

**CITY AND BOROUGH OF SITKA
ORDINANCE NO. 2018-15**

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING SITKA GENERAL CODE
TITLE 19 "BUILDING AND CONSTRUCTION"**

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 adopt building codes in response to recent modifications of the Alaska Administrative Code. These codes guide architects, engineers, builders and the general public in achieving consistent minimum standards of construction and fire safety. As a deferred community, the city and borough of Sitka is required to adopt the same International Code editions as the State Fire Marshal. By adopting the 2014 National Electrical Code (NEC) and 2015 Uniform Plumbing Code (UPC), CBS will be in full alignment with the Alaska Department of Commerce, Community and Economic Development (DCCED).
4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 19 Building and Construction, be amended as follows (new language underlined; deleted language stricken):

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**Title 19
BUILDING AND CONSTRUCTION**

**Chapter 19.01
BUILDING CODE**

Sections:

- 19.01.010 International Building Code (IBC) 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 - Administration 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.~~
- 19.01.030 International Building Code Section 110.3.7 amended – Energy efficiency inspections, is deleted.
- ~~19.01.035 International Residential Code Section R313, Automatic Fire Sprinkler Systems, deleted.~~
- 19.01.040 ~~Table 508.2.5~~ 509 amended—Incidental use areas.
- 19.01.041 International Building Code Section ~~709.3~~ 708.3 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 ~~410.2.1~~ 111.2.1.
- 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.
19.01.096 Under-floor space ventilation, IBC Section 1203.3 modified.
19.01.100 Chapter 17 amended—Earth support and danger trees.
19.01.110 Chapter 23, Section 2303.1.4, Wood structural panels, 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 3411.1, Accessibility for existing buildings, modified.
19.01.200 Chapter 35, Referenced Standards, modified.

19.01.010 International Building Code (IBC) adoption by reference.

The ~~2009~~ 2012 International Building Code, written by the International Code Council, Chapters 1 through 12, 14 through 28, and 30 through 35, is adopted and included by reference, including the following appendices:

Appendix B—Board of appeals, modified 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:”

B 101.3.3 is modified 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 ~~B101.2.3~~ B101.3.4 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 agricultural buildings.

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~~19.01.013 Adoption of excavation and grading standards.~~

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

~~19.01.014 Adoption by reference of International Residential Code.~~

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

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19.01.016 International Building Code Chapter 1 - Administration amended.

- A. International Building Code Section 101.4 is deleted.
- B. International Building Code Section 103.2 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. International Building Code Section 104.1 is amended as follows:
 - 1. 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."
 - 2. By amending sentence three to read, "Such interpretations, rulings, policies and procedures shall be in compliance with the intent and purpose of this and related code."
- E. International Building Code Sections 105.1.1 and 105.1.2 are deleted.
- F. International Building Code Section 105.2, Work Exempt from Permit, is modified as follows:
 - 1. 105.2 Item 2 is amended to read: "Fences not over 8 feet high."
 - 2. 105.2 Item 10 is amended to have an additional sentence which reads: "Private membrane structures used as 'U' occupancies which are not in excess of 240 square feet and have no electrical service. Such structures must be anchored in an approved manner."
- G. International Building Code Section 107.5 is deleted.
- H. International Building Code Section 102.6 is amended by deleting the words, "International Property Maintenance Code."
- I. International Building Code Section 110.3.3 is amended to read: "In flood hazard area, prior to issuing the Certificate of Occupancy required in Section 111, the elevation certification required in Section 1612.5 shall be submitted to the Building Official."

~~19.01.017 International Residential Code Chapter 1 amended.~~

- ~~A. International Residential Code 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 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 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.~~

19.01.018 International Building Code Chapter 2 amended.

International Building Code Section 201.3 is amended by deleting the references to "International Fuel Gas Code" and "International Plumbing Code" and replaced with "Uniform Plumbing Code".

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~~**19.01.030 International Residential Code Table R302.6 amended—Dwelling/garage separation.**~~

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

19.01.030 International Building Code Section 110.3.7, Energy Efficiency Inspections, is deleted.

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

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

19.01.040 Table ~~508.2.5~~ 509 amended—Incidental use areas.

International Building Code Table ~~508.2.5~~ 509 amended—Incidental Use Areas. Cell one in the table is amended to read, "All furnace or boiler rooms." Cell two in the table is amended to read, "1 hour."

19.01.041 International Building Code Section ~~709.3~~ 708.3 amended—Fire resistance rating.

International Building Code Section ~~709.3~~ 708.3, Fire resistance rating, is amended by deleting exception 2.

