



ASSEMBLY ORDINANCE 2026-33

UPDATE TO TITLE 23

BY DEVELOPMENT SERVICES DEPARTMENT

ACTUAL DESCRIPTION OF AO

AN ORDINANCE:

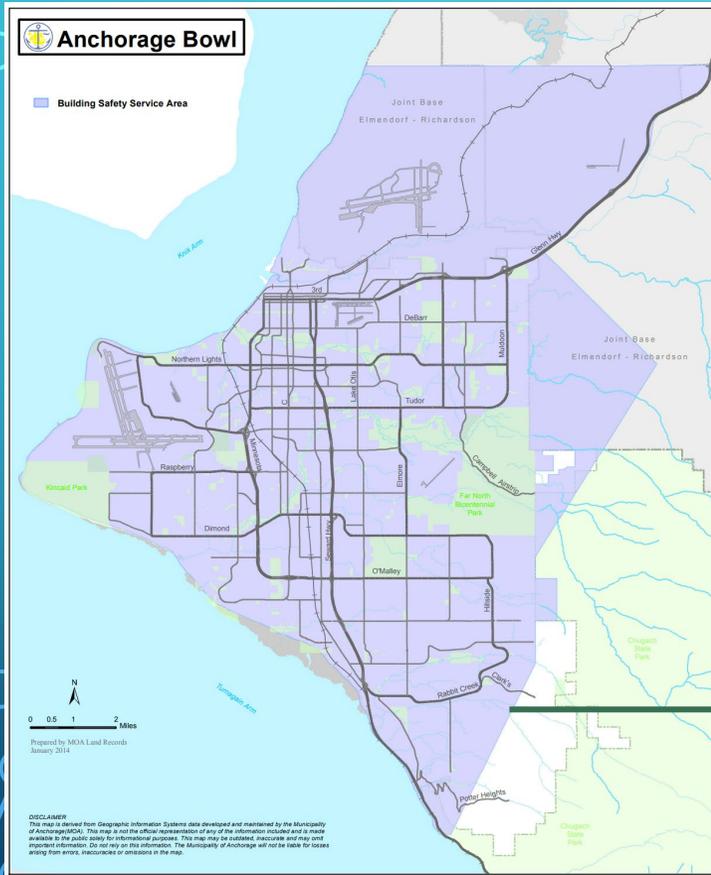
1. REPEALING ANCHORAGE MUNICIPAL CODE CHAPTER 10.75 INSPECTION FEES;
2. REPEALING AND REENACTING ANCHORAGE MUNICIPAL CODE CHAPTERS:
 - a. 23.05 BUILDING REGULATIONS,
 - b. 23.10 ANCHORAGE ADMINISTRATIVE CODE,
 - c. 23.15 INTERNATIONAL BUILDING CODE,
 - d. 23.20 INTERNATIONAL MECHANICAL CODE,
 - e. 23.25 UNIFORM PLUMBING CODE,
 - f. 23.30 NATIONAL ELECTRICAL CODE,
 - g. 23.45 INTERNATIONAL FIRE CODE,
 - h. 23.60 INTERNATIONAL ENERGY CONSERVATION CODE,
 - i. 23.65 INTERNATIONAL EXISTING BUILDING CODE,
 - j. 23.75 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS,
 - k. 23.76 ASME A18.1 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS,
 - l. 23.85 INTERNATIONAL RESIDENTIAL CODE, and
 - m. 23.110 INTERNATIONAL FUEL GAS CODE.

CODE COMMITTEE MEETINGS

- Engaged in Fall 2024
 - Nine technical committees
 - Over 100 professionals
- First meetings January 2025
- Continued to Summer 2025
- Building Board (11/6 & 11/20)
- Onsite Tech Board (1/14)
- AK State Fire Marshal (TBD)

