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

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#### 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.

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.

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):

28 29 Title 19 30 **BUILDING AND CONSTRUCTION** 31 32 Chapter 19.01 33 **BUILDING CODE** 34 35 Sections: 36 19.01.010 International Building Code (IBC) adoption by reference. 37 19.01.013 Adoption of excavation and grading standards. 38 19.01.014 Adoption by reference of International Residential Code. 19.01.015 Power of assembly to grant a variance or waiver by motion. 39 40 International Building Code Chapter 1 - Administration amended. 19.01.016 41 19.01.017 International Residential Code Chapter 1 amended. 42 19.01.018 International Building Code Chapter 2 amended. 43 19.01.020 Permit fees. 44 19.01.021 International Building Code Section 109.4. 19.01.030 International Residential Code Table R302.6 amended — Dwelling/garage separation. 45 46 19.01.030 International Building Code Section 110.3.7 amended – Energy efficiency inspections, is deleted. 47 19.01.035 International Residential Code Section R313, Automatic Fire Sprinkler Systems, deleted. 48 49 19.01.040 Table 508.2.5 509 amended—Incidental use areas. 50 International Building Code Section 709.3 708.3 amended—Fire resistance rating. 19.01.041 19.01.042 International Residential Code Section R320 deleted—Accessibility. 51 52 19.01.050 International Residential Code Section 314.2 amended—Garage smoke. 19.01.065 International Building Code amended to add new Section 110.2.1 111.2.1. 53 54 19.01.070 International Building Code Section 903.2 amended—Automatic fire suppression systems— 55 Where required. 56 19.01.071 Waivers to Section 19.01.070. 57 19.01.072 Administrative waivers for minor additions or structures.

- 58 19.01.081 International Residential Code amended—Stairways.
- 59 19.01.082 International Residential Code amended—Gutters required.
- 60 19.01.083 International Residential Code amended—Seismic engineering not required.
- 61 19.01.085 International Residential Code amended—Grinder pumps to be accessible.
- 62 19.01.088 International Building Code Section 1003 amended—General means of egress.
- 63 19.01.092 Certificates of occupancy.
- 64 19.01.095 The International Building Code Chapter 11 amended.
- 65 <u>19.01.096</u> Under-floor space ventilation, IBC Section 1203.3 modified.
- 66 19.01.100 Chapter 17 amended—Earth support and danger trees.
- 67 <u>19.01.110</u> Chapter 23, Section 2303.1.4, Wood structural panels, amended.
- 68 19.01.125 Chapter 31, Section 3102, Membrane structures, modified.
- 69 19.01.150 Chapter 34, Section 3401, Scope, modified.
- 70 19.01.155 Chapter 34, Section 3411.1, Accessibility for existing buildings, modified.
- 71 19.01.200 Chapter 35, Referenced Standards, modified.72

#### 73 **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:
- 78 Appendix B—Board of appeals, modified as follows:79
- 80 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."

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- 99 Appendix C—Group U agricultural buildings.
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#### 102 **19.01.013 Adoption of excavation and grading standards.**

- 103 1997 Uniform Building Code (UBC) Appendix Chapter 33, Excavation and Grading, as modified by the 104 published building department policy, is adopted and included in the building code by reference.
- 104 published building department policy, is adopted and included in the building code by reference 105
- 106 **19.01.014 Adoption by reference of International Residential Code.**
- 107 The 2009 International Residential Code for One- and Two-Family Dwellings by the International Code
- 108 Council, Chapters 1 through 10, 12 through 19, and 34 through 43, is adopted and included by
- 109 reference.