~~**19.01.042 International Residential Code Section R320 deleted—Accessibility.**~~

~~International Residential Code Section R320, Accessibility, is deleted.~~

~~**19.01.050 International Residential Code Section 314.2 amended—Garage smoke.**~~

~~International Residential Code Section 314.2 is amended to include:~~

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

19.01.065 International Building Code amended to add new Section ~~110.2.1~~ 111.2.1

The International Building Code is amended by adding a new Section ~~110.2.1~~ 111.2.1 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.

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19.01.071 Waivers to Section 19.01.070.

If IBC Section 903.2 as amended 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 \$50 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.

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~~19.01.081 International Residential Code amended—Stairways.~~

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

~~19.01.082 International Residential Code amended—Gutters required.~~

~~International Residential Code Section R903 is modified by adding the following section: "R903.6 Gutters. Roofs shall be provided with gutters which discharge in an approved manner."~~

~~19.01.083 International Residential Code amended—Seismic engineering not required.~~

~~International Residential Code Section R601.1 is modified 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."~~

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

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

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19.01.095 The International Building Code Chapter 11 amended.

The International Building Code is amended by adding to Chapter 11, Section 1101.1 of the IBC the following two 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 907-465-6929 -375-7705.

19.01.096 Under-floor space ventilation, IBC Section 1203.3 modified.

International Building Code Section 1203.3, Ventilation, is modified by removing the reference to openings of one square foot per 1500 square feet of floor area.

19.01.100 Chapter 17 amended—Earth support and danger trees.

International Building Code Chapter 17, Special Inspections, is modified by adding a new item Section ~~4746~~ 1712 to read as follows:

~~4746~~ 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, Section 2303.1.4, Wood structural panels, amended.

Amend IBC Section 2303.1.4 Oriented Strand Board (OSB) is not acceptable as sheathing for roofs, exterior walls, shear walls or floors. OSB is acceptable as a component in engineered joists.

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19.01.155 Chapter 34, Section 3409 3411.1, Accessibility for existing buildings, modified.

~~IBC 3409.4~~ 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) ~~465-6929~~ 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-~~2010~~ 2013, Portable Fire Extinguishers;

N.F.P.A. 13-~~2010~~ 2016, Installation of Sprinkler Systems;

N.F.P.A. 13D-~~2010~~ 2016, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes;

N.F.P.A. 13R-~~2010~~ 2016, Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height;

N.F.P.A. 14-~~2010~~ 2016, Standpipe and Hose System;

N.F.P.A. 20-~~2010~~ 2016, Installation of Stationary Pumps for Fire Protection;

N.F.P.A. 72-~~2010~~ 2016, National Fire Alarm Code;

N.F.P.A. 750-~~2010~~ 2015, Standards on Water Mist Fire Protection Systems.

**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 Section 230-70(A) amended—Service disconnecting means—Location.

~~19.02.034 International Residential Code Chapter 36 amended.~~

19.02.010 National Electrical Code (NEC) adoption by reference.

The ~~2011~~ 2014 Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, is adopted and incorporated by reference.

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19.02.030 Section 230-70(A)(1) amended—Service disconnecting means—Location.

National Electrical Code 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.

~~19.02.031 International Residential Code Chapter 36 amended.~~

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

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

**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 Minimum fixture requirements.

19.03.026 ~~2009 Uniform Plumbing Code amended.~~ Backflow prevention devices.

19.03.027 Roof drainage.

19.03.030 Amendments to cross references.

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

The ~~2009~~ 2015 Edition of the Uniform Plumbing Code, promulgated by the International ~~Code Council~~ 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 ~~K~~ H, Private Sewage Disposal Systems.

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19.03.026 ~~2009 Uniform Plumbing Code amended.~~ Backflow prevention devices.

~~2009~~ 2015 Uniform Plumbing Code Section ~~603.3.3~~ 603.4.2, requiring annual testing and certification of backflow prevention devices, is deleted.

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19.03.030 Amendments to cross references.

"The Uniform Plumbing Code", adopted in SGC Section 19.03.010, replaces all references to the "International Plumbing 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.

19.04.010 International Mechanical Code (IMC) adoption by reference.

The ~~2009~~ 2012 Edition of the International Mechanical Code promulgated by the International Code Council, is adopted and included by reference, including the following appendices:

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

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**Chapter 19.05
FIRE CODE**

Sections:

19.05.010 International Fire Code (IFC) adoption by reference.

19.05.050 Fire alarm design summary, Chapter 9, IFC Section 907.1.4 907.1.2 amended.

19.05.010 International Fire Code (IFC) Adoption by reference.

The ~~2009~~ 2012 Edition of the International Fire Code, as promulgated by the International Code Council, is adopted and included by reference.

19.05.050 Fire alarm design summary, Chapter 9, IFC Section 907.1.4 907.1.2 amended.

IFC Section 907.1.4 907.1.2 is amended to include:

~~13~~ Item 14. 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 5, whether total, partial, selective, or non-required, c) if associated with a preaction system, type of preaction system.

