

**MUNICIPALITY OF ANCHORAGE  
BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS**

**MEETING MINUTES SUMMARY**

**October 9, 2024**

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:40 pm. by Chair Hamels.

**Board Present**

Eric Cowling  
Craig Fredeen  
Keith Sobolesky  
Bryce Hamels  
Dan Vannoy  
Jason Arnold  
Jason Dial  
Dann Folmer  
Andre Spinelli

**Board Absent**

Eric Visser  
Don McCann

**Staff Present**

Greg Soule  
Scott Campbell  
Daniel King

**Public Participation**

2. **APPROVAL OF AGENDA:** Mr. Spinelli moved to approved. Mr. Dial second. The agenda was unanimously approved.
3. **APPROVAL OF MINUTES:**

- a. Minutes of March 7, 2024

**Mr. Spinelli moved to approve. Mr. Dial second. Unanimously approved.**

4. **NEW BUSINESS**

a. **2024 Code Update**

Chair Hamels asked staff to update the board. Staff informed the board it would be the first time for most of the staff being on the code committee updates and would like to hear from the past members on how what worked or didn't work, so things go smoothly moving forward.

Staff emailed a flyer out to outside agency to sign up for the code committees and it is going good but slowly. We are adding a new code the International Property Maintenance Code and the rest are updates to the existing codes for 2024 and the NEC cycle for 2023. There will be co-chairs, someone from the building board and someone from the department will be able to co-chair all the meetings and keep track of everything the department personnel would also oversee keeping track of all the changes itemizing them, recording them so the building official will be able to present it to the assembly.

Board members on past code committees explained what worked and how they were run. Examples were code books, the commentary book, committee members where given chapters to review, and to make sure updates/changes matched with other code committees where there is overlap. Discussion continued for several minutes.

Staff asked the board what committees they would like to co-chair and informing them of who the departmental co-chair was. With the new IPMC committee, some board members expressed their concern there might be push back. It was explained the intent is to try and prevent it getting to the point where it's no longer a safe, healthy building to live in, and we have to abate the whole building. We have a lot of buildings right now we were doing that too, and the fire Marshal is very supportive. It is adding another tool to the toolbox.

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Board members would be supportive if it helped level the playing field for building. Have you informed the administration, the assembly, and BOMA. It was noted many municipal departments are in favor of the new code and staff has regular meetings with municipal manager who help make sure the assembly was on board. Several other suggestions were made.

Discussion continued with the energy code being inhouse with input from a couple of board members. The administrative code and the fill in grade code were mentioned and the fill in grade code will have changes/updates. It was mentioned parts of the fill in grade code were problematic when applied residential. Staff noted if modifications were not sufficient or noted during the code cycle they could be modified afterwards. The administrative code will be kept internal as in past practices.

Once the changes are complete, it will be sent to legal for review, then the board for approval, and then to the assembly for adoption. There will be a significant changes memo putting everything together and stating we are adopting the code as it was written with changes to the assembly. Work sessions will be requested.

**5. REPORTS**

Staff reported inspections has a new lead structural inspector, Jesse Sooter as Don Hickel retired. We will be filling the structural inspector position Jesse left soon. We lost Chalon Rein in elevator inspections, who worked as our lead, in May. He moving to Colorado. Brice Burnett is leaving us for a position with Otis Elevator. We did hire Ben Noyles who is an elevator inspector, and we temporarily hired a contractor to help us get back up to speed. Curt Burgoyne was hired on a six-month basis to help us out.

Plan review is still down three plan reviewers, but we hope to hire one this week. This leaves us with two positions open. Private Development also lost a plan reviewer, and we have been unsuccessful in finding a candidate. Construction valuations are hovering around 30 to 35 % over where we were this time last year. There were a couple of months that pushed us over after a slow start to the year. The permit counter is fully staffed now. On-Site will be losing a plan reviewer to retirement. Also, Don Crafts and Leigh Bergstrom are looking to retire next year.

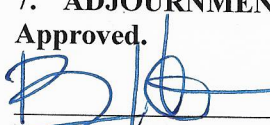
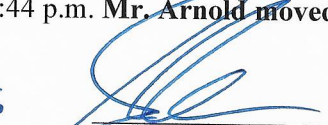
We are writing an RFP for a new permitting software. The portal we currently have is nonfunctional from our current vendor. The administration is very gung-ho on getting the permit center to work more efficiently and better software will help. It would integrate planning and permitting into one program instead of multiple programs.

**6. BOARD MEMBER COMMENTS**

Mr. Spinelli asked if staff had received any applicants for the board as he had been recruiting. The coordinator is out of town and back on October 15, staff will check with them when they get back into the office.

Staff would like to present Mr. Fredeen with a Certificate of Appreciation for his eighteen years of service on the board.

**7. ADJOURNMENT:** Meeting adjourned at 6:44 p.m. **Mr. Arnold moved. Mr. Sobolesky seconded.**  
**Approved.**

	02/20/2025		2/20/25
Bryce Hamels, Chair	Date	Greg Soule	Date
Board of Building Regulation Examiners and Appeals		Building Official	