

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

MEETING MINUTES SUMMARY

November 6, 2025

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:33 pm. by Chair Hamels.

Board Present

Eric Cowling
Keith Sobolesky
Bryce Hamels
Jason Arnold
Jason Dial
Andre Spinelli
Tracy McKeon
Everet Megli
Chris Schutte
Eric Visser

Board Absent

Daniel Folmar
Don McCann
Dan Vannoy

Staff Present

Scott Campbell
Greg Soule
Daniel King
Kelly Welton
Bart Meinhardt
Mark Panilo

Public Participation

Billy Taylor, NEII
Andrew Klein, AHRI
Vikas Mehta, Chemour

2. **APPROVAL OF AGENDA:** Chair Hamels asked for a motion to amend the agenda to move 23.75, 23.76 and 23.45 to the beginning due to time constraints and staff time concerns. **Mr. Spinelli motioned to amend the agenda. Mr. Schutte second the motion. The agenda was approved as amended.**

3. **APPROVAL OF MINUTES:**

a. February 20, 2025

Mr. Spinelli noted the minutes, and the agenda dates were off. **Staff noted the minutes date was correct. Mr. Spinelli moved to approve. Mr. Schutte second. Unanimously approved.**

4. **NEW BUSINESS**

a. 2024 Building Codes

Chair Hamels opened the codes for discussion.

- **23.75** – Chair asked for a brief summery from the chair of the elevator committee. Mr. Cowling noted everything was innocuous except for one item which was not allowing the controller to be in the inside of the elevator shaft. **Mr. Schutte motioned to table discussion until moa elevator staff was available. Mr. Visser second the motion. Unanimously approved.**
- **23.76** - **Mr. Schutte motioned to table discussion until moa elevator staff was available. Mr. Sobolesky second the motion. Unanimously approved.**

Ms. Welton was available online and discussed safety concerns and options for the controller to be outside the elevator shaft. Mr. Taylor from NEII was asked to present. After a lengthy discussion the board voted. **Mr. Schutte motioned to approve 23.75 as written. Mr. Dial second the motion. Mr. Spinelli moved to approve 23.76 as written. Mr. Schutte second. Unanimously approved.**

- **23.45** - Chair asked for a brief summery from the chair of the fire committee. Mr. Meinhardt stated there were minor changes made and noted there was a new appendix in 24 dealing with

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indoor parade shows and assembly events that provides guidance on how to deal them. **Mr. Schutte motioned to approve as written. Ms. McKeon second the motion. Unanimously approved.**

- **23.05** – Chair asked for a brief summery. Staff commented 23.05 is how we adopt the codes from the building codes. During discussion Mr Panilo commented about how the appendices should be in this section and where taken out. After further discussion the board voted. **Mr. Schutte motioned to approve as written with legals advice. Mr. Visser second the motion. Unanimously approved.**
- **23.10** – Staff stated the building, mechanical, plumbing, and admin sections were all moved into this section. There are updates to the board section and other minor changes were discussed. **Mr. Dial motioned to approve as written with changes. Mr Spinelli second the motion. Unanimously approved.**
- **23.15** – A brief summery was given from the chairs of the building non-structural and structural committees. **Mr. Schutte motioned to approve as written. Mr. Sobolesky second the motion. Unanimously approved.**
- **23.20** – The chair of the mechanical committee gave a brief summery noting there were no major concerns. **Mr. Dial motioned to approve as written. Mr. Spinelli second the motion. Unanimously approved.**

There was ten-minute recess before resuming.

- **23.25** –The plumbing committee chair noted there was discussion around updating the code administratively and a huge portion was on several conflicting language areas with in the code regarding IFGC and IMC. **Mr. Soboleski motioned to approve as written. Mr. Spinelli second the motion. Unanimously approved.**
- **23.30** – The chair of the electrical committee informed the board of several items that were of some concern: dfci requirements, head bolt heaters for multi-unit housing, number 10 wiring use for future Ev chargers and a discussion on eliminating all GFI protection and arc fault protections. It was noted one section looked omitted from the code. Staff will investigate the omittance. **Mr. Soboleski motioned to approve as written with the omitted section being resubmitted if found to be mistakenly omitted. Mr. Dial second the motion. Unanimously approved.**

The board agreed to conclude for the evening and to schedule another meeting to finish the codes.

5. REPORTS

Staff reported plan review was fully staffed; the permit counter will have another technician soon and code abatement hired another abatement officer. A new permitting software will be purchased soon and will take about six to nine months to implement so by the fall everything should be ready or in place.

6. BOARD MEMBER COMMENTS - NONE

7. ADJOURNMENT: Meeting adjourned at 9:30 p.m. Mr. Spinelli moved. Mr. Visser second. Approved.

 / 03/20/2026
Bryce Hamels, Chair Date
Board of Building Regulation Examiners and Appeals

 / 03/20/26
Greg Soule Date
Building Official