

POSSIBLE MOTION

I MOVE TO approve Ordinance 2018-15 on second and final reading.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Mayor Hunter and Assembly Members
Keith Brady, Municipal Administrator

From: Chris Duguay, Building Official *CD*
Pat Swedeen, Building Inspector *PS*
Coral Crenna, Legal Assistant (through Brian Hanson, Municipal Attorney) *CC*

Reviewed: Michael Harmon, Public Works Director *MH*
Sara Peterson, Municipal Clerk *SP*

Date: February 27, 2018

Subject: Approval of Amendments to Title 19, Building and Construction

Intent:

The intent of the proposed adoption of the 2012 editions of the building code is to mirror the State of Alaska Administrative Code Statutes. These adoptions will provide continuity within the industry and allow architects, engineers, builders and the general public to be provided with the same "rules of the road" as the rest of the state.

By adopting the newer 2012 edition of the codes with amendments, the City and Borough of Sitka, Alaska (CBS) will remain in compliance with the State Fire Marshal's Office as a deferred community, maintain a good insurance rating by the Insurance Service Organization (ISO), and will be acceptable to the Sitka Fire Department. The City and Borough of Sitka will also maintain its approved-city status by Alaska Housing Finance Corporation.

A brief code adoption history:

In 2013, CBS adopted the 2009 editions of the building codes by Ordinance 12-43A, which reflected the current code adoptions of the State Fire Marshal's office (SFM) and the State Department of Commerce, Community and Economic Development (DCCED).

There is a slight complication in the code adoption process, in that two state agencies adopt different code books at different times. In December 2015, the DCCED adopted the 2014 National Electrical Code (NEC). In May 2017, the SFM adopted the 2012 International Building Code (IBC), 2012 International Mechanical Code (IMC) and 2012 International Fire Code (IFC). In November 2017, DCCED adopted the 2015 Uniform Plumbing Code (UPC). The State of Alaska does not adopt the International Residential Code (IRC), but traditional CBS code updates have included the edition of the IRC that matches the edition of the IBC, so the sensible approach would be to adopt the 2012 IRC. Our proposed revisions to the Sitka General Code

are in full alignment with these recent state code adoptions.

The good news is:

All of the state entities have recently completed adoption of the 2012 editions of the codes we are proposing. Therefore, CBS will remain compliant with State Statutes and local Fire Codes in the same cycle.

Conclusion:

We need to adopt the 2012 editions of the International Codes with local amendments, which reflect state statutes from the State Fire Marshal that apply to our jurisdiction. We also need to adopt the newer 2014 edition of the National Electrical Code and the 2015 edition of the Uniform Plumbing Code, which reflect state statutes from the Department of Labor. It should be noted here that the proposed newer edition codes reflect general continuances of the older 2009 editions as adopted by City Ordinance 12-43A.

Overview of Amendments

(1) Relocate existing code entries that are currently out of sequence and category. Title 19 is re-arranged to list each code book separately and to show code sections in proper numerical order. Re-organization of the Title 19 Sitka General Code facilitates a more user-friendly search for existing code entries.

- Relocate "Demolition or Removal of Municipally Owned Buildings."
- Relocate chapter on "Code Applicability."
- Relocate grading code entries from the Building Code chapter to an isolated chapter.
- Relocate "Electrical Code for Islands" from Chapter 19.09 to 19.13.
- Relocate Residential Code entries from the Building Code section to an isolated chapter.

(2) Adopt an energy code as outlined by Alaska Housing Finance Corporation (AHFC). The 2014 Building Energy Efficiency Standards (BEES). This standard is 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.

- Thermal Efficiency is defined by the 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) and AHFC provides regionally-appropriate Alaska-specific amendments.

(3) 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. Reputable builders in Sitka do not use OSB. Out-of-town contractors believe they can save money without risking a loss of structural integrity, but that is not accurate.

(4) 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.

(5) Crawlspace ventilation is modified by removing the reference to openings of one square foot per 1500 square feet of floor area. This allows for appropriate moisture control for the climate of Southeast Alaska, which is not well represented in this section of code.

(6) For automatic sprinkler system waiver applications, the applicant must pay a \$50 fee to cover advertisement of the meeting. Previously, those fees have been paid out of the Building Department budget.

(7) Corrections were provided for typographical errors and mis-numbered entries. Existing code revisions were re-numbered where the newer code book has a different section number for the same topic.