| 2024 IBC/IEBC | | 2024 IBC/IEBC | | 2024 IRC | |
|---------------------------------|---------------------------------|----------------------------------|---------------------------------|---------------------------------|-------------------------------|
| Bryce Hamels, co-chair | Mark Panilo | Alissa Engelby | Joseph Lawendowski | Andre Spinelli, co-chair | Mike May |
| Chad Burgess | Mike May | Bill Peterson | Mike May | Anna Lee | Nelson Franklin |
| Daniel Clift | Phillip Cathoun | Brad Gilgus | Nelson Franklin | Chad Burgess | Rodney Wehr |
| Daniel King | Rodney Wehr | Daniel Folmar | Robert Limstrom | Chris Schutte | Shawn Holdridge |
| David Abuobaid | Ron Thompson | Daniel King | Sean Baginski | Daniel King | Stacy (Carpenter) Raygor |
| Diane Heaney-Mead | Ross Noffsinger | David Stierwalt | | David Menesis | Tom Green |
| Don Crafts, co-chair | Sam Combs | Everet Megli, co-chair | | Eric Visser | Wayne Bolen, co-chair |
| John McCool | Sean Carlson | Grant Gephardt, co-chair | | Heath Kalhstrom | |
| Lily York | | John Oldfield | | Joseph Lawendowski | |
| 2023 NEC | | 2024 IMC/IFGC | | 2024 UPC | |
| Brad Jackson | Mike Green | Adam Sandefur | Leigh Bergstrom | AJ Schirack | Larry Embley |
| Brian Humphrey | Nathaniel Holland | Alec C Thomson | Niklas Jackson, co-chair | Alec C Thomson | Leigh Bergstrom |
| Dan Vannoy | Oliver Burbridge | Craig Fredeen | Phil Berg | Craig Fredeen | Mike Divens |
| David Abuobaid | Preston McKee | Daniel King | Randy Golding | Daniel King | Nick Jackson |
| Eric Cowling, co-chair | Roger Weese | Dave Bathke | Ron Thompson | David Bathke | Ron Thompson |
| Eric Widman | Thomas Allen | Jason Fernandes | Yars Dovba | Evan Mathers | Tony Jones |
| Gary Momosor | Victor Fosberg, co-chair | Jenwei "Charlie" Chien | | James Jaworski | Tracy McKeon, co-chair |
| Ken Ratcliffe | | Jimmy Jaworski | | Jason Fernandes | Yars Dovba, co-chair |
| Kyle Lacy | | John "Jack" Johnson | | Jenwei (Charlie) Chien | |
| Mark Panilo | | Keith Soboleski, co-chair | | John "Jack" Johnson | |
| 2024 IFC | | 2024 IECC | | ASME A17.1/A18.1 | |
| Bart Meinhardt, co-chair | Nicole Thomson | Adam Wilson | Jenwei "Charlie" Chien | Amberte Wright | Sean Carlson |
| Brian Dean | Ross Noffsinger | Bryce Hamel | Jeremy Maxie | Ben Noyles | Sierra Stonich |
| Christine Ness | Sean Carlson | Chad Burgess | Kendall Wilson | Ben Swann | Victor Fosberg |
| Dee Nichols | Thomas Faulkenberry | Christopher Schutte | Leigh Bergstrom | Brice Burnett | |
| Jason Arnold, co-chair | Todd Heesch | Daniel Clift | Lily York | Clay Hotchkiss | |
| Jeff Bouton | Tyler Kosednar | Daniel King, chair | Michael Liebner | David Abuobaid | |
| John Malone | | David Bell | Ross Noffsinger | Eric Cowling, co-chair | |
| Maggie Bardauskas | | David Nicolai | Sean Carlson | Kelly Welton, co-chair | |
| Mark Frischkorn | | Donald Crafts | Shawn Holdridge | Kevin Bennett | |
| Mark Panilo | | Eric Cowling | | Mark Panilo | |

BUILDING SAFETY SERVICE AREA (BSSA)



Anchorage Building Safety Service Area as natural experiment. Building code applies everywhere, so regulations remain the same, but plan review and inspection vary.

Census of all houses in Hillside area built between 2018 and 2023; also studied a group of new houses built throughout Anchorage by a single builder.

23.05.030 Applicability to service areas.
 Except as otherwise expressly provided, all provisions of title 23 shall apply throughout the municipality, with the exception that the requirements to apply for and complete the building permit, plan review, and building inspection processes shall be optional in areas outside the Anchorage Building Safety Service Area (ABSSA). The ABSSA is defined in AMC 27.30.040. The boundaries of the ABSSA are outlined on a map located in AMC 27.30.700. If any portion of a property is located within the ABSSA, the property shall be considered in the ABSSA and the requirements of this title apply.

Cost per square foot was effectively the same.

Abbie Liel, PE (University of Colorado Boulder)

Susan L Osterman (University of Notre Dame)





SIGNIFICANT CHANGES – JUST THE HIGHLIGHTS

SEE MORE CHANGES IN EXHIBIT B!

SIGNIFICANT CHANGES - ADMIN

- 23.10.104.2.1 Building permit exemptions
 - Increasing the limit on non-structural repair to homes from 5,000 to 10,000. This is close to the expected inflation from 2003 to 2025.

