Chapter 23.15
LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE
2000 EDITION

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23.15.100 Local Amendments To The International Building Code, 2000 Edition

The amendments to the 2000 Edition of the International Building Code are listed hereafter by section. The last digits of the number (after the title and chapter digits) are the sections of the International Building Code to which the amendments refer.

23.15.202 "U" Definitions And Abbreviations

Add the following definition:

*USABLE SPACE* is space in a structure used for utility or equipment placement, storage, or building service such as laundry and maintenance areas, and not defined as habitable space. Space used for ducts, water and sewer lines, and electrical wiring is not considered usable space.

23.15.302.1.1 Table 302.1.1 Incidental Use Areas

Amend Table 302.1.1 by changing the wording in the first block under the left column to read as follows:

Furnace rooms in E and R-1, R-2, and R-4 occupancies regardless of Btu input, and furnace rooms of all other occupancies where the largest piece of equipment is over 400,000 Btu per hour input.
23.15.302.3.3 Separated Uses
Add new amendment to section 302.3.3, Exception #2 to read as follows:

The private garage shall be separated from the residence and its attic with Type X gypsum board, as defined in GA 600, applied to the garage side.

Add the following to the end of the second sentence:

…and all such door openings shall have self-closing and latching devices or shall be automatic closing and latching.

23.15.305.2 Day Care
Amend first paragraph to read as follows:

The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than five children older than 2-1/2 years of age, including children related to the staff, shall be classified as a Group E occupancy.

Add a new Exception 1 to read as follows:

1 Family child care homes (R-3) operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of twelve children of any age without conforming to the requirements of this regulation (E occupancy) except for smoke detectors as specified in Subsection 907.2.10, means of egress requirements of Section 1003, including emergency escape and rescue openings (as required by Section 1009) in napping or sleeping rooms, and fire extinguisher requirements as outlined in the International Fire Code.

23.15.308.3 Group I-2
Amend the last sentence to read:

A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as a Group R-3.

23.15.308.3.1 Child Care Facility
Amend paragraph to read:

A child care facility that provides care on a 24-hour basis to more than five children 2-1/2 years of age or less, including children related to the staff, shall be classified as Group I-2.

23.15.308.5 Group I-4, Day Care Facilities
Amend the second sentence to read:

A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as a Group R-3

23.15.501.3 Location on Property
Amend Chapter 5 by adding a new section to read as follows:

501.3 Location on Property. Buildings must adjoin or have access to a permanent public way or yard on not less than one side. Required yards must be permanently maintained.

23.15.504.4 Day Care Facilities
Add a new subsection to read as follows:

504.4 Day Care Facilities. Facilities that are operated in a primary residence (R-3) between the hours of 6:00 a.m. and 10:00 p.m., and accommodating up to a total of 12 children of any age may use the second story of the building without providing an automatic sprinkler
system, or complying with Table 302.3.3, Table 602, and the Type VA requirements set out in Table 503 provided all other applicable legal provisions for an E Occupancy are met.

23.15.507.1 Unsprinklered, One-Story
Amend by deleting the words “or S-2.”

23.15.601 Table 601, Footnote “d"
Amend footnote “d” by adding the following sentence to the end of the paragraph:

In group E occupancies, an automatic sprinkler system may be substituted for 1-hour fire-resistance-rated construction provided the system is designed in accordance with Section 903.3.1.1.

23.15.716.4.2 Groups R-1 and R-2
Amend paragraph to read as follows:

Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. The intervening space between any two draft stops or walls shall be designed for adequate cross ventilation in accordance with Section 1202.2. Draftstopping shall be installed above, and in line with, tenant and dwelling separation walls that do not extend to the underside of the roof sheathing above.

Amend Exception 3 to read as follows:

Exception 3: Draftstopping in attic spaces of Group R-1 and R-2 occupancies may be installed so that the area between draft stops that extends from the ceiling to the roof does not exceed 3,000 square feet, and the greatest horizontal dimension does not exceed 60 feet. Such draft stops do not have to be located directly above or in line with walls separating tenant spaces, unless part of construction dictated by other provisions of this code. Adequate cross ventilation shall be provided in accordance with Section 1202.2

23.15.803.8.1.1 Suspended Acoustical Ceilings
Amend last sentence by adding the following words:

“and Section 1621.2.5 for seismic requirements.”

