

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**
- 19.05 Fire Code**

- 19.06 Uniform Code for Abatement of Dangerous Buildings**
- 19.07 Excavation and Grading code**
- 19.08 Energy Conservation Code**
- 19.09 Residential Code**
- 19.10 Plumbing Code for Islands**
- 19.11 Mechanical Code for Islands**
- 19.12 Fire Code for Islands**
- 19.13 Electrical Code for Islands**
- 19.14 Building Code for Islands**
- 19.15 Building Code for Float Homes**
- 19.16 Electrical Code for Float Homes**
- 19.17 Plumbing Code for Float Homes**
- 19.18 Code Applicability**
- 19.19 Demolition or Removal of Municipally Owned Buildings**
- 19.20 Fire Marshal Deferral Standards**

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Chapter 19.01 BUILDING CODE

Sections:

- 19.01.010 International Building Code (IBC) adoption by reference.
- 19.01.015 Power of assembly to grant a variance or waiver by motion.
- 19.01.016 ~~International Building Code-IBC Chapter 1 - Scope and Administration, amended.~~
- 19.01.018 ~~International Building Code-IBC Chapter 2 - Definitions, amended.~~
- 19.01.020 IBC Section 109.2 – Schedule of Permit Fees, amended.
- 19.01.021 ~~International Building Code-IBC Section 109.4 – Work Commencing Before Permit Issuance, amended.~~
- 19.01.030 ~~International Building Code-IBC Section 110.3.7,110.3.9 - Energy Efficiency Inspections, is deleted.~~
- 19.01.040 IBC Table 509 amended — Incidental Use Areas, amended.
- ~~19.01.041 International Building Code Section 708.3 amended — Fire resistance rating.~~
- 19.01.065 ~~International Building Code-IBC Section 111 – Certificates of Occupancy, amended~~ modified to add new Section 111.2.1.
- 19.01.070 ~~International Building Code-IBC Section 903.2 amended — Automatic Fire suppression Sprinkler Systems—Where Required, modified.~~
- 19.01.071 Waivers to Section 19.01.070.
- 19.01.072 Administrative waivers to Section 19.01.070 for minor additions or structures.
- 19.01.088 ~~International Building Code-IBC Section 1003 amended — General Means of e-Egress, modified.~~
- 19.01.092 Certificates of occupancy.
- 19.01.095 ~~The International Building Code-IBC Chapter 11 – Accessibility, amended.~~
- 19.01.096 IBC Section 1202.4 - Under-Floor space Ventilation, amended. IBC Section 1203.3 modified.
- 19.01.100 IBC Chapter 17 – Special Inspections, modified. amended — Earth support and danger trees.

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

19.01.010 International Building Code (IBC) adoption by reference.

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix C—Group U a ~~Agricultural b-Buildings.~~

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

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

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

19.01.016 International Building Code-IBC Chapter 1 - Scope and Administration, amended.

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

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

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

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

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

~~2. By amending s-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.”~~

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

~~F E. International Building Code IBC 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.”~~

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

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

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

~~“For structures located I-in flood hazard areas as identified in Chapter 20.04 – Floodplain Management, prior to issuing the Certificate of Occupancy required in Section 111, the elevation certification required in Section 4612.5 1612.4 or the IRC, as applicable, shall be submitted to the Building Official.”~~

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-1, 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
Other Inspections and Fees:	
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.	

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:~~

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

~~19.01.070 International Building Code IBC Section 903.2 amended – Automatic Fire suppression Sprinkler s-Systems–Where r-Required, modified.~~

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

A. All new buildings, and additions, having a new or existing fire area designated by the building official as occupancy classification A, B, Group E (excluding day-cares with an occupant load less than 50), Group F, H, I, M, R-1, and R-2's which are 5-plex or larger or which have an occupant load greater than 10, R-4, or S occupancies and all new buildings over thirty-five (35) feet in height, shall be equipped throughout with an approved automatic fire suppression system.

B. Automatic ~~sprinkler fire suppression~~ systems required by this section, but which are not required by other provisions of the State or City and Borough building codes, do not require remote electric supervision or monitoring provided the system has fewer than 100 sprinkler heads.”

