

**CITY AND BOROUGH OF SITKA
ORDINANCE NO. 2016-19**

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA
GENERAL CODE TITLE 19 "BUILDING AND CONSTRUCTION" BY AMENDING CHAPTER
19.01 "BUILDING CODE" BY ADDING A NEW SECTION 19.01.105 ENTITLED, "THE
INTERNATIONAL BUILDING CODE CHAPTER 18 AMENDED"**

**INTRODUCED AND PASSED ON FIRST READING MAY 24, 2016.
STAFF DETERMINED THAT MORE WORK WOULD NEED TO BE
DONE. IT WILL BE ASSIGNED A NEW ORDINANCE NUMBER.**

1. **CLASSIFICATION.** This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.
3. **PURPOSE.** The purpose of this ordinance is to establish a section in code that addresses the inherent risks and appropriate conduct required of anyone who seeks to develop land in a zone that has been designated as a critical risk zone or area.
4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 19 is amended by adding a new section 19.01.105 entitled, "The International Building Code Chapter 18 amended" to read as follows (new language underlined; deleted language stricken):

**Title 19
Building and Construction**

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Chapters:

19.01 Building Code

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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 109.4.
- 19.01.030 International Residential Code Table R302.6 amended—Dwelling/garage separation.
- 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 amended—Fire resistance rating.

- 19.01.042 International Residential Code Section R320 deleted—Accessibility.
- 19.01.050 International Residential Code Section 314.2 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 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.
- 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.
- 19.01.105 The International Building Code Chapter 18 amended.
- 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.

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19.01.105 The International Building Code Chapter 18 amended.

The International Building Code Chapter 18 “Soils and Foundations” in the sub-heading 1803 “Geotechnical Investigations” is amended at section 1803.5 “Investigated Conditions” to read as follows:

1803.5 Investigated conditions. Geotechnical investigations shall be conducted as indicated in Sections 1803.5.1 through 1803.5.13

1803.5.13 Landslide Risk Areas.

For any new development in a landslide risk area identified by the City and Borough of Sitka as a high- or moderate-risk zone, a geotechnical evaluation must be performed by a licensed engineer specializing in geotechnical practice or a professional geologist with experience with debris flows. All designs, reports and calculations associated with risk remediation must be stamped by a Civil Engineer licensed in the State of Alaska. Prior to issuance of any building permit or certificate of occupancy, the City and Borough of Sitka may require review and approval of the geotechnical evaluation by a designated professional. The cost associated with review and approval of the geotechnical evaluation shall be borne by the applicant.

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

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka,
Alaska this 14th day of June, 2016.

Mim McConnell, Mayor

ATTEST:

Sara Peterson, CMC
Municipal Clerk