23.15.903.2 Where Required
Amend section by adding a second paragraph and related exceptions to read as follows:

All new buildings of type III, IV, or V construction that exceed a total floor area of 12,000 square feet shall be provided with an automatic sprinkler system meeting the standards of Section 903.3. Where an addition to an existing building of type III, IV, or V construction causes the total combined floor area to exceed 12,000 square feet, an automatic sprinkler system meeting the standards of Section 903.3 shall be provided throughout.

Exceptions:

1. R-3 and U Occupancies
2. Airport Control Towers
3. Open Parking Garages
4. Buildings used exclusively for participant sports where the main floor is located at the same level as the level of the main entrance and exit, and the observation occupant load does not exceed
300, and an automatic fire alarm system installed in accordance with NFPA 72 and Section 907.1.2 is provided.

5. F-2 Occupancies

**23.15.903.2.2 Group E**

Amend paragraph to read as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies. An automatic sprinkler system shall also be provided for every portion of educational buildings below the level of exit discharge.

Amend Exception 1 to read as follows:

**Exception 1**: Buildings with E occupancies having an occupant load of 49 or less.

Add a new Exception 2 to read:

**Exception 2**: Day care uses not otherwise required to have automatic sprinkler systems by other provisions of the code.

**23.15.903.2.9 Group R-4**

Amend by deleting the words “with more than eight occupants.”

**23.15.903.12.1 Stories and Basements Without Openings**

Amend by deleting the words “where the floor area exceeds 1,500 square feet (139.4 m²) and”.

**23.15.903.3 Installation Requirements**

Amend by adding the following exception:

**Exception**: Elevator machine rooms may delete the sprinklers within the machine room where such room is: (1) separated from the remainder of the building in accordance with ASME A17.1 Safety Code for Elevators, (2) smoke detection is provided in accordance with NFPA 72 and, (3) notification of alarm activation is received at a constantly monitored location.

**23.15.907.2.3 Group E**

Amend section by adding a second paragraph to read as follows:

Rooms used for sleeping or napping purposes within a day care use of a Group E occupancy must be provided with smoke detectors that comply with Section 907.2.10.1.2.

**23.15.907.2.8 Group R-1**

Amend by deleting Exception 3.

**23.15.907.2.9 Group R-2**

Amend by deleting Exception 2.

Amend by revising the first sentence to read as follows:

A manual fire alarm system and an automatic fire detection system with smoke detection in public areas shall be installed in Group R-2 occupancies where:”

**23.15.907.2.10 Single- and Multiple-Station Smoke Alarms**

Amend by changing the title of this section to **Single- and multiple-station smoke alarms and carbon monoxide detectors.**
23.15.907.2.10.1.2.1 Carbon Monoxide Detectors in Groups R-2, R-3, R-4 and I-1

Add a new subsection, 23.15.907.2.10.1.2.1 Carbon monoxide detectors in groups R-2, R-3, R-4, and I-1, to read as follows:

Single- or multiple-station carbon monoxide detectors shall be installed and maintained in Groups R-2, R-3, R-4, and I-1, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In dwelling units, single-and multiple-station carbon monoxide detectors shall be installed on each floor. Where there are sleeping rooms on a floor, the detector shall be placed outside of the sleeping rooms. When more than one detector is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

23.15.907.2.10.1.4 Additions, Alterations, or Repairs to Group R

Amend by adding a second and third exception to read as follows:

1. Carbon monoxide detectors in existing areas shall not be required to be interconnected and hard wired where alterations or repairs do not result in the removal of the interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of the interior finishes.
2. Carbon monoxide detectors shall be permitted to be electrical outlet type with battery back-up.