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113	10.01.016 International Building Code Chapter 1 Administration emended
114 115	19.01.016 International Building Code Chapter 1 - <u>Administration</u> amended.
115	A. International Building Code Section 101.4 is deleted.
117	B. International Building Code Section 103.2 is amended to read: "The Building Official shall be
118	appointed by the Municipal Administrator."
118	appointed by the Municipal Administrator.
120	C. International Building Code Section 103.3 is amended by deleting the last sentence of the section.
120	
121	D. International Building Code Section 104.1 is amended as follows:
122	
123	1. By adding the following phrase to the end of sentence two: " and to rule on applicability in
125	the event of conflicting provisions with other codes."
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127	2. By amending sentence three to read, "Such interpretations, rulings, policies and procedures
128	shall be in compliance with the intent and purpose of this and related code."
129	
130	E. International Building Code Sections 105.1.1 and 105.1.2 are deleted.
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132	F. International Building Code Section 105.2, Work Exempt from Permit, is modified as follows:
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134	<ol> <li>105.2 Item 2 is amended to read: "Fences not over 8 feet high."</li> </ol>
135	
136	2. 105.2 Item 10 is amended to have an additional sentence which reads: "Private membrane
137	structures used as 'U' occupancies which are not in excess of 240 square feet and have no
138	electrical service. Such structures must be anchored in an approved manner."
139	
140	G. International Building Code Section 107.5 is deleted.
141	II International Duilding Code Castion 100 C is amanded by delating the words "International Dranarty
142 143	H. International Building Code Section 102.6 is amended by deleting the words, "International Property Maintenance Code."
145 144	
144	I. International Building Code Section 110.3.3 is amended to read: "In flood hazard area, prior to
145	issuing the Certificate of Occupancy required in Section 111, the elevation certification required in
140	Section 1612.5 shall be submitted to the Building Official."
148	Section 1012.5 Shall be Submitted to the Dullding Official.
149	19.01.017 International Residential Code Chapter 1 amended.
150	A. International Residential Code Section 104.1 is amended by adding the following phrase to the end
151	of sentence two: "and to rule on applicability in the event of conflicting provisions with other codes."
152	
153	B. International Residential Code Section 104.1 sentence three is amended to read: "Such
154	interpretations, rulings, policies and procedures shall be in compliance with the intent and purpose of this
155	and related codes."
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157	C. International Residential Code Section 105 is amended as follows:
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159	<ol> <li>R105.2 number 1 is amended to read: "One-story detached accessory structures, provided</li> </ol>
160	the floor area does not exceed 120 square feet."
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162 163	2. R105.2 number 2 is amended to read: "Fences not over 8 feet high."
164	3. R105.2 number 9 is deleted.
165 166	19.01.018 International Building Code Chapter 2 amended.
167	International Building Code Section 201.3 is amended by deleting the references to "International Fuel
167	Gas Code" and "International Plumbing Code" and replaced with "Uniform Plumbing Code".
169	Gas code and international Flumbing code and replaced with Onitorn Flumbing code.
170	* * *
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171	19.01.030 International Residential Code Table R302.6 amended—Dwelling/garage separation.
172	International Residential Code Table R302.6, column two, is amended by deleting all references to "1/2
174	inch gypsum wall board" and replacing them with "5/8 inch type "x" gypsum board."
174	then gypsum wait board and replacing them with b/o mon type x gypsum board.
176	19.01.030 International Building Code Section 110.3.7, Energy Efficiency Inspections, is deleted.
170	19.01.030 International Building Code Section 110.3.7, Energy Enciency inspections, is deleted.
177	19.01.035 International Residential Code Section R313, Automatic Fire Sprinkler Systems,
179	deleted.
180	International Residential Code Section R313, Automatic Fire Sprinkler Systems, is deleted.
180	international Residential Odde Section Rolo, Automatic File Ophinkler Systems, is deleted.
182	19.01.040 Table <del>508.2.5</del> 509 amended—Incidental use areas.
182	International Building Code Table <del>508.2.5</del> 509 amended—Incidental Use Areas. Cell one in the table is
183	amended to read, "All furnace or boiler rooms." Cell two in the table is amended to read, "1 hour."
185	
186	19.01.041 International Building Code Section <del>709.3</del> <u>708.3</u> amended—Fire resistance rating.
187	International Building Code Section 709.3 708.3, Fire resistance rating, is amended by deleting
188	exception 2.
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190	19.01.042 International Residential Code Section R320 deleted—Accessibility.
191	International Residential Code Section R320, Accessibility, is deleted.
192	······································
193	19.01.050 International Residential Code Section 314.2 amended—Garage smoke.
194	International Residential Code Section 314.2 is amended to include:
195	4. Private garages and shops attached to residential structures and having heated or tempered interior
196	spaces shall be equipped with smoke detectors hard wired with battery backup. The building official may
197	require the garage detector(s) to be intertwined with the dwellings' smoke detection system.
198	
199	19.01.065 International Building Code amended to add new Section <del>110.2.1</del> <u>111.2.1</u>
200	The International Building Code is amended by adding a new Section 110.2.1 111.2.1 which reads:
201	Before a Certificate of Occupancy is issued, approved numbers or addresses shall be provided in such a
202	position as to be plainly visible and legible from the street or road fronting the property.
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204	* * *
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206	19.01.071 Waivers to Section 19.01.070.
207	If IBC Section 903.2 as amended results in a required automatic fire extinguishing system which would
208	not otherwise have been required under the unamended building code, a waiver may be applied for. An
209	application for such waiver shall be made in a form and manner as prescribed by the building
210	department. The applicant must pay a \$50 fee for waiver applications to cover advertisement of the
211	meeting. Application for waiver shall be considered by a committee consisting of the fire chief or
212	designee, the building official or designee, and the chair of the police and fire commission or designee.
213	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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## 220 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."

#### 225 **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.

230 International Residential Code Section R601.1 is modified by adding an additional sentence which reads:
231 "One and two family dwellings of conventional light frame construction are exempt from the seismic

232 design requirements of this code."

## 234 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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## 240 **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.

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251 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.

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## **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
 1716 1712 to read as follows:

1716 <u>1712</u>. 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.

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266 It is the intent of the Assembly that matters of concern under this subsection be handled as
 267 expeditiously as possible and that the Building Official handle them in-house whenever possible
 268 to avoid delay from frivolous complaints or concerns.

#### 270 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 3409.1 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.