AO2026-33: UPDATES TO TITLE 23

23.10.104.2.1 Building permit exemptions.

A building permit shall not be required for the following:

- A. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet.
- B. Fences of light-frame construction not over eight feet high.
- C. Oil derricks.
- D. An isolated retaining wall where the retained height measured from the bottom of the footing to the top of the retained soil at the face of the wall is not more than 4 feet and the top of the wall above the retained soil is not more than one foot. Multiple walls, separated by terraces to form an aggregate wall height greater than 4 feet are also exempt where the clear distance between the back face of the lower wall and the front face of the upper wall is greater than two times the retained height of soil of the lower wall.
- E. Water tanks supported directly upon grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
- F. Platforms, walks, stairs, ramps and driveways not more than 30 inches above grade, not over any basement or story below and are not part of an accessible route.
- G. Stairs and decks serving a manufactured home installed on a non-permanent foundation.
- H. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.]
- I. Temporary motion picture, television and theater stage sets and scenery.
- J. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy, less than 24 inches deep, do not exceed 5,000 gallons and installed entirely above ground.
- K. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
- L. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
- M. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
- N. Swings and playground equipment.
- O. Construction site job shacks and fences on legal permitted construction sites.
- P. Storage racks not over eight feet high.
- Q. Artwork eight feet or less tall, where the center of gravity of the structure falls below the mid-height of the structure.
- R. Grave markers.
- S. Roof antennas or dishes weighing less than 400 lbs. not mechanically anchored and where the existing roof structure and antenna stability under design wind loads are checked by a civil or structural engineer licensed in the State of Alaska.
- T. Replacement of windows and doors where the rough opening is not enlarged.
- U. Repair or replacement of exterior nonstructural wall and roof coverings or siding, excluding T1-11 material, where the total cost of the repair or replacement using fair market value of materials and labor does not exceed **\$10,000**.
- V. Repair or replacement of gypsum wall board wall and ceiling finish material where the total cost of the repair and replacement using fair market value of materials and labor does not exceed **\$10,000**. This exception does not apply to code required fire resistive construction.
- W. Temporary structures erected for less than 15 days. Note: Tents or Membrane structures may require an operational permit per AMC 23.45.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits shall be required for the above exempted items.

3/5/2026

7

SIGNIFICANT CHANGES - ADMIN

- 23.10.104.15 Mobile food units.
- 23.10.104.16 Shelter units located in allowed...

23.10.104.4 - Mobile food units.

Mobile food units, including coffee carts, coffee huts, and pushcarts, (hereafter referred to as units) may be set up without obtaining a building permit and certificate of occupancy under the following restrictions:

- A. The unit shall not exceed 8 feet 6 inches in width, 48 feet in length or 15 feet in height, including overhangs.
- B. The unit shall be readily moveable daily and either:
 1. Currently titled and licensed by the State of Alaska as a:
 - i. Motor vehicle, or
 - ii. Trailer having a tow hitch, chassis, axles, wheels and trailer lamps and reflectors required by AMC [chapter 9.44](#); or
 2. A pushcart as defined in AMC [16.60.050](#) and that satisfies the requirements of AMC 16.60.230E.
 3. A factory built, readily moveable, intermodal shipping container repurposed to function as a mobile food unit which can be lifted or dragged onto a trailer or vehicle within one calendar day for transport.

