to residential structures and having  
804 heated or tempered interior spaces shall be equipped with smoke detectors hard wired  
805 with battery backup. The building official may require the gGarage smoke detector(s) to  
806 shall be intertwined with the associated dwellings’ smoke detection system, if  
807 interconnection to an existing dwelling would require the removal of wall and/or ceiling  
808 finishes stand-alone battery-operated smoke detectors are permitted.

809  
810 **19.09.045 ~~Accessibility~~, IRC Section R320 – Accessibility, ~~deleted~~.**

811 International Residential Code IRC Section R320, – Accessibility, is ~~deleted~~.

812  
813 **19.09.050 IRC Section R408.2 – Openings for Under-fFloor space v Ventilation, amended,**  
814 **~~IRC Section R408~~ modified.**

815 International Residential Code ~~IRC~~ Section R408, Ventilation R408.2 – Openings for Under-  
816 Floor Ventilation, is ~~modified~~ amended by deleting exceptions 1 and 2, removing the reference to  
817 openings of one square foot per one thousand five hundred square feet of floor area.

818  
819 **19.09.060 ~~Seismic engineering not required~~, IRC Section R601.1 – Application, amended.**

820 International Residential Code ~~IRC~~ Section R601.1 – Application is ~~modified~~ amended by adding  
821 an additional sentence which reads:

822  
823 “One and two family dwellings of conventional light frame construction are exempt from  
824 the seismic design requirements of this code.”

825  
826 **19.09.065 ~~Gutters required~~, IRC Section R903 – Weather Protection, modified.**

827 International Residential Code IRC Section R903 – Weather Protection, is modified by adding  
828 the following section:

829  
830 “R903.5 – Gutters. Roofs shall be provided with gutters which discharge in an approved  
831 manner.”

832  
833 **19.09.067 IRC Section 1602.2 – Return Air Openings, amended.**

834 IRC Section 1602.2 – Return Air Openings, is amended by deleting the 2<sup>nd</sup> sentence of Item 6.

835  
836 **19.09.070 IRC Section E3601.6.2 - Service d Disconnect, ~~IRC Section E3601.6.2~~ modified**  
837 **amended.**

838 The International Residential Code IRC Section E3601.6.2 – Service Disconnect, is modified by  
839 revising the first sentence to read as follows:

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

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**Chapter 19.10  
PLUMBING CODE FOR ISLANDS**

Sections:

- 19.10.010 Uniform Plumbing Code (UPC) adoption by reference.
- 19.10.020 Application for permit.

**19.10.010 Uniform Plumbing Code (UPC) adoption by reference.**

Certain portions of the ~~2012-2021~~ Uniform Plumbing Code are adopted and ~~included~~ incorporated by reference. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations (as modified)), 12 (Fuel Piping), Appendix H (Private Sewage Disposal Systems).

**19.10.020 Application for permit.**

Fees for ~~plumbing~~ permits issued under the UPC for islands shall be calculated as defined in Section 19.01.020. Separate plumbing permits and fees are not required for work authorized by a valid building permit.

**Chapter 19.11  
MECHANICAL CODE FOR ISLANDS**

Sections:

- 19.11.010 International Mechanical Code (IMC) adoption by reference.
- 19.11.020 Application for permit.

**19.11.010 International Mechanical Code (IMC) adoption by reference.**

~~Certain portions of the 2012~~The 2021 International Mechanical Code ~~are is~~ adopted and ~~included~~ incorporated by reference, including Appendix A – Chimney connector pass-throughs. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations), 4 (Ventilation), 7 (Combustion Air), 8 (Chimneys and Vents), 9 (Specific Appliances, Fireplaces, and Solid Fuel Burning Equipment), 10 (Boilers, Water Heaters, and Pressure Vessels), and 13 (Fuel Oil Piping and Storage).

**19.11.020 Application for permit.**

Fees for ~~mechanical~~ permits issued under the IMC for islands shall be calculated as defined in Section 19.01.020. Separate mechanical permits and fees are not required for work authorized by a valid building permit.

**Chapter 19.12  
FIRE CODE FOR ISLANDS**

Sections:

- 19.12.010 International Fire Code (IFC) adoption by reference.
- 19.12.020 Application for permit.