19.01.071 Waivers to Section 19.01.070.

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

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

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

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

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

“1003.8 - Hazards from sliding snow from roofs. Means of egress discharge paths shall be protected from sliding snow from roofs by the use of snow stops or in an approved manner.”

19.01.092 Certificates of occupancy.

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

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

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

“This chapter 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 ~~801 West 10th Ave, Juneau, AK 99801, phone number 907-375-7705~~ 550 W. 7th Avenue, Suite 1960, Anchorage, AK 99501, phone number (907) 375-7716.”

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

~~IBC Section 1203.3 modified.~~

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

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

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

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

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

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.”

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

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

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

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

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

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

An additional Section 3102.1.2 is added which reads:

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

19.01.150 Chapter 34, Section 3401, Scope, modified.

IBC 3401.3 is amended to read:

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

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

IBC 3411.1, Scope, is amended to read:

~~This section is adopted as a design reference for accessibility and is not reviewed by the office of the state fire marshal for compliance. Compliance with the requirements of this chapter 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 office of the state coordinator for Americans with Disabilities Act at 801 West 10th Avenue, Suite A, Juneau, Alaska 99801, phone (907) 375-7705.~~

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. 10-2013, Portable Fire Extinguishers;

~~N.F.P.A. 13-2016, Installation of Sprinkler Systems;~~

~~N.F.P.A. 13D-2016, Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes;~~

~~N.F.P.A. 13R-2016, Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height;~~

~~N.F.P.A. 14-2016, Standpipe and Hose System;~~

~~N.F.P.A. 20-2016, Installation of Stationary Pumps for Fire Protection;~~

~~N.F.P.A. 72-2016, National Fire Alarm Code;~~

~~N.F.P.A. 750-2015, Standards on Water Mist Fire Protection Systems.~~

Chapter 19.01A **EXISTING BUILDING CODE**

Sections:

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

19.01A.020 Application for permit.

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

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

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

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

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

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

19.01A.020 Application for permit.

Fees for permits issued under the IEBC 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.

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

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

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

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

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.

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

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. 7th 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.”

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.

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 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 2nd 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.

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.~~

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

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

Chapter 19.09 RESIDENTIAL CODE

Sections:

- 19.09.010 International Residential Code (IRC) adoption by reference.
- 19.09.015 IRC Chapter 1 – Scope and Administration, IRC Chapter 4 amended.
- 19.09.017 Application for permit.
- 19.09.019 IRC Chapter 3 – Building Planning, modified.
- 19.09.020 IRC Table 302.6 - Dwelling/–g Garage s Separation, IRC Table R302.6 amended.
- 19.09.025 Grinder pumps to be accessible, IRC Section 306.3 – Sewage Disposal, amended modified.
- 19.09.027 IRC Section R309 – Garages and Carports, modified.
- 19.09.030 Stairways, IRC Section 311 – Means of Egress, modified amended.
- 19.09.035 IRC Section R313 – Automatic f Fire s Sprinkler s Systems, IRC Section R313 deleted.
- 19.09.040 Garage smoke detector, IRC Section R314.3 – Smoke Alarms - Location, amended modified.
- 19.09.045 Accessibility, IRC Section R320 – Accessibility, deleted.
- 19.09.050 IRC Section R408.2 – Openings for Under-f Floor space v Ventilation, amended. IRC Section R408 modified.
- 19.09.060 Seismic engineering not required, IRC Section R601.1 – Application, amended.
- 19.09.065 Gutters required, IRC Section R903 – Weather Protection, modified.
- 19.09.067 IRC Section 1602.2 – Return Air Openings, amended.
- 19.09.070 IRC Section E3601.6.2 – Service d Disconnect, IRC Section E3601.6.2 modified amended.

19.09.010 International Residential Code (IRC) adoption by reference.

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

19.09.015 IRC Chapter 1 – Scope and Administration, IRC Chapter 4 amended.

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

B. ~~International Residential Code~~ IRC 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 codes."

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

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

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.

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

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

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

4-Item 6: 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 gGarage smoke detector(s) to shall be intertwined with the associated dwellings’ smoke detection system, if interconnection to an existing dwelling would require the removal of wall and/or ceiling finishes stand-alone battery-operated smoke detectors are permitted.