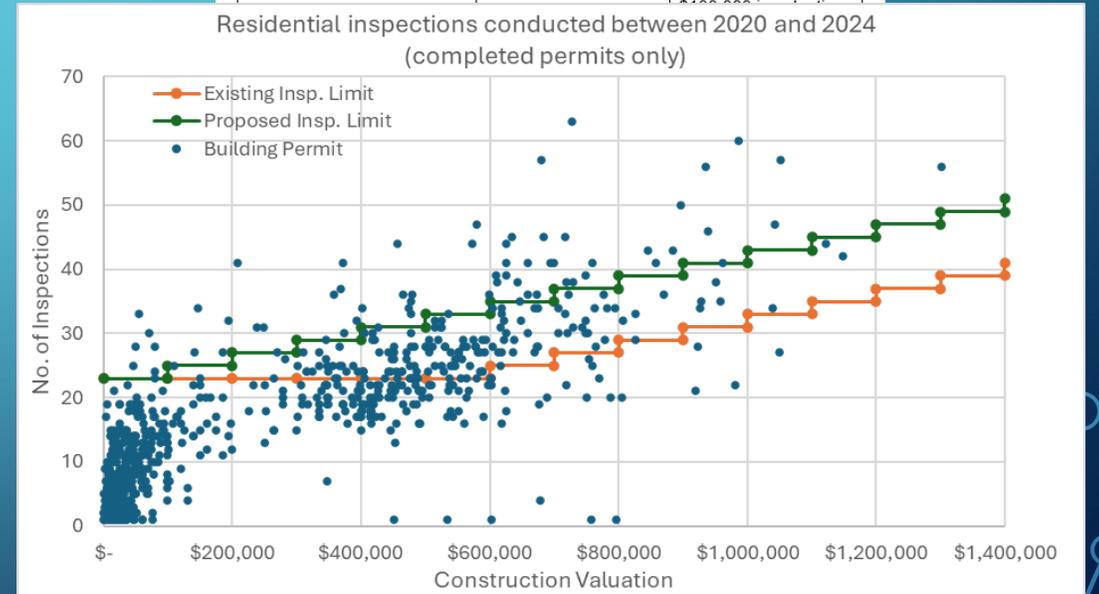
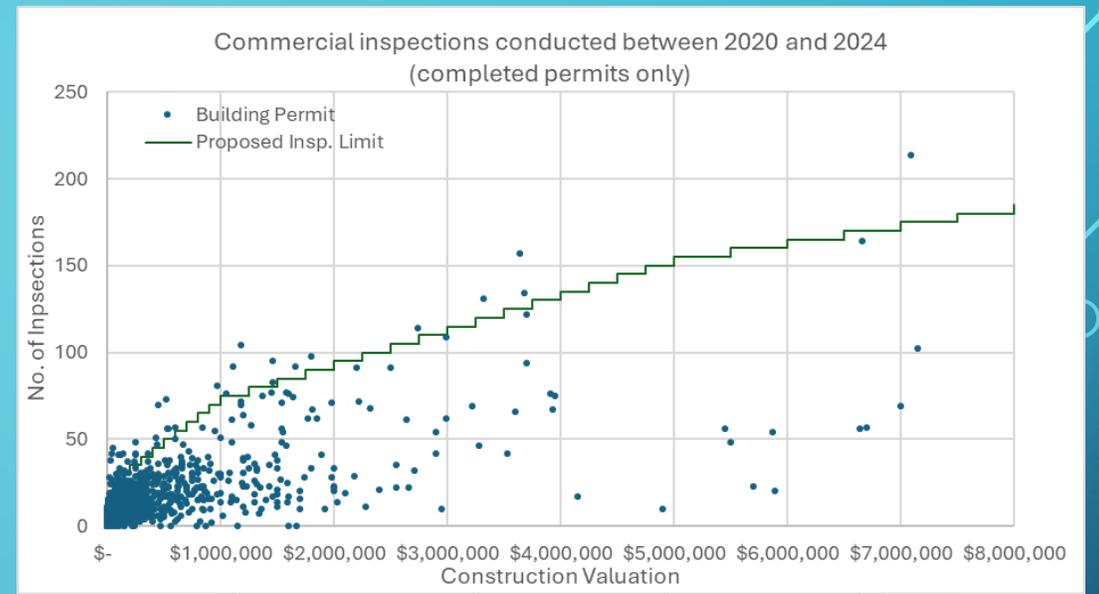
23.10.104.15 Mobile food units.

A. Mobile food units, including coffee carts and coffee huts, (hereafter within this section referred to as units) must obtain a building permit but are exempt from building plan review and building inspections except as required by this section under the following restrictions and requirements:

1. The unit shall not exceed 8 feet 6 inches in width, 48 feet in length or 15 feet in height, including overhangs.
2. The unit shall be readily moveable and one of the following:
 - a. Currently titled and licensed by the State of Alaska as a motor vehicle or a trailer having a tow hitch, chassis, axles, wheels and trailer lamps and reflectors in compliance with AMC chapter 9.44.
 - b. A pushcart as defined in AMC 16.60.050 and that satisfies the requirements of AMC 16.60.230F.
 - c. A factory built, readily moveable, intermodal shipping container repurposed to function as a mobile food unit which can be lifted or dragged onto a trailer or vehicle within one calendar day for transport.

