
BUILDING

DEPARTMENT

MEMO

City and Borough of Sitka

To:	City Administrator Mark Gorman
From:	Chris Duguay, Building Official
Subject:	City and Borough of Sitka Ordinance #2016-19
Date:	May 16, 2016

The Assembly has before it a proposal for an ordinance which modifies the locally adopted building code. The intent of this ordinance is to provide the Building Official with the opportunity to legally request geotechnical analysis for development of properties located in areas that are considered prone to landslides.

Background

In response to a series of landslides that occurred in August of 2015, the City and Borough of Sitka contracted a geotechnical consulting firm to analyze the south Kramer Avenue area, where the landslides most significantly affected current development projects. The study results included mapping of particular areas which should be considered low-risk, medium-risk or high-risk in terms of landslide potential. The consultants concluded that, prior to any development in medium- or high-risk zones, further geotechnical analysis must be undertaken. They recommended that a licensed professional address the risk (and possible remediation) of potential landslide issues on each particular plot of land.

The building department wishes to add code language to make use of this new information. The existing code, as previously adopted by the Assembly, requires geotechnical analysis for several scenarios involving unstable land and soil conditions, but not specifically for potential landslides. This proposed ordinance provides that individuals wishing to develop a lot in these risk zones need to include this analysis (and cost) in their plan submittals to the city as part of the building permit process.

Conclusion

The Assembly has expressed its intention to expand the landslide risk analysis and mapping to include the entire city. At some point, mapping all across the city will similarly indicate low-, medium-, and high-risk zones as now shown for the south Kramer area. With this new code provision, the building department will use the latest available analyses and mapping to determine where to require geotechnical studies from individual property owners. The ultimate goal is to ensure that development is properly protected from the risk of future landslide activity.

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"

- 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.

- 51 **19.01.070** International Building Code Section 903.2 amended—Automatic fire suppression
- 52 systems—Where required.
- 53 **19.01.071** Waivers to Section 19.01.070.
- 54 **19.01.072** Administrative waivers for minor additions or structures.
- 55 **19.01.081** International Residential Code amended—Stairways.
- 56 **19.01.082** International Residential Code amended—Gutters required.
- 57 **19.01.083** International Residential Code amended—Seismic engineering not required.
- 58 **19.01.085** International Residential Code amended—Grinder pumps to be accessible.
- 59 **19.01.088** International Building Code Section 1003 amended—General means of egress.
- 60 **19.01.092** Certificates of occupancy.
- 61 **19.01.095** The International Building Code Chapter 11 amended.
- 62 **19.01.100** Chapter 17 amended—Earth support and danger trees.
- 63 **19.01.105** The International Building Code Chapter 18 amended.
- 64 **19.01.125** Chapter 31, Section 3102, Membrane structures, modified.
- 65 **19.01.150** Chapter 34, Section 3401, Scope, modified.
- 66 **19.01.155** Chapter 34, Section 3409, Accessibility for existing buildings, modified.
- 67 **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.

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

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Mim McConnell, Mayor

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108 ATTEST:

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112 Sara Peterson, CMC
Municipal Clerk