

**Proposed Amendment #1 to AO 2020-85**

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL  
CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS:  
2018 ...**

**Submitted by:** Assembly Member Weddleton

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

This aligns the expiration date with the expiration date for landscaping in 21.07.080.F.4a

**TEXT OF AMENDMENT**

**AO Page 48, beginning at line 12;**

**23.10.107.5 Conditional Certificate of Occupancy issuance.**

...

- B. Conditional Certificates of Occupancy for exterior work not completed because of weather shall have an expiration date of **September [AUGUST]** 15 of the following year.

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**

**Proposed Amendment #2 to AO 2020-85**

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL  
CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL  
AMENDMENTS: 2018 ...**

**Submitted by:** Assembly Member Weddleton

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

Anchorage's Home Builders have stated concerns that conflicts between new municipal rules and long established AHFC rules would be inevitable and hard to reconcile. The AHFC requirements are well known and typically used so homes can take part in AHFC financing programs. AHFC has a system for testing and certifying energy improvements so the MOA will not have to create a parallel system.

Changes here parallel AO 2016-52 with updated page and line numbers.

**TEXT OF AMENDMENT**

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO that are not in current code])

**AO section 1, p.160 lines 24-29, amend as follows:**

**23.60.R101 through 23.60.R505 – Residential Provisions. Delete Chapter 11 of 23.85.R100. Energy conservation provisions for residential buildings shall comply with the Alaska Housing Finance Corporation's Alaska-specific amendments to the International Energy Conservation Code 2018, First Printing, August, 2017 (IECC 2018) adopted by the Alaska Housing Finance Corporation (AHFC).**

~~[Energy conservation provisions for residential buildings regulated by the International Residential Code (IRC) shall comply with IRC Chapter 11, as amended under Chapter 23.85. Energy conservation provisions for residential buildings regulated by the International Building Code (IBC) shall comply with the International Energy Conservation Code.]~~

**or**

**Delete Chapter 11 of 23.85.R100. Energy conservation provisions for residential buildings shall comply with BEES.** (See definition of BEES p. 202 This is in

amendments to Chapter 11 pages 202-205 so we don't want to delete this definition if we use it.)

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**

Proposed Amendment #3 to AO 2020-85

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS: 2018 ...**

Submitted by: Assembly Members Weddleton, Dunbar and Kennedy

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

Costs to provide sprinklers are \$7 per square foot and would significantly increase new home costs. This will lead to even more migration to cheaper homes in the Valley.

The practical effect of applying 507.1 to single and two-family homes is to require sprinklers in many instances. Alaska Statute § 29.35.144. *Sprinkler systems in certain residential buildings* requires the MOA to 'schedule at least three public hearings on the proposed ordinance or ordinance amendment to be held within a period of not less than 60 days and not more than 180 days.' This was not done and must be done. This change in our building code can move forward as a separate ordinance.

Appraisers do not give value to sprinkler systems installed in residential homes. This means sprinkler installation for new homes would need to be paid for with cash. VA buyers who have earned zero down payment loans will be affected by this change.

The home insurance cost decrease for having sprinklers is not significant compared to the cost of the sprinklers.

**TEXT OF AMENDMENT**

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

**AO section 1, p.137 lines 8-10**, amend as follows:

23.45.507.1 Required water supply.

Amend Section 507.1 by adding the following exception:

Exception: In areas of the jurisdiction not served by a water utility the following structures do not require a water supply:

1. Detached one- and two-family dwellings and townhouses [~~regulated by the International Residential Code and protected throughout by an approved automatic fire sprinkler system~~];

...

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**

**Proposed Amendment #3v2 to AO 2020-85**

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL  
CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS:  
2018 ....**

**Submitted by:** Assembly Members Weddleton, Dunbar and Kennedy

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

This amendment proposes to add an exemption for buildings regulated under the IRC (residential building permits and land use permit) be added similar to the exemption found in the 2009 code

Costs to provide sprinklers are \$7 per square foot and would significantly increase new home costs. This will lead to even more migration to cheaper homes in the Valley.

Appraisers do not give value to sprinkler systems installed in residential homes. This means sprinkler installation for new homes would need to be paid for with cash. VA buyers who have earned zero down payment loans will be affected by this change.

The home insurance cost decrease for having sprinklers is not significant compared to the cost of the sprinklers.

2018 International Fire Code includes:

507.2 Type of water supply.

A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

The MOA had an exemption to the 2009 IFC section 507 fire water that was the code up until 3-8-2016 when the 2012 IFC which became effective.

The MOA has not enforced section 507 of the 2012 IFC on residential building permits.

The MOA only began consistently applying other sections of the IFC, 102.5 and 503 regarding fire apparatus on residential building permits on or around November of 2017.