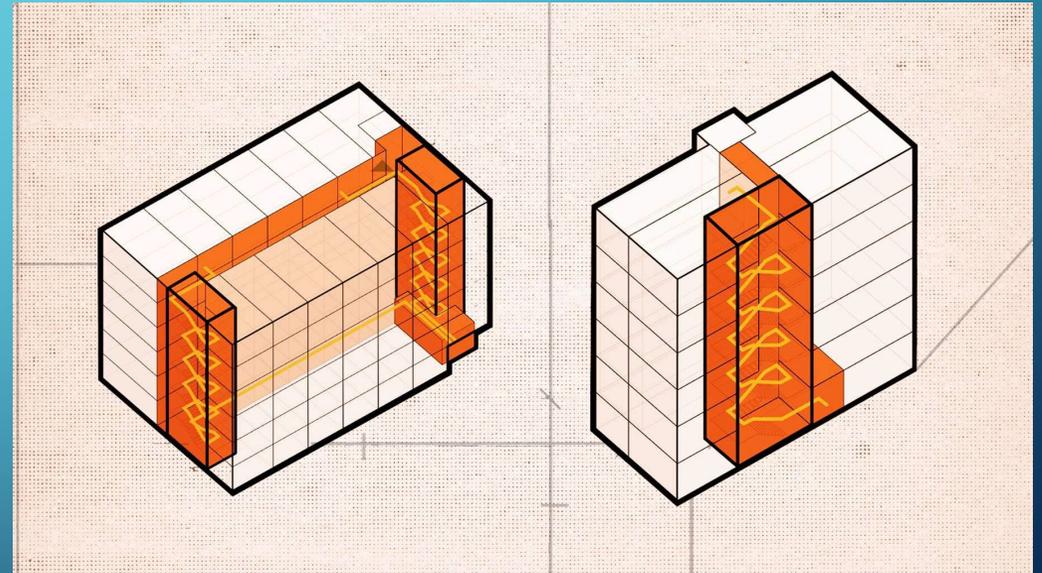
SIGNIFICANT CHANGES - ADMIN

- 23.10.109 Fee Tables
 - Adding commercial construction included inspection limits
 - 1% of permits of 1 million or less go over
 - 8% of permits between 1 and 5 mil go over
 - Reduces residential permits from going over by almost 15 percentage points
 - Double inspection included on retro permits



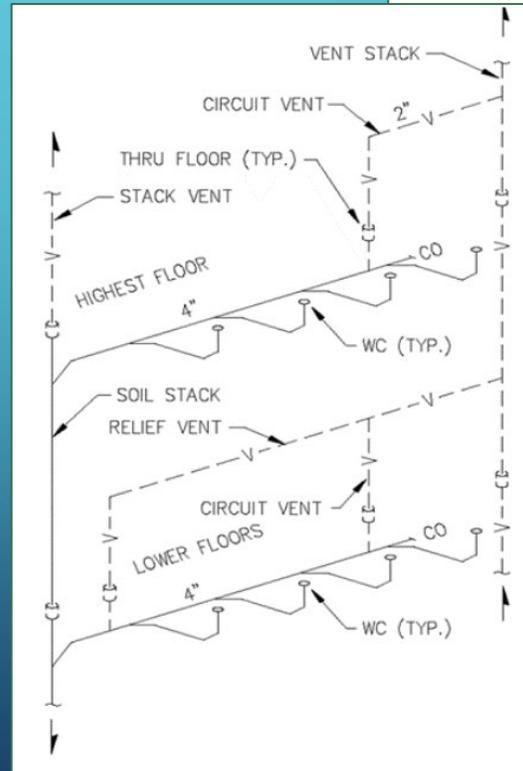
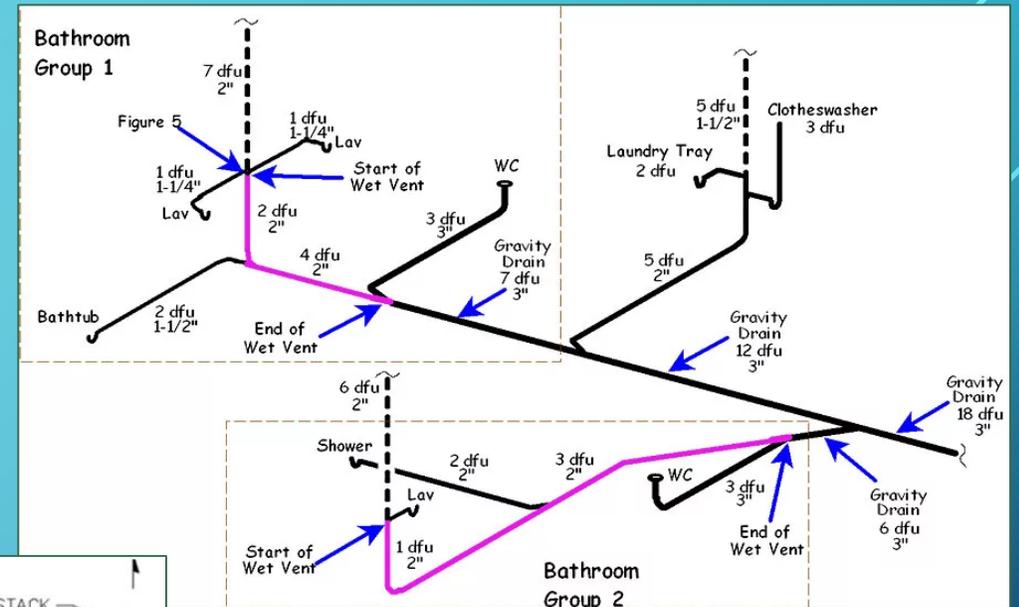
SIGNIFICANT CHANGES - IBC

- 23.15.420.12 Single exit buildings...
 - Increases number of stories from 3 to 6.
 - Exception only sought within the BSSA due to the Insurance Services Office (ISO) class 1 fire department, plan review, and inspection requirements.
 - Currently seeking state approval through “Request for Modification” process, changes to be expected.