**Chapter 19.06
UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS**

Sections:

19.06.010 Adoption by reference.

19.06.020 Section 205 amended—Board of appeals.

19.06.030 Section 205 amended—Board of appeals.

19.06.040 Section 302 amended—Dangerous building.

19.06.050 Amendments to cross references.

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19.06.050 Amendments to cross references.

"The Uniform Code for the Abatement of Dangerous Buildings", as adopted in SGC Section 19.06.010, replaces all references to the "International Property Maintenance Code".

Chapter 19.07

DEMOLITION OR REMOVAL OF MUNICIPALLY OWNED BUILDINGS

Sections:

~~19.07.010 Assembly authority.~~

~~19.07.020 Bidding.~~

~~19.07.030 Buildings considered personal property.~~

~~19.07.040 Authorization by ordinance or election.~~

~~19.07.050 Value determination.~~

~~19.07.060 Scope.~~

19.07.010 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.~~

19.07.020 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.~~

19.07.030 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.~~

19.07.040 Authorization by ordinance or election.

~~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 removal must be approved by the voters at a general or special election.~~

19.07.050 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.~~

19.07.060 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 19.07

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 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
CODE APPLICABILITY**

Sections:

~~19.08.010 — Geographical limits.~~

~~19.08.020 — Sitka road system.~~

~~19.08.025 — Docks and floating buildings.~~

~~19.08.030 — Islands.~~

~~19.08.040 — Definition of “islands” for purposes of this title and Title 22.~~

~~19.08.010 Geographical limits.~~

~~Except for the Uniform Code for the Abatement of Dangerous Buildings (which shall apply throughout the entire municipality), the provisions of Title 19 apply as construction standards for the areas of the municipality served by the Sitka road system only, except as modified by Chapters 19.09 through 19.14 (Island Codes).~~

~~19.08.020 Sitka road system.~~

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

~~19.08.025 Docks and floating buildings.~~

~~Docks and floating buildings, with the exception of float homes as allowed in the Sitka harbor system and regulated by Chapters 13.15 and 19.15, 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 buildings.~~

~~19.08.030 Islands.~~

~~A.— Application of Code to Islands. Chapters 19.09, 19.10, 19.11, 19.12 and 19.14 of this code 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 19.08.040). 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 shall be submitted for the cabin, but 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.

19.08.040 Definition 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 in Sitka Sound from the Signaka Islands to Cape Burunof which are not on the Sitka road system.

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 by reference. This is outlined in the 2014 Building Energy Efficiency Standards (BEES). Thermal Efficiency is defined by the 2012 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 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
ELECTRICAL CODE FOR ISLANDS

Sections:

19.09.010 Adoption by reference.

19.09.020 Application for permit.

19.09.030 Article 220, Branch-circuit, feeder and service calculations, Section 220-1, Scope.

19.09.010 Adoption by reference.

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

19.09.020 Application for permit.

Fees for electrical permits 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.

19.09.030 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 19.09
RESIDENTIAL CODE

Sections:

19.09.010 International Residential Code (IRC), adoption by reference.

19.09.015 Scope and Administration, IRC Chapter 1 amended.

19.09.020 Dwelling/garage separation, IRC Table R302.6 amended.

19.09.025 Grinder pumps to be accessible, IRC Section R306.3 modified.

19.09.030 Stairways, IRC Section 311.9 amended.

19.09.035 Automatic firesprinkler systems, IRC Section R313 deleted.

19.09.040 Garage smoke detector, IRC Section R314.3 amended.

19.09.045 Accessibility, IRC Section R320 deleted.

19.09.050 Under-Floor Space Ventilation, IRC Section R408 modified.

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

19.09.065 Gutters required, IRC Section R903 modified.

19.09.070 Service disconnect, IRC Section E3601.6.2 modified.

19.09.010 International Residential Code (IRC), adoption by reference.

The 2012 International Residential Code for One- and Two-Family Dwellings by the International Code Council, Chapters 1 through 10, 12 through 19, and 34 through 43, is adopted and included by reference.

19.09.015 Scope and Administration, IRC Chapter 1 amended.

A. International Residential Code 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 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 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.

19.09.020 Dwelling/garage separation, IRC Table R302.6 amended.

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

19.09.025 Grinder pumps to be accessible, IRC Section R306.3 modified.

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

19.09.030 Stairways, IRC Section 311 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 Automatic firesprinkler systems, IRC Section R313 deleted.

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

19.09.040 Garage smoke detector, IRC Section R314.3 amended.

International Residential Code Section R314.3 is amended to include:

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

19.09.045 Accessibility, IRC Section R320 deleted.

International Residential Code Section R320, Accessibility, is deleted.