#### 286 **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:
- 291 N.F.P.A. 10-2010 2013, Portable Fire Extinguishers;
- N.F.P.A. 13-2010 2016, Installation of Sprinkler Systems;
  294

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;

- 301 N.F.P.A. 14-2010 2016, Standpipe and Hose System;
   302
- N.F.P.A. 20-2010 2016, Installation of Stationary Pumps for Fire Protection;
   304
- 305 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

312 Sections:

- 313 19.02.010 <u>National Electrical Code (NEC)</u> adoption by reference.
- 314 19.02.020 Application for permit.
- 315 19.02.030 Section 230-70(A) amended—Service disconnecting means—Location.
- 316 19.02.031 International Residential Code Chapter 36 amended.

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318 19.02.010 National Electrical Code (NEC) adoption by reference. 319 The 2011 2014 Edition of the National Electrical Code, copyrighted by the National Fire Protection 320 Association, is adopted and incorporated by reference. 321 322 19.02.030 Section 230-70(A)(1) amended—Service disconnecting means—Location. 323 National Electrical Code Article 230-VI, Service Equipment Disconnecting Means, Section 230-70(A)(1), 324 Location, is amended by revising the wording to read as follows: 325 326 327 The service disconnecting means shall be installed outside of a building or other structure at a location approved by the Building Official. 328 329 330 EXCEPTION: The Building Official may approve an interior disconnect means, provided a shunt 331 trip or other approved equivalent device or method is used. 332 333 334 19.02.031 International Residential Code Chapter 36 amended. 335 Section E3601.6.2 of Chapter 36 of the International Residential Code is modified by revising the first 336 sentence to read as follows: 337 The service disconnecting means shall be installed outside of a building or other structure at a location 338 approved by the Building Official. 339 340 Chapter 19.03 341 PLUMBING CODE 342 343 Sections: 344 19.03.010 Uniform Plumbing Code (UPC), adoption by reference. 345 19.03.020 Application for permit. 346 19.03.025 Minimum fixture requirements. 19.03.026 -2009 Uniform Plumbing Code amended. Backflow prevention devices. 347 348 19.03.027 Roof drainage. 349 19.03.030 Amendments to cross references. 350 351 19.03.010 <u>Uniform Plumbing Code (UPC)</u>, adoption by reference. The 2009 2015 Edition of the Uniform Plumbing Code, promulgated by the International Code Council 352 353 Association of Plumbing and Mechanical Officials (IAPMO), is adopted and incorporated by reference, 354 including the following appendices: 355 356 Appendix A, Recommended Rules for Sizing the Water Supply System. 357 358 Appendix B, Explanatory Notes on Combination Waste and Vent Systems. 359 360 Appendix E, Manufactured/Mobile Home Parks and Recreational Vehicle Parks. 361 362 Appendix I, Installation Standards. 363 364 Appendix K H, Private Sewage Disposal Systems. 365 366 367 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 368 369 backflow prevention devices, is deleted.

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374	19.03.030 Amendments to cross references.
375	"The Uniform Plumbing Code", adopted in SGC Section 19.03.010, replaces all references to the
376	"International Plumbing Code" in any of the adopted building codes.
377	International Flumbing Code Infany of the adopted building codes.
378	Chapter 19.04
379	MECHANICAL CODE
380	
381	Sections:
382	19.04.010 International Mechanical Code (IMC) adoption by reference.
383	19.04.020 Application for permit.
383	
	19.04.030 Heat pump appliances.
385	10.04.010 International Machanical Code (IMC) adaption by reference
386	19.04.010 International Mechanical Code (IMC) adoption by reference.
387	The 2009 2012 Edition of the International Mechanical Code promulgated by the International Code
388	Council, is adopted and included by reference, including the following appendices:
389	Appendix A, Combustion Air Opening and Chimney Connector Pass-Throughs.
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392	Charter 40.05
393	Chapter 19.05
394	FIRE CODE
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397	19.05.010 International Fire Code (IFC) adoption by reference.
398	19.05.050 Fire alarm design summary, Chapter 9, IFC Section 907.1.1 907.1.2 amended.
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400	19.05.010 International Fire Code (IFC) Adoption by reference.
401	The 2009 2012 Edition of the International Fire Code, as promulgated by the International Code Council,
402	is adopted and included by reference.
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404	19.05.050 Fire alarm design summary, Chapter 9, IFC Section 907.1.1 907.1.2 amended.
405	IFC Section 907.1.1 907.1.2 is amended to include:
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407	13 Item 14. A design summary including the following information: a) N.F.P.A. 72 edition under
408	which the system is designed, b) the standard of coverage the system is designed to meet under
409	N.F.P.A. 72 Chapter 5, whether total, partial, selective, or non-required, c) if associated with a
410	preaction system, type of preaction system.
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412	Chapter 19.06
413	UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS
414	
415	Sections:
416	19.06.010 Adoption by reference.
417	19.06.020 Section 205 amended—Board of appeals.
418	19.06.030 Section 205 amended—Board of appeals.
419	19.06.040 Section 302 amended—Dangerous building.
420	<u>19.06.050</u> Amendments to cross references.