**19.12.010 International Fire Code (IFC) adoption by reference.**

Certain portions of the ~~2012~~ 2021 International Fire Code are adopted and ~~included~~ incorporated by reference. Adopted portions are: Chapter 1 (Administration), Chapter 2

892 (Definitions and Abbreviations), Chapter 3 (General Precautions Against Fire Requirements),  
893 excluding Section 307 (Open Burning, and Recreational Fires, and Portable Outdoor  
894 Fireplaces), and Chapters 50-67 (Hazardous Materials Storage and Handling).

895  
896 **19.12.020 Application for permit.**  
897 Fees for permits issued under the IFC for islands shall be calculated as defined in  
898 Section 19.01.020. Separate permits and fees are not required for work authorized by a valid  
899 building permit.

900  
901 **Chapter 19.13**  
902 **ELECTRICAL CODE FOR ISLANDS**

903  
904 Sections:

- 905 19.13.010 National Electrical Code (NEC) adoption by reference.  
906 19.13.020 Application for permit.  
907 19.13.030 Article 220, Branch-circuit, feeder and service calculations, Section 220.1,  
908 Scope.

909  
910 **19.13.010 National Electrical Code (NEC) adoption by reference.**

911 The 2014-2020 Edition of the National Electrical Code, copyrighted by the National Fire  
912 Protection Association, as amended by Chapter 19.02 is adopted and incorporated by  
913 reference.

914  
915 **9.13.020 Application for permit.**

916 Fees for electrical permits issued under the NEC for islands shall be calculated as defined in  
917 Section 19.01.020. Separate electrical permits and fees are not required for work authorized by  
918 a valid building permit.

919  
920 **9.13.030 Article 220, Branch-circuit, feeder and service calculations, Section 220.1,**  
921 **Scope.**

922 The mandatory provisions of Article 220, as they apply to residential construction, are modified  
923 to be elective by adding a first paragraph as follows:

924  
925 “The residential provisions of this article are elective rather than mandatory. The  
926 portions of this article that mandate branch-circuit numbers, sizes, or locations are  
927 modified to become optional. In dwellings or their accessory buildings supplied with  
928 branch-circuits, feeders, or services, those installations shall be designed and  
929 installed in compliance with the provisions of this article.”

930  
931 **Chapter 19.14**  
932 **BUILDING CODE FOR ISLANDS**

933  
934 Sections:

- 935 19.14.010 Adoption by reference of certain portions of International Building Code (IBC)  
936 as modified.  
937 19.14.012 Adoption by reference of International Residential Code (IRC) for One- and  
938 Two-Family Dwellings.  
939 19.14.013 Adoption of excavation and grading standards.  
940 19.14.020 Application for permit.

941  
942 **19.14.010 Adoption by reference of certain portions of International Building Code (IBC)**  
943 **as modified.**  
944 Certain portions of the ~~2012~~ 2021 International Building Code published by the International  
945 Code Council, and as modified in other sections of this title, are adopted and ~~included~~  
946 incorporated by reference. Adopted portions are: Chapters ~~1-8, 10, 12, 14-28, and 33~~  
947 ~~(Administration), 2 (Definitions), 3 (Use and Occupancy Classification), 5 (General Building~~  
948 ~~Heights and Areas), 6 (Types of Construction), 7 (Fire and Smoke Protection Features), 8~~  
949 ~~(Interior Finishes), 10 (Means of Egress), 14 (Exterior Walls), 15 (Roof Assemblies and Rooftop~~  
950 ~~Structures), 16 (Structural Design), 18 (Soil and Foundations), 19 (Concrete), 22 (Steel), 23~~  
951 ~~(Wood), 24 (Glass and Glazing), 25 (Gypsum Board and Plaster), 33 (Safeguards During~~  
952 ~~Construction), including Appendix B, Board of Appeals, and Appendix C, Group U Agricultural~~  
953 ~~Buildings.~~

954  
955 **19.14.012 Adoption by reference of International Residential Code (IRC) for One- and**  
956 **Two-Family Dwellings.**  
957 The ~~2012~~ 2021 International Residential Code for One- and Two-Family Dwellings by the  
958 International Code Council, including Appendix AQ – Tiny Houses, as modified in other sections  
959 of this title, is adopted and ~~included~~ incorporated by reference.

960  
961 **19.14.013 Adoption of excavation and grading standards.**  
962 ~~1997 UBC~~ Uniform Building Code Appendix Chapter 33, Excavation and Grading, as modified  
963 by published building department policy, is adopted and included in the building code by  
964 reference.

965  
966 **19.14.020 Application for permit.**  
967 Fees for permits issued under the IBC and IRC for islands shall be calculated as defined in  
968 Section 19.01.020.