23.15.907.2.10.2 Power Source

Add a new paragraph to read as follows:

In new construction, the required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Carbon monoxide detectors shall be permitted to be electrical outlet type with battery back up when installed in existing buildings or in buildings that undergo alterations, repairs or additions regulated by section 23.15.907.2.10.1.4.

23.15.907.2.10.3 Interconnection

Amend by substituting the words “smoke alarms and carbon monoxide detectors” everywhere that the words “smoke alarms” occur.

23.15.1003.2.13.5.1 Size

Amend by adding a sentence to the end of the paragraph which reads as follows:

Wheel chair space shall not interfere with access to or use of the fire department hose connections and valves.
23.15.1003.3.2 Door Swing
Add the following to the end of the section:
For accessible entrances see Section 1105.

23.15.1003.3.9 Panic and Fire Exit Hardware
Amend second paragraph by changing the number “100” to “50.”

23.15.1003.3.3 Stairways
Amend section by adding an exception to read as follows:
   Exception: Stairs or ladders used only to attend equipment are exempt from the requirements of this section.

23.15.1005.2.1 Minimum Number of Exits
Amend section by adding an exception to read as follows:
   Exception: Basements or the first level below the first story in all occupancies except R-3, used exclusively for the service of the building may have access to only one exit. For any other use except R-3, the basement or first level below the first story shall have at least two exits arranged in accordance with Section 1004.2.2. For the purpose of this exception, storage rooms, laundry rooms, maintenance offices and similar uses shall not be considered as providing service to the building.

23.15.1009.1 General
Amend section 1009.1 by deleting all exceptions.

23.15.1102 Definitions
Add the following definition:
   CONVENTIONAL INDUSTRY TOLERANCES. Plus or minus ½ inch up to 36 inches and plus or minus 1 percent over 36 inches. Slopes may be plus or minus 1 percent.

23.15.1103.2.2 Existing Buildings
Delete “Section 3408” and replace with “Anchorage Existing Buildings Code, AMC 23.65.”

23.15.1103.2.4 Detached Dwellings
Delete “one- and two-” and replace with “one-, two-, and three-”

23.15.1103.2.11 Residential Group R-1
Add the following at the end of the sentence “…are not required to be accessible.”

23.15.1104.4 Multilevel Buildings and Facilities
Delete Exception 1 and replace with the following:
   Exception 1. Elevators are not required in facilities that are less than three stories or that have less than 3000 square feet per story unless the building contains offices of health care providers (Group B or I) passenger transportation facilities and airports (Group A-3 or B) or multiple tenant facilities of Group M.

23.15.1105.1.1 Public Use Areas
Add new section, 1105.1.1 Public Use Areas, to read as follows:
   1105.1.1 Public Use Areas. The door opening force shall not exceed a 5-pound force.
Exceptions:

1. A power-assisted door is installed.
2. Someone is within line of sight of the door and available for assistance during business hours.
3. An electronic signaling device is installed in accordance with ICC/ANSI 117.1 Section 702.

23.15.1106.1 Accessible Parking

Add the following at the end of the paragraph:

Accessible parking requirements. Accessible parking requirements for commercial, industrial, public, and institutional uses are as follows:

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<td>2,600+</td>
<td>Total accessible spaces minus total van spaces</td>
<td>1 per each 8 accessible spaces</td>
<td>20 plus 1 for each 100 over 1,000 total car spaces</td>
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</table>

Accessible car spaces shall be at least eight feet wide with an access aisle at least five feet wide abutting the space. One in every eight accessible car spaces shall have an abutting aisle eight feet in width. Accessible car space access aisles shall be part of an accessible route to the building or facility entrance. Two accessible car spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Accessible car spaces and access aisles shall be level with surface slopes not exceeding one to 50 in all directions. Accessible car spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. The accessible route of travel shall not pass behind parking spaces. In parking facilities that do not serve a particular building, accessible car spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible car spaces shall be dispersed and located closest to the accessible entrances.

