

**MUNICIPALITY OF ANCHORAGE
BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS
MEETING MINUTES SUMMARY**

February 20, 2025

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:36 pm. by Chair Hamels.

Board Present

Eric Cowling
Keith Sobolesky
Bryce Hamels
Dan Vannoy
Daniel Folmer
Eric Vasser
Tracy McKeon
Evert Megli
Chris Schutte

Board Absent

Don McCann
Jason Arnold
Jason Dial
Andre Spinelli

Staff Present

Greg Soule
Daniel King

Public Participation

2. **APPROVAL OF AGENDA:** Mr. Visser moved to approved. Mr. Sobolesky second. The agenda was unanimously approved.

3. **APPROVAL OF MINUTES:**

- a. October 9, 2024

Mr. Visser moved to approved. Mr. Sobolesky second. Unanimously approved.

4. **NEW BUSINESS**

a. **Introductions of new members**

- i. Eric Visser
- ii. Tracy McKeon
- iii. Evert Megli
- iv. Chris Schutte

b. **Elections**

Chair Hamels noted the Vice-chair was not available and handle the chair nominations to staff. Staff opened the floor for chair nominations. **Mr. Schutte nominated Mr. Hamels. Mr. Visser second the nomination. Unanimously approved.**

Chair Hamels opened the floor for vice-chair nominations. **Mr. Schutte nominated Mr. Visser. Mr. Sobolesky second the nomination. Unanimously approved.**

c. **Three-member panels**

Chair Hamels opened the floor for discussion. Ms. McKeon would be on the Electrical and Mechanical/Plumbing Panels. Mr. Cowling and Mr. Vannoy agreed to stay on the Electrical and Mechanical/Plumbing Panels. Mr. Sobolesky and Mr. McCann will stay on the Mechanical/Plumbing Panel. Mr. Spinelli, Mr. Folmar, Mr. Hamels, as alternate, and Mr. Arnold, as alternate, will continue sitting on the Civil/Structural Panel. Mr. Arnold, Mr. Dial, and Mr. Hamels will continue sitting on the Architectural panel.

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Staff explained past boards agreed to only four panels but there is the potential for a fifth panel. It is an Administrative Panel, and staff would pull from all members as there is not anyone in administrative services. **Unanimously agreed.**

5. REPORTS


Staff reported:

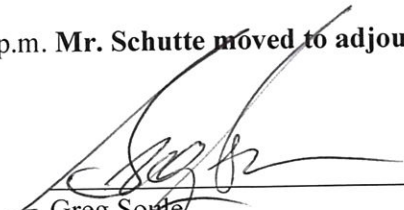
- On the code update, attendance and what chapters were working on. Notably the admin code committee worked on including the appeals packet into code, the board would change from 15 to 13 board members. Also, expanding the eligibility for alternate positions to include contractors from the elevator and fire suppression sectors.
- Clarifying the definitions for accessory dwelling units (ADUs) and to raise the permit threshold from \$5,000 to \$10,000. The mobile food units' permitting process will be reorganized to streamline requirements.
- Currently, there are open positions for structural, civil, and mechanical engineer plan reviewers and an elevator inspector.
- The assembly is exploring the possibility of waiving permitting fees for residential construction, which may impact special economic opportunity zones. The economic impact to the department is being investigated.
- A New Policy for rooftop Unit replacement is being discussed, it will emphasize units heavier than 10% require structural verification. Previously, there were no requirements for structural connections, leading to safety concerns as some units were not being properly attached. The new policy aims to ensure that replacements are done correctly and safely.
- Discussion on Single Stair Egress and Building Height Regulations - the conversation centered on a proposal to increase the height limit for single stair egress to 75 feet, which would enable four dwelling units per floor. An intermediate option was also presented, which aligns with the ICC's future guidelines, proposing a limit of four stories and 4,000 square feet per floor to support infill development. This approach aims to enhance living space options in dense communities.
- Building Safety Code Amendments Discussion: meetings addressed upcoming changes to building safety codes, specifically the International Building Code's (IBC) consideration for allowing four-story buildings. Key safety requirements, such as pressurized stair cores and fire sprinkler systems, were discussed. The possibility of applying for a modification within the BSSA was explored, as the state currently does not plan to amend existing codes until they are included in the base IBC.
- Staff continues to pursue the new permitting software and seeking funding for it

6. BOARD MEMBER COMMENTS

Board members gave an update on the code committees, noting attendance was down from when they started but they are still running smoothly. Mr. Megli volunteered to be the board representative cochair for the structural committee in place of Mr. Folmar. Ms. McKeon agreed to be the board representative cochair of the plumbing committee.

7. ADJOURNMENT: Meeting adjourned at 6:37 p.m. **Mr. Schutte moved to adjourn. Mr. Sobolesky second. Unanimously Approved.**

 11/08/25
Bryce Hamels, Chair Date
Board of Building Regulation Examiners and Appeals

 11/7/25
Greg Sornie Date
Building Official