969  
970 **Chapter 19.15**  
971 **BUILDING CODE FOR FLOAT HOMES**

972  
973 Sections:

- 974 19.15.010 Adoption by reference of certain portions of the International Residential Code  
975 (IRC) for One- and Two-Family Dwellings.  
976 19.15.015 Application for permit.  
977 19.15.020 Size of flotation system.  
978 19.15.030 Flotation and stability.  
979 19.15.040 Reserve buoyancy criteria.  
980 19.15.050 Exiting and emergency egress.  
981 19.15.060 Mooring.  
982 19.15.070 Fire separation.

983  
984  
985  
986 **19.15.010 Adoption by reference of certain portions of the International Residential Code**  
987 **(IRC) for One- and Two- Family Dwellings.**  
988 The ~~2012~~ 2021 International Residential Code for One- and Two-Family Dwellings, published by  
989 the International Code Council, including Appendix AQ – Tiny Houses, as amended in

990 Chapter 19.09, is adopted and ~~included~~ incorporated by reference, with the following specific  
991 amendments and modifications ~~exceptions~~:

- 992
- 993 A. ~~Amend~~ Modify Chapter 2 and ~~add~~ by adding a new definition:
- 994
- 995 Float home – A single family dwelling unit attached to a flotation device, built to the  
996 minimum standards of the IRC and of this ordinance. Float homes are not boats and  
997 are subject to all the laws and regulations governing private dwelling units.
- 998
- 999 B. Chapter 4 of the IRC is deleted.
- 1000
- 1001 C. All references to garages are deleted.
- 1002
- 1003 D. Stairs providing a required means of egress from an area of not more than two hundred  
1004 square feet shall have a minimum clear width of thirty inches. Maximum riser height shall be not  
1005 more than eight inches and minimum tread depth shall be not less than nine and one-quarter  
1006 inches.
- 1007
- 1008 E. Guards are not required where open decks, balconies, and walkways do not exceed thirty-  
1009 six inches in height above the water line.
- 1010
- 1011 F. Fastenings in areas exposed to the elements shall be hot dipped galvanized steel, marine  
1012 grade bronze, copper, stainless steel, or other corrosion resistant material suitable for marine  
1013 use.
- 1014
- 1015 G. Boat wells under floating structures shall be separated from the dwelling unit, and from  
1016 structural members supporting the dwelling unit, by a minimum of one layer of five-eighths-inch  
1017 Type X, water resistant, gypsum wall board, or equivalent approved fire rated assembly. Boat  
1018 wells shall provide adequate natural ventilation to prevent the buildup of flammable vapors.
- 1019
- 1020 H. All framing lumber in contact with the flotation device and all framing lumber within twelve  
1021 inches of the water surface shall be factory preservative treated in accordance with AWPA- U1.  
1022 Plywood shall be exterior grade and all plywood below the deck level shall be marine grade.  
1023 Any other decay resistant materials shall be approved by the building official.
- 1024
- 1025 I. Roof coverings shall be fire-resistant or noncombustible.
- 1026
- 1027 J. The building official shall have the authority to rule on the applicability of this code as it  
1028 applies to residential floating structures.

1029 **19.15.015 Application for permit.**

1031 Fees for permits issued under the IRC for float homes shall be calculated as defined in Section  
1032 19.01.020.

1033

1034 **19.15.020 Size of flotation system.**

1035 The dimensions of the flotation system shall be not larger than twenty feet by forty feet.

1036

1037

1038

1039 **19.15.030 Flotation and stability.**

1040 A. The flotation system shall be designed according to accepted marine engineering and  
1041 naval architectural principles. The flotation devices shall be structurally sound and securely  
1042 integrated with the framing for the attached structure. The design shall be approved and sealed  
1043 by an appropriately licensed professional engineer qualified in such design and shall be  
1044 submitted to the building official for approval.

1045  
1046 B. The flotation device shall be watertight, durable and protected from deterioration by water,  
1047 impact damage due to floating debris, electrolytic action, corrosion, water-borne solvents,  
1048 organic infestation, chafing or physical abuse. Logs and unprotected plastic foam insulation are  
1049 not approved flotation devices.

1050  
1051 C. Where solid flotation devices are not used, hulls shall be fitted with longitudinal and/or  
1052 transverse watertight bulkheads sufficient to keep the loaded hull afloat with positive stability  
1053 with any one compartment flooded. No compartment shall compromise more than twenty  
1054 percent of the total available flotation volume.