Accessible car spaces shall be designated as reserved by a sign showing the symbol of accessibility. Van-accessible spaces shall have an additional sign reading "Van-Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

23.15.1108.2 Toilet and Bathing Facilities
Amend ICC/ANSI 117.1-98 Section 609.4 by adding the following:

**Exception 2:** Grab bar height above tank type water closets must be adjusted to meet Section 609.3 but in no case shall the grab bar exceed 38” in height above the finished floor.

23.15.1108.4 Kitchens, Kitchenettes and Wet Bars
Add the following exception:

**Exception 1:** Wet bars in non-public use areas may be adaptable.
23.15.1109.1 Signs
Delete Item 1 and replace with the following:
1. Accessible parking spaces as required by Section 23.15.1106.1

23.15.1201 Interior Environment
Amend by adding a new section 1201.2 titled Vapor Retarders:
1201.2 Vapor Retarders. All exterior wall, ceiling, and roof assemblies which enclose heated spaced and which are exposed to outdoor ambient temperatures shall be protected against water vapor transmission. Assemblies not otherwise of impermeable construction shall have installed, on the heated side of the insulation or air spaces, vapor retarders having a perm rating of 0.06 minimum in accordance with ASTME 96 (equivalent to 6 mil polyethylene).

23.15.1202.2 Attic Spaces
In the first sentence, add the words “insulation and” before the word “ceilings.”
Amend third sentence by changing “1 inch” to “1 ½ inch.”
Amend section by deleting the exception in its entirety.
Add a sentence at the end of the paragraph to read as follows:
Attic access shall not be located in a room containing bathing facilities.

23.15.1209.1 Floors
Amend paragraph to read as follows:
In other than dwelling units, toilet and bathing room floors shall have a smooth, non-porous, non-absorbent surface such as non-cushioned sheet vinyl, sealed concrete, or ceramic tile with sealed joints or other approved materials. Base shall be of similar materials, shall extend up the wall five inches (127 mm) minimum, and shall be sealed to the flooring and wall surface and allowing differential movement without water penetration.

23.15.1209.2 Walls
Amend first paragraph to read as follows:
Walls within two feet (610 mm) of the front and sides of urinals and water closets shall have a smooth, non-porous, non-absorbent surface such as non-cushioned sheet vinyl, sealed concrete, ceramic tile with sealed joints, approved plastic panels, or other approved materials, to a height of four feet (1219 mm) minimum.

23.15.1403.2 Weather Protection
Amend third sentence by adding the words “vapor permeable” after “water-resistive.”
Amend third sentence by deleting the words “as described in Section 1404.2.”

23.15.1404.2 Water-Resistive Barrier
Delete this section in its entirely.

23.15.1503 Weather Protection
Add new Section 1503.6 to read as follows:
1503.6 Protection from falling ice and snow. All exits shall be protected from falling ice and snow.
23.15.1507.1 Requirements for Roof Covering/Scope
Add after first paragraph:
Eave underlayment consisting of self-adhering modified bitumen shall be installed from the eaves to a line 36 inches inside the exterior wall line. Install one layer of 15 lb felt with 18 inch (457 mm) lap over eave underlayment with subsequent laps at two inches horizontally and four inches vertically continuing to the ridge.

23.15.1507.2 Asphalt Shingles
Delete reference to Table 1507.2.

23.15.1507.2 Table Asphalt Shingle Application
Delete Table in its entirety.

23.15.1507.2.2 Slope
Delete paragraph and replace with the following:
Asphalt shingles shall only be installed on roof slopes of three units vertical in 12 units horizontal or greater.

23.15.1507.2.3 Underlayment (Asphalt Shingles)
Amend by adding a second sentence to read as follows:
Asphalt shingles shall be underlaid with self-adhering polymer modified bitumen sheet complying with ASTM D 1970 from the eaves edge to a point 36” past the inside wall line. Remainder to be covered in minimum 15lb felt.

23.15.1507.2.5 Asphalt Shingles
Add the following new sentence to the end of the paragraph:
Asphalt shingles shall be not less than 235 pounds per square.

23.15.1507.2.8 Underlayment Application
Delete paragraph and replace with the following:
Underlayment shall be installed per manufacturer’s installation requirements.