19.09.045 Accessibility, IRC Section R320 – Accessibility, deleted.

International Residential Code IRC Section R320, - Accessibility, is deleted.

19.09.050 IRC Section R408.2 – Openings for Under-f Floor space v Ventilation, amended. IRC Section R408 modified.

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

19.09.060 Seismic engineering not required, IRC Section R601.1 – Application, amended.

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

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

19.09.065 Gutters required, IRC Section R903 – Weather Protection, modified.

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

“R903.5 - Gutters. Roofs shall be provided with gutters which discharge in an approved manner.”

19.09.067 IRC Section 1602.2 – Return Air Openings, amended.

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

19.09.070 IRC Section E3601.6.2 - Service d Disconnect, IRC Section E3601.6.2 modified amended.

The International Residential Code IRC Section E3601.6.2 – Service Disconnect, 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.”

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

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

19.12.020 Application for permit.

Fees for permits issued under the IFC for islands 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.

**Chapter 19.13
ELECTRICAL CODE FOR ISLANDS**

Sections:

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

19.13.010 National Electrical Code (NEC) adoption by reference.

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

9.13.020 Application for permit.

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

9.13.030 Article 220, Branch-circuit, feeder and service calculations, Section 220.1, Scope.

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

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

**Chapter 19.14
BUILDING CODE FOR ISLANDS**

Sections:

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

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

Certain portions of the ~~2012~~ 2021 International Building Code published by the International Code Council, and as modified in other sections of this title, are adopted and ~~included~~ incorporated by reference. Adopted portions are: Chapters ~~1-8, 10, 12, 14-28, and 33~~ (Administration), ~~2~~ (Definitions), ~~3~~ (Use and Occupancy Classification), ~~5~~ (General Building Heights and Areas), ~~6~~ (Types of Construction), ~~7~~ (Fire and Smoke Protection Features), ~~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 (IRC) for One- and Two-Family Dwellings.

The ~~2012~~ 2021 International Residential Code for One- and Two-Family Dwellings by the International Code Council, including Appendix AQ – Tiny Houses, as modified in other sections of this title, is adopted and ~~included~~ incorporated by reference.

19.14.013 Adoption of excavation and grading standards.

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

19.14.020 Application for permit.

Fees for permits issued under the IBC and IRC for islands shall be calculated as defined in Section 19.01.020.

**Chapter 19.15
BUILDING CODE FOR FLOAT HOMES**

Sections:

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

19.15.010 Adoption by reference of certain portions of the International Residential Code (IRC) for One- and Two- Family Dwellings.

The ~~2012~~ 2021 International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, including Appendix AQ – Tiny Houses, as amended in

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

A. ~~Amend-Modify~~ Chapter 2 ~~and add~~ by adding a new definition:

Float home – A single family dwelling unit attached to a flotation device, built to the minimum standards of the IRC and of this ordinance. Float homes are not boats and are subject to all the laws and regulations governing private dwelling units.

B. Chapter 4 of the IRC is deleted.

C. All references to garages are deleted.

D. Stairs providing a required means of egress from an area of not more than two hundred square feet shall have a minimum clear width of thirty inches. Maximum riser height shall be not more than eight inches and minimum tread depth shall be not less than nine and one-quarter inches.

E. Guards are not required where open decks, balconies, and walkways do not exceed thirty-six inches in height above the water line.

F. Fastenings in areas exposed to the elements shall be hot dipped galvanized steel, marine grade bronze, copper, stainless steel, or other corrosion resistant material suitable for marine use.

G. Boat wells under floating structures shall be separated from the dwelling unit, and from structural members supporting the dwelling unit, by a minimum of one layer of five-eighths-inch Type X, water resistant, gypsum wall board, or equivalent approved fire rated assembly. Boat wells shall provide adequate natural ventilation to prevent the buildup of flammable vapors.

H. All framing lumber in contact with the flotation device and all framing lumber within twelve inches of the water surface shall be factory preservative treated in accordance with AWPAs U1. Plywood shall be exterior grade and all plywood below the deck level shall be marine grade. Any other decay resistant materials shall be approved by the building official.