1055  
1056 D. Where solid flotation devices are not used the flotation devices shall be constructed so that  
1057 access to each compartment is readily available from the first floor level of the completed  
1058 floating structure.

1059  
1060 E. A float home with a flotation device other than solid flotation shall be equipped with bilge  
1061 pumps and a bilge alarm system with detectors in each compartment with audible and visual  
1062 alarm indicators in the float home. At least one visual indicator shall be located outside the float  
1063 home in a place visible to passersby.

1064  
1065 F. The overall buoyancy and stability of the flotation device and attached structure shall be  
1066 designed to accommodate moving and launching, wave action, loads imposed by mooring,  
1067 vessels and walkways moored to the structure, live and dead loads, and the design snow loads  
1068 and wind loads in effect in the city and borough of Sitka.

1069  
1070 G. The flotation device shall have sufficient stability in both the longitudinal and transverse  
1071 directions to limit the amount of heel from the horizontal resulting from off-of-center live loading  
1072 to a maximum of four degrees.

1073  
1074 H. The flotation system and decking shall provide access to, and protection for, the sewage  
1075 holding tank.

1076  
1077 **19.15.040 Reserve buoyancy criteria.**

1078 The flotation system shall have sufficient buoyancy to support the design weight of the float  
1079 home plus the maximum combined weight of deadweight items and design snow load and  
1080 maintain a minimum freeboard of fourteen inches. When design wind load is applied to the  
1081 superstructure the amount of heel shall be not more than four degrees from horizontal or one  
1082 half the freeboard, whichever is less. Freeboard is measured from the surface of the water to  
1083 the bottom of the lowest floor or deck framing members.

1084  
1085  
1086  
1087

1088 **19.15.050 Exiting and emergency egress.**

1089 In addition to the requirements of the IRC, including but not limited to Chapter 3, Section R311,  
1090 floating homes shall have a twenty-four-inch minimum width open deck on all sides. Decks shall  
1091 be constructed so as to prevent the ponding of water.

1092  
1093 **19.15.060 Mooring.**

1094 Cleats, bollards, bull rails or other such devices shall be sufficient in number and attached to the  
1095 floating structure in such a way as to provide adequate mooring points to secure the float home  
1096 in the highest design wind load. Mooring lines shall be kept in good condition, kept free of  
1097 chafing, and shall be removable without the use of tools.

1098  
1099 **19.15.070 Fire separation.**

1100 A. ~~Where floating homes are provided with~~ A-a clear space of at least eight feet ~~shall be~~  
1101 ~~provided~~ between adjacent structures measured from building wall line horizontal to adjacent  
1102 building wall line, ~~and R~~-roof eave projections ~~shall be~~ are no closer than six feet, Tables 302.1  
1103 (1) and (2) of the IRC shall not apply.

1104  
1105 B. Where floating homes are placed closer than eight feet from building wall line horizontal to  
1106 building wall line, walls, eaves and roofs shall be constructed in accordance with Tables 302.1  
1107 (1) and (2) of the IRC.

1108  
1109 C. A clear space of four feet shall be provided between adjacent floats.

1110  
1111 **Chapter 19.16**

1112 **ELECTRICAL CODE FOR FLOAT HOMES**

1113  
1114 Sections:

1115 ~~19.16.01070~~ 19.16.010 National Electrical Code (NEC) adoption by reference.

1116 ~~19.16.020~~ 19.16.020 Application for permit.

1117  
1118 **19.16.01070 National Electrical Code (NEC) adoption by reference.**

1119 The ~~2014~~ 2020 Edition of the National Electrical Code, copyrighted by the National Fire  
1120 Protection Association, is adopted and incorporated by reference.

1121  
1122 **19.16.020 Application for permit.**

1123 Fees for permits issued under the NEC for float homes shall be calculated as defined in Section  
1124 19.01.020.

1125  
1126 **Chapter 19.17**

1127 **PLUMBING CODE FOR FLOAT HOMES**

1128  
1129 Sections:

1130 19.17.010 Uniform Plumbing Code (UPC) adoption by reference.

1131 19.17.015 Application for permit.

1132 19.17.020 Sewage holding tank.

1133 19.17.030 Sewage treatment.

1134 19.17.040 Potable water.

1135

1136



1137 **19.17.010 Uniform Plumbing Code (UPC) adoption by reference.**  
1138 The ~~2012-2021~~ Edition of the Uniform Plumbing Code, ~~promulgated-written~~ by the International  
1139 Association of Plumbing and Mechanical Officials, is adopted and incorporated by reference,  
1140 including the following appendices:

1141  
1142 Appendix A, Recommended Rules for Sizing the Water Supply System.