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423	19.06.050 Amendments to cross references.
424	"The Uniform Code for the Abatement of Dangerous Buildings", as adopted in SGC Section 19.06.010,
425	replaces all references to the "International Property Maintenance Code".
426	
427	Chapter 19.07
428	DEMOLITION OR REMOVAL OF MUNICIPALLY OWNED BUILDINGS
429	
430	Sections:
431	19.07.010 Assembly authority.
432	<del>19.07.020 Bidding.</del>
433	19.07.030 Buildings considered personal property.
434	19.07.040 Authorization by ordinance or election.
435	19.07.050 Value determination.
436	<del>19.07.060 Scope.</del>
437	
438	19.07.010 Assembly authority.
439	The assembly may by resolution or ordinance provide for the demolition or removal of municipally owned
440	buildings. The assembly may use its discretion in deciding to demolish or remove any building. It may
441	consider such facts and hire such experts as it may see fit.
442	
443	19.07.020 Bidding.
444	Demolition or removal shall be by competitive bidding, or the assembly may authorize the administrator
445	to have the building demolished or removed by municipal employees.
446	
447	19.07.030 Buildings considered personal property.
448	For all purposes, any building being considered for demolition or removal from its site shall be
449	considered to be personal property and not real property.
450	40.07.040 Authorization by ardinance or election
451 452	19.07.040 Authorization by ordinance or election.
4 <i>52</i> 453	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
455 454	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.
455	approved by the voters at a general of special election.
456	19.07.050 Value determination.
457	Value shall be determined as the amount by which the salvage value of the building, after removal, or the
458	materials in it, after removal, exceed the estimated cost of removal or demolition.
459	
460	<del>19.07.060 Scope.</del>
461	This chapter and the procedures contained herein shall take precedence to and prevail over any other
462	ordinances of the municipality passed prior to the ordinance codified in this chapter.
463	
464	Chapter 19.07
465	EXCAVATION AND GRADING CODE
466	
467	Sections:
468	19.07.010 Excavation and grading standards, adoption by reference.
469	19.07.020 Geotechnical reporting required for "pit run" fill material.
470	
471	19.07.010 Excavation and grading standards, adoption by reference.
472	1997 Uniform Building Code (UBC) Appendix Chapter 33, Excavation and Grading, as modified by the
473	published building department policy, is adopted and included in the building code by reference.

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475	19.07.020 Geotechnical reporting required for "pit run" fill material.
476	Where unclassified fill material (such as "pit run") is proposed as structural fill, geotechnical
477	investigations per IBC Chapter 18 are required. Special inspections must be completed during
478	excavation and grading according to IBC Chapter 17.
479	
480	Chapter 19.08
481	CODE APPLICABILITY
482	
483	Sections:
484	19.08.010 Geographical limits.
485	19.08.020 Sitka road system.
486	19.08.025 Docks and floating buildings.
487	<del>19.08.030 Islands.</del>
488	19.08.040 Definition of "islands" for purposes of this title and Title 22.
489	
490	19.08.010 Geographical limits.
491	Except for the Uniform Code for the Abatement of Dangerous Buildings (which shall apply throughout the
492	entire municipality), the provisions of Title 19 apply as construction standards for the areas of the
493	municipality served by the Sitka road system only, except as modified by Chapters 19.09 through 19.14
494	(Island Codes).
495	
496	19.08.020 Sitka road system.
497	The Sitka road system shall be considered to include Halibut Point Road, Saw Mill Creek Road, Harbor
498	Drive, and all of their connecting roads, collectors, access roadways and easements.
499	
500	19.08.025 Docks and floating buildings.
501	Docks and floating buildings, with the exception of float homes as allowed in the Sitka harbor system and
502	regulated by Chapters 13.15 and 19.15, require permitting and plan review for nonstructural fire and life
503	safety project components only. Section 19.01.070 does not apply to docks and floating buildings.
504	10.00.020 Jalanda
505 506	19.08.030 Islands.
508 507	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.
507	apply to structures on islands in the general island, large island and open space districts.
508 509	B. Site Plan and As-Built Requirements for Island Properties. To ensure compliance with this code, site
510	plans are required for all structures and docks on islands within the open general and open residential
510	low density zoning districts. Site plans and surveys shall be prepared in accordance with the
512	requirements of the administrative official charged with the enforcement of Title 22.
512	requiremente of the daminionative emolar energed with the emoteement of This 22.
513	C. Building codes apply to island construction projects as set out in this chapter irrespective of the start
515	date of the island project, unless:
516	
517	1. A person applies to the building department prior to March 1, 2005, to register the project as
518	"grandfathered"; and
519	granalationed ; and
520	2. The applicant demonstrates to the satisfaction of the building official that substantial progress
521	had been made on the project prior to the effective date of the Island Codes ordinance in July
522	1999.
523	
524	D. Exemption for Private Recreational Cabins on Islands. The chapters of this code made applicable to
525	structures on islands by this section shall not apply to private recreational cabins (as defined in this

526 subsection) on islands (as defined in Section 19.08.040). The cabin must have no electrical system and 527 any wastewater system must be approved by the State Department of Environmental Conservation. A 528 building permit application shall be submitted for the cabin, but no fee shall be charged and no permit 529 shall be issued. For the purpose of this section only, a "private recreational cabin" means a residential 530 structure used for intermittent or temporary occupancy by nonpaying occupants, with a maximum total of 531 four hundred square feet of living and sleeping areas.