SIGNIFICANT CHANGES - UPC

- 23.25.908.2 Horizontal wet venting for bathroom groups
 - Approvable in field
- 23.25.911.0 Circuit venting
 - Approvable with diagram and review



SIGNIFICANT CHANGES - NEC



- 23.30.210.52(J) Parking spaces

- Requires duplex outlets for outdoor parking at each house.
- Changed exception from reducing by indoor heated parking to just 50% of the total number of units (or number of parking spots provided).
- Added 10 AWG copper wire for potential future EV charging capability.



Add subsection (J) as follows:

- (J) Parking Spaces. For each dwelling unit and mobile home, there shall be at least one (1) exterior GFCI protected duplex outlet on a separate 20-ampere circuit adjacent to required on-site parking locations.

Exception: For multi-family dwellings, eight-plex and larger where indoor parking is provided, the required number of exterior duplex receptacles may be reduced by the number of indoor heated parking locations.

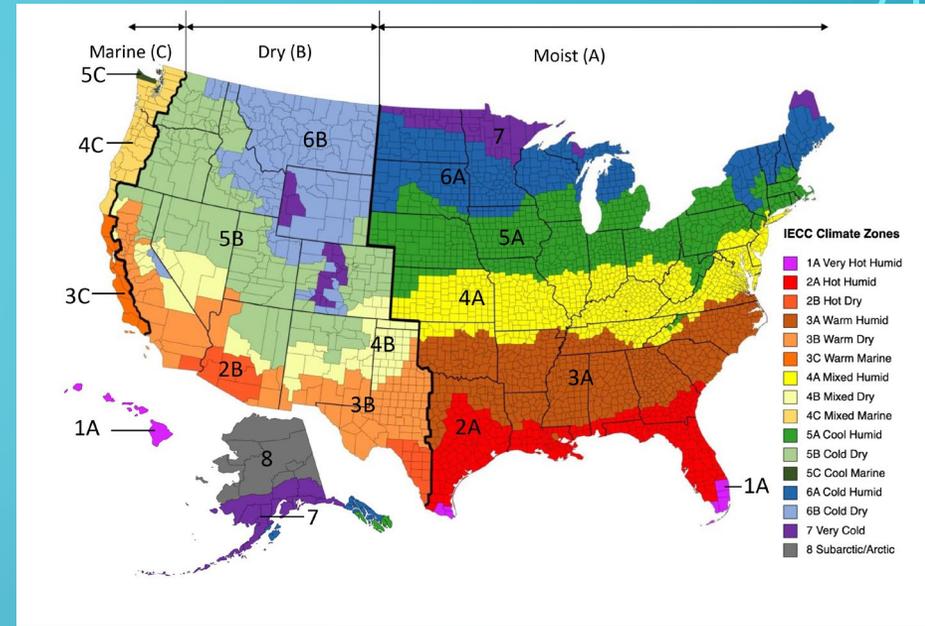
Add subsection (J) as follows:

- (J) Parking Spaces. For each dwelling unit and mobile home, there shall be at least one (1) exterior GFCI protected duplex receptacle outlet on a separate 20-ampere circuit adjacent to on-site parking locations. The conductors for the circuit shall be 10 AWG copper minimum.

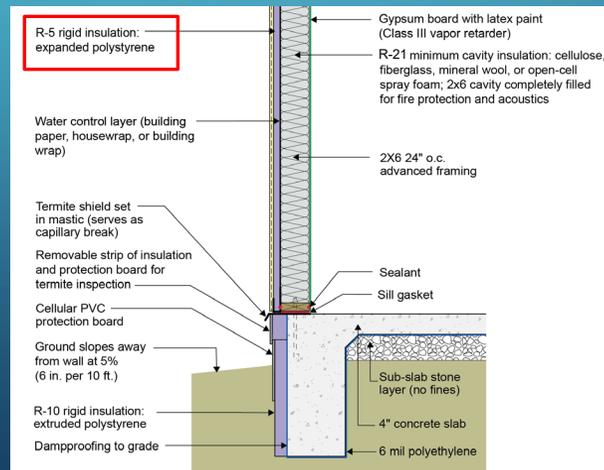
Exception: For multi-family dwelling units, nine-plex and larger, the required number of exterior duplex receptacles on separate 20-ampere circuits may be reduced to a minimum of 50% of the total number of units or the number of parking spaces provided, whichever is less.