1143  
1144 Appendix B, Explanatory Notes on Combination Waste and Vent Systems.

1145  
1146 Appendix I, Installation Standards.

1147  
1148 Appendix H, Private Sewage Disposal Systems.

1149  
1150 **19.17.015 Application for permit.**  
1151 Fees for permits issued under the UPC for float homes shall be calculated as defined in Section  
1152 19.01.020.

1153  
1154 **19.17.020 Sewage holding tank.**  
1155 A. Sewage holding tanks for float homes shall be sized in accordance with Table H2.1,  
1156 Appendix H of the Uniform Plumbing Code.

1157  
1158 B. Sewage holding tanks shall be constructed of materials not subject to corrosion or decay  
1159 and shall be watertight.

1160  
1161 **19.17.030 Sewage treatment.**  
1162 Sewage, including greywater, shall be disposed of by pumping to a portable holding tank and  
1163 delivering to an approved sewage pump-out facility. Alternatively, sewage may be treated with  
1164 an approved sewage treatment system and discharged into the water. The owner is responsible  
1165 for securing appropriate state and federal permits for such systems. Untreated sewage or  
1166 greywater shall not be discharged into the water.

1167  
1168 **19.17.040 Potable water.**  
1169 Connections to the municipal water system shall be of an approved method, shall include  
1170 backflow prevention and shall be approved by the building official.

1171  
1172 **Chapter 19.18**  
1173 **CODE APPLICABILITY**

1174  
1175 Sections:  
1176 19.18.010 Geographical limits.  
1177 19.18.020 Sitka road system.  
1178 19.18.025 ~~Docks and floating~~ Floating docks and buildings.  
1179 19.18.030 Islands.  
1180 19.18.040 Definition of "islands" for purposes of this title ~~and Title 22.~~

1181  
1182 **19.18.010 Geographical limits.**  
1183 Except for the Uniform Code for the Abatement of Dangerous Buildings (which shall apply  
1184 throughout the entire municipality), the provisions of this title apply as construction standards for

1185 the areas of the municipality served by the Sitka road system only, except as modified by  
1186 Chapters 19.10 through 19.17 (codes for islands and codes for float homes).

1187  
1188 **19.18.020 Sitka road system.**

1189 The Sitka road system shall be considered to include Halibut Point Road, Sawmill Creek Road,  
1190 Harbor Drive, and all of their connecting roads, collectors, access roadways and easements.

1191  
1192 **19.18.025 ~~Docks and floating~~ Floating docks and buildings.**

1193 ~~Docks and floating~~ Floating docks and buildings, with the exception of float homes as allowed in  
1194 the Sitka harbor system and regulated by Chapters 13.15 and 19.15 through 19.17, require  
1195 permitting and plan review for nonstructural fire and life safety project components only.

1196 Section 19.01.070 does not apply to ~~docks and floating~~ docks and buildings.

1197  
1198 **19.18.030 Islands.**

1199 A. Application of Code to Islands. Chapters 19.10, 19.11, 19.12, 19.13 and 19.14 shall apply  
1200 to structures on islands in the general island, large island and open space districts.

1201  
1202 B. Site Plan and As-Built Requirements for Island Properties. To ensure compliance with this  
1203 code, site plans are required for all structures and docks on islands within the open general and  
1204 open residential low density zoning districts. Site plans and surveys shall be prepared in  
1205 accordance with the requirements of the administrative official charged with the enforcement of  
1206 Title 22.

1207  
1208 C. Building codes apply to island construction projects as set out in this chapter irrespective of  
1209 the start date of the island project, unless:

- 1210
- 1211 1. A person applies to the building department prior to March 1, 2005, to register the  
1212 project as “grandfathered”; and
  - 1213 2. The applicant demonstrates to the satisfaction of the building official that substantial  
1214 progress had been made on the project prior to the effective date of the island codes  
1215 ordinance in July 1999.
- 1216  
1217

1218 D. Exemption for Private Recreational Cabins on Islands. The chapters of this code made  
1219 applicable to structures on islands by this section shall not apply to private recreational cabins  
1220 (as defined in this subsection) on islands (as defined in Section 19.18.040). The cabin must  
1221 have no electrical system and any wastewater system must be approved by the State  
1222 Department of Environmental Conservation. A building permit application, site plan, and  
1223 construction drawings shall be submitted for the cabin, ~~but~~ If review of the proposed cabin  
1224 determines that the project is eligible for this exception no fee shall be charged and no permit  
1225 shall be issued. For the purpose of this section only, a “private recreational cabin” means a  
1226 residential structure used for intermittent or temporary occupancy by nonpaying occupants, with  
1227 a maximum total of four hundred square feet of living and sleeping areas.

