

MUNICIPALITY OF ANCHORAGE

GEOTECHNICAL ADVISORY COMMISSION RESOLUTION NO. 2022-03

A RESOLUTION REGARDING BUILDING PLAN REVIEW AND INSPECTION FOR SEISMIC SAFETY THROUGHOUT THE MUNICIPALITY OF ANCHORAGE.

WHEREAS, the Municipality of Anchorage (MOA) Geotechnical Advisory Commission (GAC) is established in the Anchorage Municipal Code (AMC) to act in an advisory capacity to the Assembly, the Mayor, boards, commissions, and heads of municipal departments and agencies on geotechnical engineering issues and natural hazards risk mitigation (AMC 21.02.080); and

WHEREAS, the November 2018 Anchorage Earthquake event caused widespread damage across the MOA with the majority of observed structural damage occurring in residential and small commercial buildings; and

WHEREAS, the November 2018 Anchorage Earthquake was a significant seismic event; however, it was not a design level event; and

WHEREAS, the International Building Code (IBC) and the International Residential Code (IRC) are adopted for the entirety of the MOA; and

WHEREAS, the IBC and IRC define the duties of the building official, currently being fulfilled by the Municipal Building Official within the Development Services Department, which include review of building plans for compliance with the code as well as inspection during construction to ensure buildings are constructed per the approved plans; and

WHEREAS, building plan review and inspection is currently only required within the Building Safety Service Area (BSSA), which generally includes the Anchorage Bowl but excludes Chugiak-Eagle River, Stuckagain Heights, Turnagain Arm, and Girdwood per AMC 27.30.040; and

WHEREAS, improper design and construction of structural elements including shear walls, diaphragms, boundary elements, drag struts, and foundations led to significant damage to structures outside of the BSSA as a result of the 2018 Anchorage Earthquake; and

WHEREAS, residential construction post implementation of the plan review and inspections within the BSSA generally performed well structurally while residential construction in Chugiak-Eagle River did not perform as well as a result of the 2018 Anchorage Earthquake; and


WHEREAS, review of the 2018 Earthquake data indicates that adequate plan review and inspection is critical to life safety and building performance; and

WHEREAS, the Federal Emergency Management Agency (FEMA), Alaska Seismic Hazards Safety Commission, Earthquake Engineering Research Institute (EERI), and the Geotechnical Extreme Events Reconnaissance (GEER) have recommended that the MOA should expand code enforcement to cover the entire population, and other large communities should conform to similar standard; and

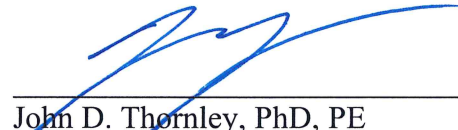
WHEREAS, ownership of properties changes over time, and current and future residential and commercial property owners within the MOA should have the reasonable expectation that their structures were in compliance with the building code in force at the time of construction.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Geotechnical Advisory Commission recommends that the Municipality of Anchorage require building permits, including plan review and inspection, throughout the Municipality of Anchorage.

PASSED AND APPROVED unanimously by the Anchorage Geotechnical Advisory Commission on this 27th day of September 2022.



Craig H. Lyon
Secretary



John D. Thornley, PhD, PE
Chair