- 533 **19.08.040 Definition of "islands" for purposes of this title and Title 22.**
- 534 For purposes of this title and Title 22, the definition of "islands" will be the islands in Sitka Sound from the 535 Siginaka Islands to Cape Burunof which are not on the Sitka road system.

#### Chapter 19.08 ENERGY CONSERVATION CODE

540 Sections:

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536 537

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541 <u>19.08.010</u> <u>Energy Conservation Code, adoption by reference.</u> 542

#### 543 19.08.010 Energy Conservation Code, adoption by reference.

544 The energy code as defined by Alaska Housing Finance Corporation (AHFC) is adopted and included by 545 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-546 547 appropriate Alaska-specific amendments. Ventilation standards are defined by the American Society of 548 Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Section 62.2-2010 and AHFC 549 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. 550 Compliance with the requirements of this standard is the exclusive responsibility of the owner of the 551 552 structure. 553 554 Chapter 19.09 ELECTRICAL CODE FOR ISLANDS 555 556 557 Sections: 558 19.09.010 Adoption by reference. 559 19.09.020 Application for permit. 19.09.030 Article 220, Branch-circuit, feeder and service calculations, Section 220-1, Scope. 560 561 562 19.09.010 Adoption by reference. 563 The 2011 Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, 564 is adopted and incorporated by reference. 565 566 19.09.020 Application for permit. 567 Fees for electrical permits shall be calculated as defined in Section 19.01.020. Separate electrical 568 permits and fees are not required for work authorized by a valid building permit. 569 570 19.09.030 Article 220, Branch-circuit, feeder and service calculations, Section 220-1, Scope. 571 The mandatory provisions of Article 220, as they apply to residential construction are modified to be 572 elective by adding a first paragraph as follows: 573 574 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 575 576 their accessory buildings supplied with branch-circuits, feeders, or services, those installations shall be 577 designed and installed in compliance with the provisions of this article.

578	
579	Chapter 19.09
580	RESIDENTIAL CODE
581	
582	Sections:
583	19.09.010 International Residential Code (IRC), adoption by reference.
584	19.09.015 Scope and Administration, IRC Chapter 1 amended.
585	19.09.020 Dwelling/garage separation, IRC Table R302.6 amended.
586	19.09.025 Grinder pumps to be accessible, IRC Section R306.3 modified.
587	19.09.030 Stairways, IRC Section 311.9 amended.
588	19.09.035 Automatic firesprinkler systems, IRC Section R313 deleted.
589	19.09.040 Garage smoke detector, IRC Section R314.3 amended.
590	19.09.045 Accessibility, IRC Section R320 deleted.
591	19.09.050 Under-Floor Space Ventilation, IRC Section R408 modified.
592	19.09.060 Seismic engineering not required, IRC Section R601.1 amended.
593	19.09.065 Gutters required, IRC Section R903 modified.
594	19.09.070 Service disconnect, IRC Section E3601.6.2 modified.
595	
596	19.09.010 International Residential Code (IRC), adoption by reference.
597	The 2012 International Residential Code for One- and Two-Family Dwellings by the International Code
598	Council, Chapters 1 through 10, 12 through 19, and 34 through 43, is adopted and included by
599	reference.
600	
601	19.09.015 Scope and Administration, IRC Chapter 1 amended.
602	A. International Residential Code Section 104.1 is amended by adding the following phrase to the end
603	of sentence two: "and to rule on applicability in the event of conflicting provisions with other codes."
604	
605	B. International Residential Code Section 104.1 sentence three is amended to read: "Such
606	interpretations, rulings, policies and procedures shall be in compliance with the intent and purpose of this
607	and related codes."
608	
609	C. International Residential Code Section 105 is amended as follows:
610	
611	1. R105.2 number 1 is amended to read: "One-story detached accessory structures, provided
612	the floor area does not exceed 120 square feet."
613	
614	<ol><li>R105.2 number 2 is amended to read: "Fences not over 8 feet high."</li></ol>
615	2 D405 0 mumber 0 is delated
616	3. R105.2 number 9 is deleted.
617	10.00.020 Dwelling/gerage concretion IDC Table D202.6 emended
618	<u>19.09.020 Dwelling/garage separation, IRC Table R302.6 amended.</u>
619 620	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."
620 621	inch gypsum wan board and replacing mem with 5/6 inch type x gypsum board.
622	19.09.025 Grinder pumps to be accessible, IRC Section R306.3 modified.
623	International Residential Code Section R306.3 is amended by adding the following sentence: "Grinder
623 624	pumps shall be installed outside the foundation perimeter of the structure or at an alternate accessible
625	location approved by the building official."
626	
627	
628	
629	
~ /	

#### 630 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
- 633 permanent ladders as a means of access and egress."
- 633 permanent ladders as a means of access and egress. 634