19.09.050 Under-floor space ventilation, IRC Section R408 modified.

International Residential Code Section R408, Ventilation, is modified by removing the reference to openings of one square foot per 1500 square feet of floor area.

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

International Residential Code Section R601.1 is modified 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 modified.

International Residential Code Section R903 is modified by adding the following section: "R903.5 Gutters. Roofs shall be provided with gutters which discharge in an approved manner."

19.09.070 Service disconnect, IRC Section E3601.6.2 modified

The International Residential Code Section E3601.6.2 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 adoption by reference.

19.10.020 Application for permit.

19.10.010 Uniform Plumbing Code adoption by reference.

Certain portions of the ~~2009~~ 2012 Uniform Plumbing Code are adopted and included by reference.

Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations (as modified)), Chapter 12 (Fuel Piping), Appendix ~~K~~ H (Private Sewage Disposal Systems).

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 ~~2009~~ 2012 International Mechanical Code are adopted and included by reference. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations), 4 (Ventilation), 7 (Combustion Air), 8 (Chimneys and Vents), Chapter 9 (Specific Appliances, Fireplaces, and Solid Fuel Burning Equipment), Chapter 10 (Boilers, Water Heaters, and Pressure Vessels), and Chapter 13 (Fuel Oil Piping and Storage).

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Chapter 19.12
FIRE CODE FOR ISLANDS

Sections:

19.12.010 International Fire Code (IFC) adoption by reference.

19.12.010 International Fire Code (IFC) adoption by reference.

Certain portions of the ~~2009~~ 2012 International Fire Code are adopted and included by reference. Adopted portions are: ~~Article~~ Chapter 1 (Administration), ~~Article~~ Chapter 2 (Definitions and Abbreviations), Chapter 3 (General Precautions Against Fire), excluding Section 307 (Open and Recreational Fires).

Chapter 19.13
ELECTRICAL CODE FOR ISLANDS

Sections:

19.13.010 National Electrical Code 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 adoption by reference.

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

19.13.020 Application for permit.

Fees for electrical permits 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.

19.13.030 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 as modified.
- 19.14.012 Adoption by reference of International Residential Code for One- and Two-Family Dwellings.
- 19.14.013 Adoption of excavation and grading standards.

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

Certain portions of the ~~2009~~ 2012 International Building Code published by the International Code Council, and as modified in other sections of this title, are adopted and included by reference. Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (Use and Occupancy Classification), 5 (General Building Heights and Areas), 6 (Types of Construction), 7 (~~Fire-Resistance-Rated Construction 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 for One- and Two-Family Dwellings.

The ~~2009~~ 2012 International Residential Code for One- and Two-Family Dwellings by the International Code Council, as modified in other sections of this title, is adopted and included by reference.

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Chapter 19.15 BUILDING CODE FOR FLOAT HOMES

Sections:

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

The ~~2009~~ 2012 International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, as amended in Chapter ~~19.04~~ 19.09, is adopted and included by reference, with the following exceptions:

- A. Amend Chapter 2 and add 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 AWPA- 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.

* * *

Chapter 19.16 ELECTRICAL CODE FOR FLOAT HOMES

Sections:

19.16.070 National Electrical Code adoption by reference.

19.16.070 National Electrical Code adoption by reference.

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

Chapter 19.17 PLUMBING CODE FOR FLOAT HOMES

Sections:

19.17.010 Uniform Plumbing Code adoption by reference.

19.17.020 Sewage holding tank.

19.17.030 Sewage treatment.

19.17.040 Potable water.

19.17.010 Uniform Plumbing Code adoption by reference.

The ~~2009~~ 2012 Edition of the Uniform Plumbing Code, promulgated 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 ~~K~~ H, Private Sewage Disposal Systems.

19.17.020 Sewage holding tank.

A. Sewage holding tanks for float homes shall be sized in accordance with Table ~~K-2~~ H2.1, Appendix ~~K~~ 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.

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Chapter 19.18
CODE APPLICABILITY

Sections:

19.18.010 Geographical limits.

19.18.020 Sitka road system.

19.18.025 Docks and floating 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 Title 19 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 (Code For Islands and Code 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 buildings.

Docks and floating 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 buildings.

19.18.030 Islands.

A. Application of Code to Islands. Chapters 19.10, 19.11, 19.12, 19.13 and 19.14 of this code 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 shall be submitted for the cabin, but 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 Definition 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 in Sitka Sound from the Signaka 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 or election.

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 or election.

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 removal must be approved by the voters at a general or special 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.

* * *

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 24th day of April, 2018.

Matthew Hunter, Mayor

ATTEST:

Melissa Henshaw, CMC
Acting Municipal Clerk

1st reading 4/10/18

2nd reading 4/24/18