23.15.1507.3.3 Underlayment
Add the following at the end of the paragraph:
Underlayment shall be self-adhering polymer modified bitumen sheet covering the entire roof.

23.15.1507.3.3.1 Low Slope Roofs
Delete section in its entirety.

23.15.1507.3.3.2 High Slope Roofs
Delete section in its entirety.

23.15.1507.4 Metal Roof Panels
Add a new subsection 1507.4.5 to read as follows:
1507.4.5 Underlayment. Underlayment for metal roof panels shall be installed per Section 1507.2.3.
23.15.1507.5.3  Underlayment
Delete paragraph and replace with the following:
Underlayment for metal roof shingles shall be installed per Section 23.15.1507.2.3.

23.15.1507.6.3  Underlayment
Delete section and replace with the following:
Underlayment for minimum surface roll roofing shall be installed per Section 23.15.1507.2.3.

23.15.1507.7.3  Underlayment (Slate Shingles)
Delete the paragraph in its entirety and replace with the following to read as follows:
Slate shingles shall be underlayed with self-adhering polymer modified bitumen sheet complying with ASTM D 1970 from the eaves edge to a point 36” past the inside wall line. Remainder to be covered in minimum 15lb felt.

23.15.1507.8  Table  Wood Shingle and Shake Installation
Delete Table 1507.8 in its entirety.

23.15.1507.8.3  Underlayment (Wood Shingles)
Delete the paragraph in its entirety and replace with the following to read as follows:
Wood shingles shall be underlayed with self-adhering polymer modified bitumen sheet complying with ASTM D 1970 from the eaves edge to a point 36” past the inside wall line. Remainder to be covered in minimum 15lb felt.

23.15.1507.9.3  Underlayment (Wood Shakes)
Delete the paragraph in its entirety and replace with the following to read as follows:
Wood shakes shall be underlayed with self-adhering polymer modified bitumen sheet complying with ASTM D 1970 from the eaves edge to a point 36” past the inside wall line. Remainder to be covered in minimum 15lb felt.

23.15.1608.3  Flat Roof Snow Loads
Add the following sentence at the end of the first paragraph:
The minimum flat roof snow load, \( P_f \), shall be 40 pounds per square foot.

23.15.1609.3  Basic Wind Speed
Amend paragraph by deleting reference to “Figure 1609” and replacing with the reference “Anchorage Three Second Gust Wind Zone map.”

23.15.1609.3  Figure
Replace Figure 1609 with the following:
23.15.1609.3.1 Exposure Category
Add the following to the definition of “EXPOSURE D”:
The SHORELINE shall be defined as the high tide line (as indicated by the edge of vegetation on the most recent Municipality of Anchorage base aerial photograph set). UNOBSTRUCTED shall be defined as any site not sheltered from the shoreline by vegetation or other impediments at least four feet high and covering at least 60 percent of an area extending at least 30 feet perpendicular to a line connecting the building to any point of the shoreline.

23.15.1621.2.5.2.2 Seismic Design Categories D, E or F
Delete Item 8 in its entirety.

23.15.1704.1 Special Inspections
Amend in two places:
Amend by adding the following to the end of the paragraph:
Provided the Engineer of Record is a registered professional engineer in the State of Alaska, the Engineer of Record shall be deemed qualified to perform special inspections required under this chapter without further statements of qualifications or resumes to the Building Official.
Delete General Exception 3.

23.15.1704.1.2 Report Requirement
Delete the fourth and fifth sentences and insert the following:
All discrepancies shall be brought to the immediate attention of the contractor for correction, and shall be documented in a Special Inspection Report. If action is not taken immediately or within an agreed time frame to correct the nonconformance, the Special Inspector shall promptly inform the Engineer of Record and the Building Official, verbally and in writing through a Special Inspection Report. Discrepancies discovered by the Special Inspector after the fact shall be reported to the Engineer of Record and the Building Official in writing.
Copies of inspection reports shall be available at the construction site for review by the Municipality of Anchorage Building Safety Personnel.