#### 635 19.09.035 Automatic firesprinkler systems, IRC Section R313 deleted.

- 636 International Residential Code Section R313, Automatic Fire Sprinkler Systems, deleted.
- 637

#### 638 19.09.040 Garage smoke detector, IRC Section R314.3 amended.

- 639 International Residential Code Section R314.3 is amended to include:
- 640
   641 <u>4. Private garages and shops attached to residential structures and having heated or tempered</u>
   642 interior spaces shall be equipped with smoke detectors hard wired with battery backup. The
   643 building official may require the garage detector(s) to be intertwined with the dwellings' smoke
   644 detection system.
- 645

## 646 19.09.045 Accessibility, IRC Section R320 deleted.

647 <u>International Residential Code Section R320, Accessibility, is deleted.</u>
 648

#### 649 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.

#### 653 19.09.060 Seismic engineering not required, IRC Section R601.1 amended.

654 International Residential Code Section R601.1 is modified by adding an additional sentence which reads:

655 <u>"One and two family dwellings of conventional light frame construction are exempt from the seismic</u> 656 <u>design requirements of this code.</u>"

# 657658 <u>19.09.065 Gutters required, IRC Section R903 modified.</u>

- 659 International Residential Code Section R903 is modified by adding the following section: "R903.5 660 Gutters. Roofs shall be provided with gutters which discharge in an approved manner."
- 661 662 **19.09.070 Service disconnect, IRC Section E3601.6.2 modified**
- 663 The International Residential Code Section E3601.6.2 is modified by revising the first sentence to read 664 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

669 670

668

- 671 Sections:
- 672 19.10.010 <u>Uniform Plumbing Code</u> adoption by reference.
- 673 19.10.020 Application for permit. 674

## 675 **19.10.010** <u>Uniform Plumbing Code</u> adoption by reference.

- 676 Certain portions of the <u>2009</u> <u>2012</u> Uniform Plumbing Code are adopted and included by reference.
- Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations (as modified)),
- 678 Chapter 12 (Fuel Piping), Appendix  $\underbrace{H}$  (Private Sewage Disposal Systems).
- 679 680

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#### 682 Chapter 19.11 683 MECHANICAL CODE FOR ISLANDS 684 685 Sections: International Mechanical Code (IMC) adoption by reference. 686 19.11.010 687 19.11.020 Application for permit. 688 689 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. 690 Adopted portions are: Chapters 1 (Administration), 2 (Definitions), 3 (General Regulations), 4 691 (Ventilation), 7 (Combustion Air), 8 (Chimneys and Vents), Chapter 9 (Specific Appliances, Fireplaces, 692 693 and Solid Fuel Burning Equipment), Chapter 10 (Boilers, Water Heaters, and Pressure Vessels), and 694 Chapter 13 (Fuel Oil Piping and Storage). 695 696 \* \* \* 697 698 Chapter 19.12 699 FIRE CODE FOR ISLANDS 700 701 Sections: 702 19.12.010 International Fire Code (IFC) adoption by reference. 703 704 705 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. 706 Adopted portions are: Article Chapter 1 (Administration), Article Chapter 2 (Definitions and 707 Abbreviations), Chapter 3 (General Precautions Against Fire), excluding Section 307 (Open and 708 709 Recreational Fires). 710 711 Chapter 19.13 712 ELECTRICAL CODE FOR ISLANDS 713 714 Sections: National Electrical Code adoption by reference. 715 19.13.010 19.13.020 Application for permit. 716 717 19.13.030 Article 220, Branch-circuit, feeder and service calculations, Section 220.1, Scope. 718 719 19.13.010 National Electrical Code adoption by reference. 720 The 2014 Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, 721 is adopted and incorporated by reference. 722 723 19.13.020 Application for permit. 724 Fees for electrical permits shall be calculated as defined in Section 19.01.020. Separate electrical 725 permits and fees are not required for work authorized by a valid building permit. 726 727 19.13.030 Article 220, Branch-circuit, feeder and service calculations, Section 220.1, Scope. 728 The mandatory provisions of Article 220, as they apply to residential construction are modified to be 729 elective by adding a first paragraph as follows: 730 731 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 732

