

Chapter 23.05 BUILDING REGULATIONS*

*Editor's note: AO 2007-1740, effective Jan. 1, 2008, repealed former AMC Title 23, in its entirety and enacted provisions designated as a new Title 23. History of former AMC Title 23 is as set out in the beginning of Title 23. The user is also directed to the Code Comparative Table.

Cross references: Board of building regulation examiners and appeals, § 4.40.030; historic preservation board, § 4.60.030; false alarms, Ch. 8.60; permit required for moving buildings and structures, § 9.46.340; public nuisances, Ch. 15.20; water well standards, Ch. 15.55; on-site waste water disposal permits, § 15.65.030; connection of on-site disposal systems to public sewer systems required, § 15.65.110; standards regarding on-site waste water disposal systems in subdivisions, § 15.65.180; prohibited noise practices, § 15.70.060; child care center food service code, Ch. 16.70; supplementary district regulations regarding accessory buildings, § 21.45.030; fence regulations, § 21.45.110; storm drainage regulations, § 21.45.230; design standards for skywalks, § 21.50.260; flood plain regulations, Ch. 21.60.

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- 23.05.010 Adoption of codes.
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 - 23.05.010 Adoption of codes.

The Municipality of Anchorage, pursuant to Charter Section 10.04, adopts and incorporates by reference the following codes of technical regulation.

TABLE INSET:

- 23.05 Building Regulations
- 23.10 International Building Code, 2006 Edition, including Appendices A---C, G and H
- 23.20 International Mechanical Code, 2006 Edition
- 23.25 Uniform Plumbing Code, 2006 Edition, except Chapters 12 and 15, including Appendices A, B, D, I, and L
- 23.30 National Electrical Code, 2005 Edition, including the Appendices
- 23.45 International Fire Code, 2006 Edition, including Appendices B--G
- 23.55 Fire Protection Service Outside Service Area
- 23.60 Energy Conservation in New Building Design, ANSI/ASHRAE/IES 90A-1980, ANSI/ASHRAE/IES 90.1-1989, ASHRAE/IES 90B-1975, and ASHRAE 90C-1977
- 23.65 International Existing Buildings Code, 2006 Edition
- 23.70 Anchorage Dangerous Buildings Code

- 23.75 American National Standards Institute/American Society of Mechanical Engineers ANSI/ASME A17.1 1996 Safety Code for Elevators and Escalators including Appendices
- 23.76 American National Standards Institute/American Society of Mechanical Engineers ANSI/ASME A18.1-2003 Safety Standard for Platform Lifts and Stairway Chairlifts
- 23.85 International Residential Code, 2006 Edition. Chapters 1--11, and Appendix E
- 23.95 School Relocatables, 1997 Edition
- 23.100 Mobile Aircraft Shelters, 1997 Edition
- 23.105 Grading, Excavation and Fill, 2006 Edition
- 23.110 International Fuel Gas Code, 2006 Edition, except Chapter 1, including

Appendix A

(AO No. 2007-174, § 1, 1-1-08)

23.05.020 Copies on file.

At least one copy of each code of technical regulation adopted by reference in Section 23.05.010 shall be kept in the office of the municipal clerk.

(AO No. 2007-174, § 1, 1-1-08)

23.05.030 Applicability to service areas.

Except as otherwise expressly provided, all provisions of Title 23 shall apply within the Anchorage Building Safety Service Area (ABSSA).

(AO No. 2007-174, § 1, 1-1-08)

23.05.040 Local amendments.

The various codes adopted by Section 23.05.010 are amended by the local amendments set forth in chapters 23.10 through 23.110 inclusive. The last digits of the section numbers (after the title and chapter digits) are the section of the Uniform or International Codes to which the amendment refers; i.e., Section 23.20.303.3 refers to amendments to Section 303.3 of the International Mechanical Code.

(AO No. 2007-174, § 1, 1-1-08)

23.05.050 Sustainable building standards for construction and renovation of buildings.

A. New construction. The municipality including the Anchorage School District shall construct its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

1. LEED shall be the quantitative measurement for how well standards are met.
2. All public facilities and buildings utilizing municipal funds (either general or bonded), including new private construction for municipal leasing or

renting, shall be constructed in such a fashion as to achieve a minimum level of LEED Certified.

- a. Beginning July 1, 2012, the minimum level is increased from LEED Certified to LEED Silver.
- B. Renovation. The municipality including the Anchorage School District shall renovate public facilities and buildings larger than 5,000 square feet, including private construction for municipal leasing or renting, to sustainable building standards where technically and economically feasible.
- a. The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system shall be used as a reference guide for all renovation projects.
- C. For all projects where sustainable building standards are appropriate, evaluation criteria for procurement of design services shall include experience with sustainable design.
- D. Application. The sustainable building standards for municipal buildings and facilities, including Anchorage School District, shall apply to facilities and buildings where the principal use is regularly occupied space including, but not limited to, buildings occupied for office, retail, classroom or assembly purposes.
1. As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intended to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.
- E. Exception procedure. If the municipality determines that it would not be economically feasible to satisfy the prerequisites for LEED certification in the case of a specific project, it may apply to the building board of appeals for an exemption to the requirement. The board shall act on an exemption application within 30 days, following its regular procedures to the full extent possible.
- F. The Department of development services shall refund 100 percent of the expedited portion of building permitting fees for public and private projects designed to meet a minimum rating of LEED Certified (all development including residential), or NGBS Bronze (residential).
1. The regular portion of building permitting fees for public and private development shall be refunded according to the following schedule:

TABLE INSET:

- a. LEED Certified/NGBS Bronze: 10% refund
 - b. LEED/NGBS Silver: 15% refund
 - c. LEED/NGBS Gold: 22.5% refund
 - d. LEED Platinum/NGBS Emerald: 35% refund
- G. For projects where refund of permit fees is accepted in return for minimum LEED certification, refunds for the project shall be based upon the final LEED certification level achieved.
- 1. Refunds shall be issued upon receipt of proof, satisfactory to the Municipality, of LEED certification.
 - 2. A project without sufficient proof of certification, or failing to meet the minimum requirements for LEED certification shall receive no refund.

(AO No. 2008-93, § 1, 7-1-09)

Editor's note: This section is effective July 1, 2009, pursuant to AO 2008-93.