23.15.1704.3 Steel Construction
Add the following exception under Item 2, to read as follows:
2.6 Welds listed under exception 2 will not require Special Inspection if design stresses are less than half of the allowable stresses and welds are placed by AWS certified welders. The Engineer of Record shall indicate on the drawings which welds, if any, do not require Special Inspection.

23.15.1704.3.1 Welding
Add a new paragraph as follows:
For Special Moment-Resisting Frames, the Special Inspector shall be a qualified, AWS Certified Weld Inspector.
23.15.1704.11 **Sprayed Fire-Resistant Materials**

Add the following:

**Exception:** Shotcrete work not of a structural nature or not for water retention structures, which is fully supported on earth, which is for minor repairs or when no special hazard exists and special inspection is waived by the Building Official.

23.15.1802.1 **General**

Delete the second sentence and replace with:

The classification and investigation of the soil shall be made by an Alaska registered civil engineer.

23.15.1802.2.2 **Expansive soils**

Delete subsection in its entirety.

23.15.1802.2.6 **Seismic Design Category C**

Add to the following after the paragraph:

Evaluation of liquefaction, slope stability, and surface rupture due to faulting or lateral spreading shall show through historic record, subsurface exploration, and analysis that the building site and all natural, permanent cut, fill, or stabilized slopes exhibit an acceptable factor of safety or risk. The level of evaluation shall be a function of the Seismic Use Group of the structure and setting, relative to the mapped Seismically-Induced Ground Failure Zone (Ref: Municipality of Anchorage 1980 Anchorage Coastal Resource Atlas, Volume I)

**Liquefaction:** The evaluation of liquefaction potential for Seismic Use Group I structures located in Seismically-Induced Ground Failure Zones 1, 2, or 3 may be based on historic record. The evaluation of liquefaction potential for all Seismic Use Group II and III structures and Seismic Use Group I structures located in Seismically-Induced Ground Failure Zones 4 or 5 shall follow an accepted empirical procedure. The potential for liquefaction and soil strength loss shall be evaluated for a site peak ground acceleration, duration, and magnitude

**Slope Stability & Lateral Spreading:** Evaluations of slope stability and surface rupture due to lateral spreading may be analyzed following one of two methods defined below. All analyses shall consider the potential loss of soil strength due to liquefaction, or due to remolding of highly sensitive materials.

**Method 1) Pseudo-Static Analysis:** Following a Limit-Equilibrium model, the building site and all natural, permanent cut, fill, or stabilized slopes shall exhibit a minimum factor of safety of 1.5 under statically applied load conditions; and a minimum factor of safety of 1.1 for seismic load conditions, when applying the minimum horizontal inertia force determined by multiplying the acceleration factor in Table 23.15.1802.2.6 to the weight of the potential sliding mass.

**Method 2) Dynamic Analysis:** The stability of the building site and all natural permanent cut, fill or stabilized slopes shall exhibit an acceptable safety factor or magnitude of displacement under seismic loading following a dynamic analysis. Dynamic analyses shall be based on site-specific design ground motions defined in Table 23.15.1802.2.6.
TABLE 23.15.1802.2.6
SEISMIC HORIZONTAL ACCELERATION FACTORS

<table>
<thead>
<tr>
<th>METHOD OF EVALUATION</th>
<th>HORIZONTAL ACCELERATION FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Limit-Equilibrium Zone(a) 1, 2, and 3</td>
<td>0.3</td>
</tr>
<tr>
<td>Zone(a) 4 and 5</td>
<td>0.2</td>
</tr>
<tr>
<td>2) Dynamic Analysis</td>
<td>Peak surface acceleration corresponding with a 475-year return period ground motion (in bedrock), as modified for the site conditions (Ref: Sections 1615.1 and 1615.2).</td>
</tr>
</tbody>
</table>

(a) Seismically-Induced Ground Failure Zones (Ref: Municipality of Anchorage 1979 Geotechnical Hazard Assessment Study)

23.15.1802.2.7 Seismic Design Category D, E, or F.
In item 2, delete the last sentence and replace with:

The peak ground acceleration used shall be $S_{DS}/2.5$, where $S_{DS}$ is determined in accordance with Section 1615.1 or 1615.2.