733		ory buildings supplied with branch-circuits, feeders, or services, those installations shall be
734	designed ar	nd installed in compliance with the provisions of this article.
735		Chapter 40.44
736		Chapter 19.14 BUILDING CODE FOR ISLANDS
737 738		BUILDING CODE FOR ISLANDS
739	Sections:	
739	19.14.010	Adoption by reference of certain portions of International Building Code as modified.
740	19.14.010	Adoption by reference of International Residential Code for One- and Two-Family Dwellings.
742	19.14.012	Adoption of excavation and grading standards.
743	10.14.010	Adoption of excertation and grading standards.
744	19.14.010 A	Adoption by reference of certain portions of International Building Code as modified.
745		ions of the 2009 2012 International Building Code published by the International Code
746		d as modified in other sections of this title, are adopted and included by reference. Adopted
747		: Chapters 1 (Administration), 2 (Definitions), 3 (Use and Occupancy Classification), 5
748		uilding Heights and Areas), 6 (Types of Construction), 7 (Fire-Resistance-Rated Construction
749		Protection Features), 8 (Interior Finishes), 10 (Means of Egress), 14 (Exterior Walls), 15
750	(Roof Asser	mblies and Rooftop Structures), 16 (Structural Design), 18 (Soil and Foundations), 19
751	(Concrete),	22 (Steel), 23 (Wood), 24 (Glass and Glazing), 25 (Gypsum Board and Plaster), 33
752	(Safeguards	s During Construction), including Appendix B, Board of Appeals, and Appendix C, Group U
753	Agricultural	Buildings.
754		
755		Adoption by reference of International Residential Code for One- and Two-Family
756	Dwellings.	
757		012 International Residential Code for One- and Two-Family Dwellings by the International
758 759	Code Coun	cil, as modified in other sections of this title, is adopted and included by reference.
760		* * *
761		
762		Chapter 19.15
763		BUILDING CODE FOR FLOAT HOMES
764		
765	Sections:	
766	19.15.010	Adoption by reference of certain portions of the International Residential Code for One-
767		and Two-Family Dwellings.
768	19.15.020	Size of flotation system.
769	19.15.030	Flotation and stability.
770	19.15.040	Reserve buoyancy criteria.
771	19.15.050	Exiting and emergency egress.
772	19.15.060	Mooring.
773	19.15.070	Fire separation.
774	40 45 040 4	dention by reference of contain particul of the International Decidential Code for One
775 776		Adoption by reference of certain portions of the International Residential Code for One-
776 777		amily Dwellings. 012 International Residential Code for One- and Two-Family Dwellings, published by the
778		I Code Council, as amended in Chapter 19.01 19.09, is adopted and included by reference,
779		owing exceptions:
780		
781	A. Amend	Chapter 2 and add new definition:
782	-	•

783 Float home – A single family dwelling unit attached to a flotation device, built to the minimum standards 784 of the IRC and of this ordinance. Float homes are not boats and are subject to all the laws and 785 regulations governing private dwelling units. 786

- 787 B. Chapter 4 of the IRC is deleted. 788
- 789 C. All references to garages are deleted. 790

791 D. Stairs providing a required means of egress from an area of not more than two hundred square feet 792 shall have a minimum clear width of thirty inches. Maximum riser height shall be not more than eight 793 inches and minimum tread depth shall be not less than nine and one-quarter inches. 794

795 E. Guards are not required where open decks, balconies, and walkways do not exceed thirty-six inches 796 in height above the water line. 797

798 Fastenings in areas exposed to the elements shall be hot dipped galvanized steel, marine grade F. 799 bronze, copper, stainless steel, or other corrosion resistant material suitable for marine use. 800

801 Boat wells under floating structures shall be separated from the dwelling unit, and from structural G. 802 members supporting the dwelling unit, by a minimum of one layer of five-eighths-inch Type X, water 803 resistant, gypsum wall board, or equivalent approved fire rated assembly. Boat wells shall provide 804 adequate natural ventilation to prevent the buildup of flammable vapors. 805

806 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 807 808 exterior grade and all plywood below the deck level shall be marine grade. Any other decay resistant 809 materials shall be approved by the building official.

811 Ι. Roof coverings shall be fire-resistant or noncombustible.

813 J. The building official shall have the authority to rule on the applicability of this code as it applies to 814 residential floating structures. 815

## Chapter 19.16 ELECTRICAL CODE FOR FLOAT HOMES

Chapter 19.17

PLUMBING CODE FOR FLOAT HOMES

\* \* \*

821 Sections:

National Electrical Code adoption by reference. 822 19.16.070

#### 824 19.16.070 National Electrical Code adoption by reference.

The 2011 2014 Edition of the National Electrical Code, copyrighted by the National Fire Protection 825 826 Association, is adopted and incorporated by reference.

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816 817 818

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- 829 830
- 831 Sections:
- 19.17.010 Uniform Plumbing Code adoption by reference. 832
- Sewage holding tank. 833 19.17.020
- 834 19.17.030 Sewage treatment.

835 19.17.040 Potable water. 836

#### 837 19.17.010 Uniform Plumbing Code adoption by reference.

838 The 2009 2012 Edition of the Uniform Plumbing Code, promulgated by the International Association of 839 Plumbing and Mechanical Officials, is adopted and incorporated by reference, including the following 840 appendices: 841

- 842 Appendix A, Recommended Rules for Sizing the Water Supply System. 843
- 844 Appendix B, Explanatory Notes on Combination Waste and Vent Systems. 845
- 846 Appendix I, Installation Standards.
- 847

849

848 Appendix K H, Private Sewage Disposal Systems.

#### 19.17.020 Sewage holding tank. 850

A. Sewage holding tanks for float homes shall be sized in accordance with Table K-2 H2.1, Appendix K 851 852 H of the Uniform Plumbing Code. 853

854 Sewage holding tanks shall be constructed of materials not subject to corrosion or decay and shall B. be watertight. 855