SIGNIFICANT CHANGES - IECC

- 23.60.Table C402.1.3 Building thermal envelope
 - Anchorage is Climate Zone 7
 - Historically, values have been reduced to around Climate Zone 4 (Seattle)
 - Intended change is in presentation only



| Component | R-Value (Minimum) | R-Value (Enhanced) |
|--------------------------------|--------------------------------|--------------------------------|
| Roofs | | |
| Insulation entirely above deck | 30ci | 35ci |
| Metal Buildings ^b | 19+11LS | 30+11LS |
| Attic and Other | 49 | 60 |
| Walls, above grade | | |
| Mass ^e | 15.2ci | N/A |
| Metal Building | 13+13ci | 13+17ci |
| Metal Framed | 13+7.5ci or 20+6.3ci | 13+12.5ci or 20+11ci |
| Wood framed and other | 13+3.8ci or 20 | 13+7.5ci or 20+3.8ci |
| Insulated Metal Panels | 20 | N/A |
| Walls, below grade | | |
| Below-grade walls ^c | 7.5ci | 15ci |
| Floors | | |
| Mass ^d | 14.6ci | 20.9ci |
| Joist/Framing | 30 (wood) 38 (steel) | 38 (wood) 38+6ci (steel) |
| Slab-on-grade floors | | |
| Unheated slabs | 15, 24 inches | 20, 24 inches |
| Heated slabs ^f | 15, 24 inches & 5 full slab | 20, 48 inches & 5 full slab |



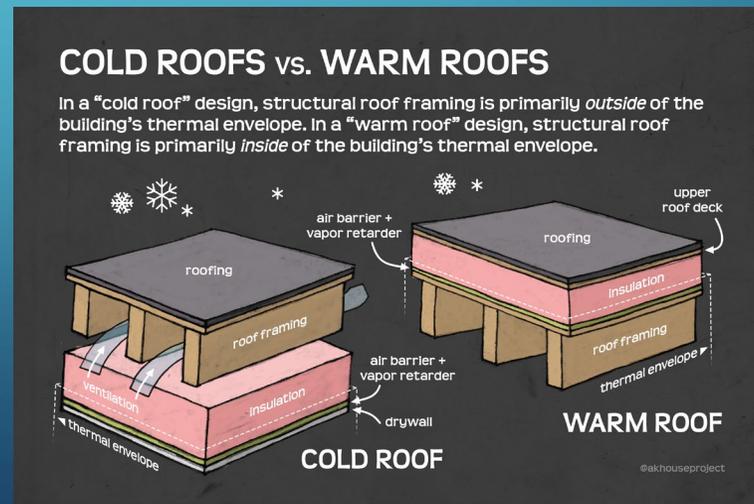
SIGNIFICANT CHANGES - IEBC

- 23.65.304.4 Additional permit requirements for reroofing
 - 2018 code cycle adopted a policy on requiring reroofs for increasing R-value
 - Subsequent AO changed to only require on buildings from 1970 or earlier
 - Reverting back to previous language without age limit

AO2026-33: UPDATES TO TITLE 23

In addition to the permit submittal requirements in Chapter 23.10, the following information is required for reroof permits:

1. ~~For buildings constructed prior to 1970, if~~ In existing non-snow-drift areas, if the R value of the existing assembly is less than R-30 and the new system will increase the R value by more than 30 percent, an engineer's report is required to verify that the existing framing is sufficient for a 40-psf snow load (allowable).
Exception: Existing cold ventilated roofs.
2. ~~For buildings constructed prior to 1970, if~~ In existing snow-drift areas, if the assembly increases the R value 30 percent or more, an engineer's report is required verifying that the existing framing is sufficient for 40-psf snow load plus drift (allowable).
Exception: Existing cold ventilated roofs.
3. Where unlisted mechanical fasteners are used, capacities based on testing shall use the following minimum factors of safety: Fasteners in wood (4), Fasteners in metal deck (3).

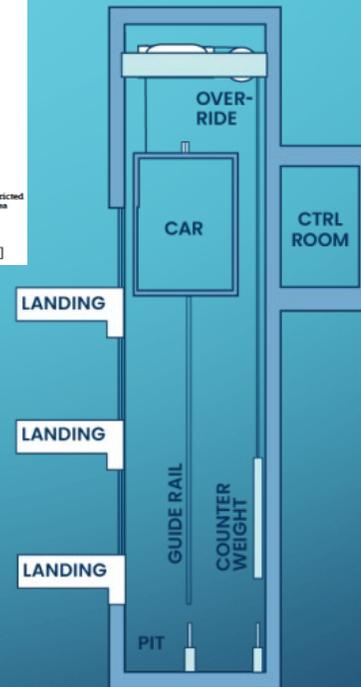
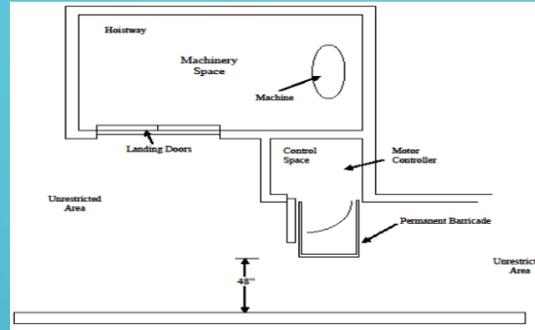