1228  
1229 **19.18.040 Definitions of “islands” for purposes of this title ~~and Title 22.~~**

1230 For purposes of this title ~~and Title 22~~, the definition of “islands” will be the islands properties in  
1231 Sitka Sound from the Siginaka Islands to Cape Burunof which are not on the Sitka road system.

1232  
1233

**Chapter 19.19**

**DEMOLITION OR REMOVAL OF MUNICIPALLY OWNED BUILDINGS**

Sections:

- 19.19.010 Assembly authority.
- 19.19.020 Bidding.
- 19.19.030 Buildings considered personal property.
- 19.19.040 Authorization by ordinance.
- 19.19.050 Value determination.
- 19.19.060 Scope.

**19.19.010 Assembly authority.**

The assembly may by resolution or ordinance provide for the demolition or removal of municipally owned buildings. The assembly may use its discretion in deciding to demolish or remove any building. It may consider such facts and hire such experts as it may see fit.

**19.19.020 Bidding.**

Demolition or removal shall be by competitive bidding, or the assembly may authorize the administrator to have the building demolished or removed by municipal employees.

**19.19.030 Buildings considered personal property.**

For all purposes, any building being considered for demolition or removal from its site shall be considered to be personal property and not real property.

**19.19.040 Authorization by ordinance.**

If the value of the building exceeds twenty-five thousand dollars, its removal or demolition shall be authorized by ordinance. If the value is more than one hundred thousand dollars, the assembly may authorize an advisory vote at a general or special election and the assembly shall stay its decision pending outcome of the election.

**19.19.050 Value determination.**

Value shall be determined as the amount by which the salvage value of the building after removal, or the materials in it after removal, exceed the estimated cost of removal or demolition.

**19.19.060 Scope.**

This chapter and the procedures contained herein shall take precedence to and prevail over any other ordinances of the municipality passed prior to the ordinance codified in this chapter.

**Chapter 19.20**

**FIRE MARSHAL DEFERRAL STANDARDS**

Sections:

- 19.20.010 Plan review and state building code enforcement.
- 19.20.020 Enforcement of state fire statutes and regulations.
- 19.20.030 Fire and life safety inspection program.

**19.20.010 Plan review and state building code enforcement.**

As required by an exemption granted to the city and borough from the state fire marshal under the authority of 13\_AAC\_50.075, the city will perform nonstructural plan reviews and will approve construction plans and specifications as stipulated in 13\_AAC\_50.027. At a minimum, the

1283 municipality will enforce the State Building Code, (13 AAC 50.010, and 13 AAC 50.020, 13 AAC  
1284 50.023, 13 AAC 50.024, and 13 AAC 50.025).

1285  
1286 **19.20.020 Enforcement of state fire statutes and regulations.**

1287 As required by an exemption granted to the city and borough from the state fire marshal under  
1288 the authority of 13 AAC 50.075, the city will enforce applicable sections of AS 18.70, and 13  
1289 AAC 50, 54, and 13 AAC 55.

1290  
1291 **19.20.030 Fire and life safety inspection program.**

1292 As required by an exemption granted to the city and borough from the state fire marshal under  
1293 the authority of 13 AAC 50.075, the city will conduct a building fire safety inspection program  
1294 which meets or exceeds the standards of the program which would be conducted by the state  
1295 fire marshal.

1296  
1297 \* \* \*

1298  
1299 **5. EFFECTIVE DATE.** This ordinance shall become effective the day after the date  
1300 of its passage.

1301  
1302 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of  
1303 Sitka, Alaska, this 13<sup>th</sup> day of September, 2022.

1304  
1305  
1306 \_\_\_\_\_  
Kevin Knox, Deputy Mayor

1307 ATTEST:

1308  
1309  
1310 \_\_\_\_\_  
1311 Sara Peterson, MMC  
1312 Municipal Clerk

1313  
1314 1<sup>st</sup> reading: 8/23/2022  
1315 2<sup>nd</sup> and final reading: 9/13/2022

1316  
1317 Sponsor: Administrator