\* \* \*

Chapter 19.18

CODE APPLICABILITY

- 856
- 857 858
- 859

## 860

- 861
- 862 Sections:
- Geographical limits. 863 19.18.010
- 19.18.020 Sitka road system. 864
- 19.18.025 Docks and floating buildings. 865
- 866 19.18.030 Islands.
- Definition of "islands" for purposes of this title and Title 22. 867 19.18.040 868

#### 869 19.18.010 Geographical limits.

- 870 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 871
- 872 municipality served by the Sitka road system only, except as modified by Chapters 19.10 through 19.17
- 873 (Code For Islands and Code For Float Homes). 874

#### 875 19.18.020 Sitka road system.

- 876 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. 877
- 878

#### 879 19.18.025 Docks and floating buildings.

- 880 Docks and floating buildings, with the exception of float homes as allowed in the Sitka harbor system and 881 regulated by Chapters 13.15 and 19.15 through 19.17, require permitting and plan review for
- 882 nonstructural fire and life safety project components only. Section 19.01.070 does not apply to docks and 883 floating buildings.
- 884
- 885
- 886

887 **<u>19.18.030 Islands.</u>** 

007	19.10.000 Islands.
888	A. Application of Code to Islands. Chapters 19.10, 19.11, 19.12, 19.13 and 19.14 of this code shall
889	apply to structures on islands in the general island, large island and open space districts.
890 891	R Site Plan and As Ruilt Requirements for Island Properties. To onsure compliance with this code, site
892	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
893	low density zoning districts. Site plans and surveys shall be prepared in accordance with the
894 895	requirements of the administrative official charged with the enforcement of Title 22.
895 896	C. Building codes apply to island construction projects as set out in this chapter irrespective of the start
890	date of the island project, unless:
898	date of the Island project, diffess.
899	1. A person applies to the building department prior to March 1, 2005, to register the project as
900	"grandfathered"; and
900 901	
902	2. The applicant demonstrates to the satisfaction of the building official that substantial progress
903	had been made on the project prior to the effective date of the Island Codes ordinance in July
904	1999.
905	<u>1888.</u>
906	D. Exemption for Private Recreational Cabins on Islands. The chapters of this code made applicable to
907	structures on islands by this section shall not apply to private recreational cabins (as defined in this
908	subsection) on islands (as defined in Section 19.18.040). The cabin must have no electrical system and
909	any wastewater system must be approved by the State Department of Environmental Conservation. A
910	building permit application shall be submitted for the cabin, but no fee shall be charged and no permit
911	shall be issued. For the purpose of this section only, a "private recreational cabin" means a residential
912	structure used for intermittent or temporary occupancy by nonpaying occupants, with a maximum total of
913	four hundred square feet of living and sleeping areas.
914	
915	19.18.040 Definition of "islands" for purposes of this title and Title 22.
916	For purposes of this title and Title 22, the definition of "islands" will be the islands in Sitka Sound from the
917	Siginaka Islands to Cape Burunof which are not on the Sitka road system.
918	
919	Chapter 19.19
920	DEMOLITION OR REMOVAL OF MUNICIPALLY OWNED BUILDINGS
921	
922	Sections:
923	<u>19.19</u> .010 Assembly authority.
924	<u>19.19</u> .020 Bidding.
925	<u>19.19</u> .030 Buildings considered personal property.
926	<u>19.19</u> .040 Authorization by ordinance or election.
927	<u>19.19</u> .050 Value determination.
928	<u>19.19</u> .060 Scope.
929	
930	19.19.010 Assembly authority.
931	The assembly may by resolution or ordinance provide for the demolition or removal of municipally owned
932	buildings. The assembly may use its discretion in deciding to demolish or remove any building. It may
933	consider such facts and hire such experts as it may see fit.
934	
935	<u>19.19.020 Bidding.</u>
936	Demolition or removal shall be by competitive bidding, or the assembly may authorize the administrator
937	to have the building demolished or removed by municipal employees.
938	

939	19.19.030 Buildings considered personal property.
940	For all purposes, any building being considered for demolition or removal from its site shall be
941	considered to be personal property and not real property.
942	
943	19.19.040 Authorization by ordinance or election.
944	If the value of the building exceeds twenty-five thousand dollars, its removal or demolition shall be
945	authorized by ordinance. If the value is more than one hundred thousand dollars, the removal must be
946	approved by the voters at a general or special election.
947	
948	<u>19.19.050 Value determination.</u>
949	Value shall be determined as the amount by which the salvage value of the building, after removal, or the
950	materials in it, after removal, exceed the estimated cost of removal or demolition.
951	10.10.000 Second
952	<u>19.19.060 Scope.</u>
953	This chapter and the procedures contained herein shall take precedence to and prevail over any other
954 955	ordinances of the municipality passed prior to the ordinance codified in this chapter.
955 956	* * *
<i>))0</i>	
957	5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its
958	passage.
959	
960	PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this
961	24 <sup>th</sup> day of April, 2018.
962	
963	
964	
965	Matthew Hunter, Mayor
966	ATTEST:
967	
968	
969	Melissa Henshaw, CMC
970	Acting Municipal Clerk
971	
972	1 <sup>st</sup> reading 4/10/18
973	2 <sup>nd</sup> reading 4/24/18
	-