I. Roof coverings shall be fire-resistant or noncombustible.

J. The building official shall have the authority to rule on the applicability of this code as it applies to residential floating structures.

19.15.015 Application for permit.

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

19.15.020 Size of flotation system.

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

19.15.030 Flotation and stability.

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

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

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

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

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

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

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

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

19.15.040 Reserve buoyancy criteria.

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

19.15.050 Exiting and emergency egress.

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

19.15.060 Mooring.

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

19.15.070 Fire separation.

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

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

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

**Chapter 19.16
ELECTRICAL CODE FOR FLOAT HOMES**

Sections:

- 19.16.01070 National Electrical Code (NEC) adoption by reference.
- 19.16.020 Application for permit.

19.16.01070 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.

19.16.020 Application for permit.

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

**Chapter 19.17
PLUMBING CODE FOR FLOAT HOMES**

Sections:

- 19.17.010 Uniform Plumbing Code (UPC) adoption by reference.
- 19.17.015 Application for permit.
- 19.17.020 Sewage holding tank.
- 19.17.030 Sewage treatment.
- 19.17.040 Potable water.

19.17.010 Uniform Plumbing Code (UPC) adoption by reference.

The ~~2012-2021~~ Edition of the Uniform Plumbing Code, ~~promulgated~~written by the International Association of Plumbing and Mechanical Officials, 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 I, Installation Standards.

Appendix H, Private Sewage Disposal Systems.

19.17.015 Application for permit.

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

19.17.020 Sewage holding tank.

A. Sewage holding tanks for float homes shall be sized in accordance with Table H2.1, Appendix H of the Uniform Plumbing Code.

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

19.17.030 Sewage treatment.

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

19.17.040 Potable water.

Connections to the municipal water system shall be of an approved method, shall include backflow prevention and shall be approved by the building official.

**Chapter 19.18
CODE APPLICABILITY**

Sections:

- 19.18.010 Geographical limits.
- 19.18.020 Sitka road system.
- 19.18.025 ~~Docks and floating~~ Floating docks and buildings.
- 19.18.030 Islands.
- 19.18.040 Definition of "islands" for purposes of this title ~~and Title 22.~~

19.18.010 Geographical limits.

Except for the Uniform Code for the Abatement of Dangerous Buildings (which shall apply throughout the entire municipality), the provisions of this title apply as construction standards for

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

19.18.020 Sitka road system.

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

19.18.025 ~~Docks and floating~~ Floating docks and buildings.

~~Docks and floating~~ Floating docks and buildings, with the exception of float homes as allowed in the Sitka harbor system and regulated by Chapters 13.15 and 19.15 through 19.17, require permitting and plan review for nonstructural fire and life safety project components only. Section 19.01.070 does not apply to ~~docks and floating~~ docks and buildings.

19.18.030 Islands.

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

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

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

1. A person applies to the building department prior to March 1, 2005, to register the project as "grandfathered"; and
2. The applicant demonstrates to the satisfaction of the building official that substantial progress had been made on the project prior to the effective date of the island codes ordinance in July 1999.

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

19.18.040 Definitions of "islands" for purposes of this title and Title 22.

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

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

municipality will enforce the State Building Code, (~~13_AAC_50.010, and 13_AAC_50.020, 13 AAC 50.023, 13 AAC 50.024, and 13 AAC 50.025~~).

19.20.020 Enforcement of state fire statutes and regulations.

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 enforce applicable sections of AS 18.70, ~~and 13 AAC 50, 54, and 13 AAC 55.~~

19.20.030 Fire and life safety inspection program.

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 conduct a building fire safety inspection program which meets or exceeds the standards of the program which would be conducted by the state fire marshal.

* * *

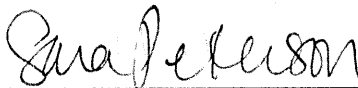
5. EFFECTIVE DATE. This ordinance shall become effective the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, this 13th day of September, 2022.



Kevin Knox, Deputy Mayor

ATTEST:



Sara Peterson, MMC
Municipal Clerk

1st reading: 8/23/2022
2nd and final reading: 9/13/2022

Sponsor: Administrator