**TEXT OF AMENDMENT**

Amend by adding to p.137 at line 39;

**23.45.507.2. Type of water supply.**

**Amend Section 507.2 by adding by adding a second paragraph and an exception as follows:**

**The water system shall be designed to the standards of, and have the approval of the water utility providing service in the area. If the water system for a structure is not in an area served by a water utility, it shall meet the standards of the nearest water utility.**

**Exception: In areas of jurisdiction not served by a water utility, the requirements for water systems as outlined in section 507 need not be met, provided all structures other than structures regulated by the IRC and U occupancies are at least type A construction as defined in the International Building Code, 2009 Edition, or are provided with an approved sprinkler system in accordance with section 903 Automatic Sprinkler Systems**

**Will there be any public or private economic effect to the proposed amendment?**  
 YES  NO (check one) **If yes, please detail below.**

Proposed Amendment #4 to AO 2020-85

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS: 2018 ...**

Submitted by: Assembly Member Weddleton, Dunbar and Kennedy

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

These amendments respond to requests from the Anchorage Homebuilders neither of these sections modified are in the existing code.

Amendment A is needed as e-plans has not been reliable for most builders. As it is developed it will become the easy way to do business so will be the most often used method.

Amendment B responds to a fear that the audits will become cumbersome and defeat the speed and streamlining of work that the independent inspections allow. This small change provides the building official a tool to ensure compliance with code without overly burdening builders.

**TEXT OF AMENDMENT**

4.A) AO section 1, p.28 lines 9-11, amend as follows:

- D. The plans, calculations and all documents required under this section **may** ~~[shall]~~ be submitted electronically via the department's electronic plan review software known as eplans.

4.B) AO section 1, p.29 lines 21-24, delete section H. as follows:

~~[H. The building official may audit reviews conducted by independent reviewing professionals as necessary to enforce the provisions of this code.]~~

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**



**Proposed Amendment #5.a. to AO 2020-85**

**AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL  
CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL  
AMENDMENTS: 2018 ...**

**Submitted by:** Assembly Members Weddleton and Kennedy

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

This requirement would add \$750 to \$1,500 per home according to a local homebuilder.

This requirement was proposed for the national code but was not accepted for that code.

This option should be the home buyer's choice.

**TEXT OF AMENDMENT**

**AO section 1, p. 119 lines 29-37, delete section (L) as follows:**

~~[(L) Electric vehicle (EV) charging rough-in for detached one- and two-family dwellings and townhouses. Detached one- and two-family dwellings and townhouses require a minimum of one EV charging rough-in per dwelling unit. The rough-in shall include an adequately sized conduit or cable wiring method terminated in a J-box with cover. The panel shall have sufficient space and capacity to feed a 50-amp circuit with 9.6 KVA EV load. The outlet shall be located inside a garage when the dwelling is served by a garage, otherwise, the outlet shall be located adjacent to onsite parking.]~~

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**

Proposed Amendment #5.b. to AO 2020-85

AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL  
CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS:  
2018 ...

Submitted by: Assembly Member Weddleton

PROPOSED AMENDMENT

Purpose/Summary of amendments:

This amendment limits the amount of potential changes needed to prepare for the likelihood of a home having an electric vehicle.

TEXT OF AMENDMENT

AO p. 119, lines 29 – 37, Electric vehicle charging rough-in; amend by adding a sentence at the end as follows:

**(L) Electric vehicle (EV) charging rough-in for detached one- and two-family dwellings and townhouses.** Detached one- and two-family dwellings and townhouses require a minimum of one EV charging rough-in per dwelling unit. The rough-in shall include an adequately sized conduit or cable wiring method terminated in a J-box with cover. The panel shall have sufficient space and capacity to feed a 50-amp circuit with 9.6 KVA EV load. The outlet shall be located inside a garage when the dwelling is served by a garage, otherwise, the outlet shall be located adjacent to onsite parking. **The spare load capacity required by this amendment shall not require the capacity of the service, feeder or panel to be larger than 200 Amps. A load calculation or demand KW history per the NEC is required to verify adequate capacity is available for the electric vehicle charger at the time of the charger installation.**

Will there be any public or private economic effect to the proposed amendment?

YES  NO (check one) If yes, please detail below.

Proposed Amendment #6 to AO 2020-85

AN ORDINANCE REPEALING AND REENACTING ANCHORAGE MUNICIPAL CODE TITLE 23 TO ADOPT THE FOLLOWING CODES AND LOCAL AMENDMENTS: 2018 ...

Submitted by: Assembly Members Weddleton, Dunbar and Kennedy

**PROPOSED AMENDMENT**

**Purpose/Summary of amendments:**

Adding sheetrock to the ceiling of basements and crawl spaces adds cost to home construction.

The suggested amendment was approved by the Code Review Committee. Exception 5 was deleted by municipal staff outside of the code review process.

**TEXT OF AMENDMENT**

AO p. 186 at line 24 , amend by adding an exception under 23.85.R302.13 Fire protection of floors, as follows:

**Add Exception 5 as follows:**

- 5. Floor assemblies located directly over an unfinished basement, not intended for storage or heat producing equipment, shall be allowed without floor protection. If heat producing equipment or storage areas are installed, a finished room, constructed on the inside faces, as for one hour construction, with a self-closing 20 minute door assembly shall be provided, the remainder of the unfinished basement ceiling is allowed without floor protection.**

**Will there be any public or private economic effect to the proposed amendment?**

YES  NO (check one) **If yes, please detail below.**