3/5/2026

14

SIGNIFICANT CHANGES – ASME A17.1

- 23.75.2.7.6.2 Location of machinery spaces and control spaces
 - Machine-room-less elevators (MRLs) typically put the control space inside the elevator shaft
 - Amendment won't allow it in the shaft without being able to access from outside
 - Has support of the International Union of Elevator Constructors Local 19



23.75.2.7.6.2 Location of Machinery Spaces and Control Spaces.

Amend section to read as follows:

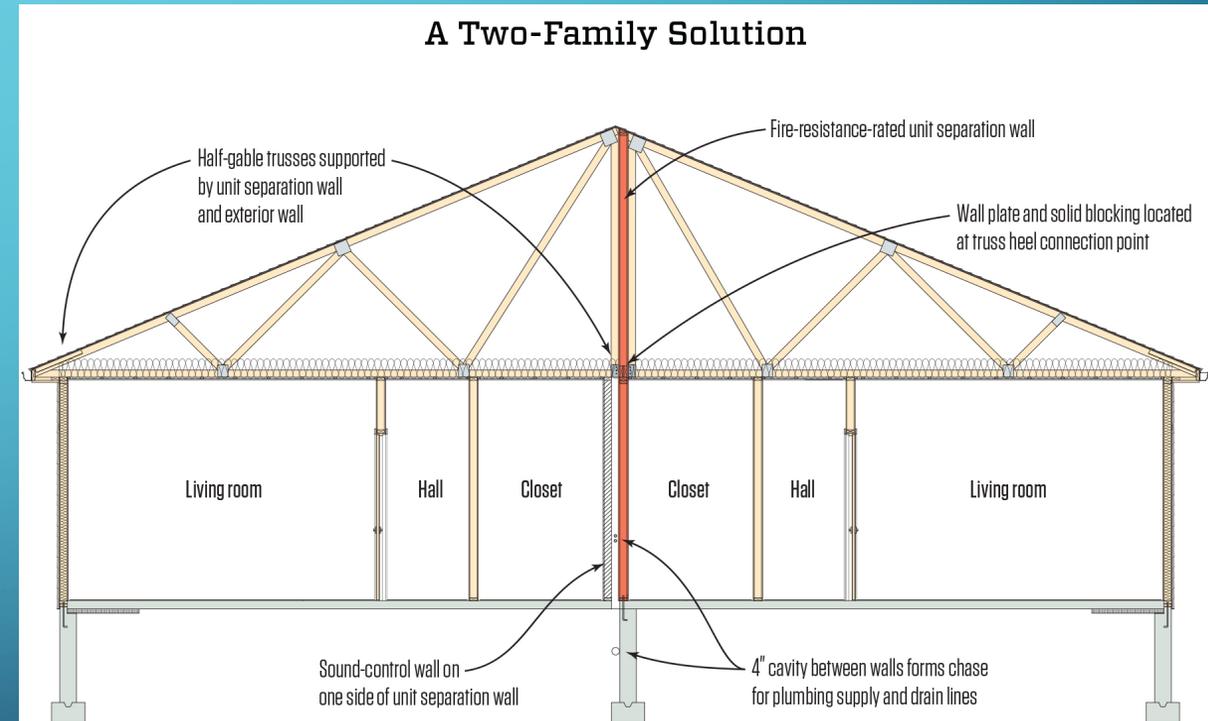
2.7.6.2 Location of machinery spaces and control spaces. Machinery spaces may be located inside or outside the hoistway. Control spaces are not permitted inside the hoistway unless it can be accessed for service from outside the hoistway. Service includes maintenance, repair, and replacement activities for all equipment and components within the control space.

Exception: Control spaces may be located and accessed within a walk-in pit.



SIGNIFICANT CHANGES - IRC

- 23.85.R302.3.1 Dwelling unit separation
 - All dwelling units require fire separation.
 - Local amendment would allow no fire separation for added unit in existing home provided all smoke detectors are interconnected between both units and subordinate unit is 1 200 sq ft or less.
 - Aligns with ADU size and is intended for ADU additions to existing homes.



SIGNIFICANT CHANGES - IRC

- 23.85.R304.1 Location required (protection of wood and wood-based products against decay)
 - Code requires deck framing to be preservative treated when it is exposed to the elements and standing water can occur
 - Proposed amendment would “protect” individual members by requiring painting/staining, ice and water shield, and metal flashing, which would remove the need to use preservative treated
 - Reason? Supply chain issues

Current Code



Proposed Code