Delete the Exception.

23.15.1802.2.8 Permafrost.
Add a new subsection 1802.2.8 to read as follows:

A subsurface investigation shall be performed to determine whether permafrost exists at any building site located within areas delineated on the Mass Wasting map (Anchorage Coastal Resources Atlas, Volume I: The Anchorage Bowl, 1980) as having a high potential for isolated permafrost conditions.

23.15.1802.6 Reports
Amend in two places:

Delete paragraph and replace with the following:

The soil classification and design bearing capacity shall be shown on the plans. When a soils classification is required in accordance with Section 1802.1, a written report prepared by a civil engineer licensed in the State of Alaska shall be submitted to the Building Official that shall include, but need not be limited to, the following information:

Add the following items after item 9:

10. When groundwater is known or suspected to exist within six feet (1.8m) of final grade, the report shall include surface and subsurface drainage recommendations.

11. The report shall address the potential for isolated permafrost. When permafrost is known or suspected to exist within the building site, the report shall include
discussion of the potential for thaw or creep settlement and foundation recommendations to mitigate such consequences.

12. The soils report shall provide a summary of the methods, parameters and assumptions used to evaluate the hazards of liquefaction, slope stability, and surface rupture due to faulting or lateral spreading.

23.15.1803.3 Site Grading

Add the following at the end of the first paragraph:

Car-washing establishments and other activities from which water may be carried or tracked into streets shall be arranged in a manner to preclude such dispersal of water onto driving surfaces. (AO 83-53)

23.15.1805 Footings and Foundations

23.15.1805 General

Add the following at the beginning of the paragraph:

Footings and foundations shall be constructed of masonry, concrete, or treated wood. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six inches above the adjacent grade. Unless other recommendations are provided by a foundation investigation report, footings shall meet the following requirements.

Except for the upper 12 inches, peat or organic silts (Pt. OL, or OH soils - as defined by the Unified Soil Classification System) shall not be used for backfill within 18 inches of the footing or stem wall.

23.15.1805.2.1 Frost Protection

Add the following at the end of the paragraph:

Minimum footing depths shall be as indicated in Table 23.15.1805.2.1. Footings shall bear on undisturbed natural inorganic soil, or suitably compacted fill.

Cast-in-place concrete piers shall be founded at a depth suitable for structural support or as indicated in Table 23.15.1805.2.1 whichever is greater. Connecting grade beams between piers on perimeter walls of warm buildings shall extend at least 36 inches below ground surface and shall be protected from frost heave. The potential for frost heave below grade beams of cold structures shall be accounted for in the design of these elements.

Table 23.15.1805.2.1

<table>
<thead>
<tr>
<th>Foundation Type</th>
<th>Minimum Footing Depth, Inches (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Warm Foundation</td>
</tr>
<tr>
<td></td>
<td>Cold Foundation</td>
</tr>
<tr>
<td>Perimeter Footing</td>
<td>42 (1067)</td>
</tr>
<tr>
<td></td>
<td>60 (1524)</td>
</tr>
<tr>
<td>Interior or Interior Isolated Spread</td>
<td>8 (203)</td>
</tr>
<tr>
<td></td>
<td>60 (1524)</td>
</tr>
<tr>
<td>Cast-in-Place Concrete Pier</td>
<td>42 (1067)</td>
</tr>
<tr>
<td></td>
<td>120 (3048)</td>
</tr>
<tr>
<td>Exterior Isolated Foundation</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>120 (3048)</td>
</tr>
</tbody>
</table>
(1) Dimension indicated is from bottom of footing to adjacent exterior grade. Required depth to bottom of footing within a crawl space shall not be less than eight inches (203 mm). Basements or crawl space walls supporting more than five feet (1524 mm) differential fill on opposite faces shall be restrained as necessary against lateral movement.

(2) Dimension indicated is from bottom of footing to nearest adjacent grade.

(3) Exterior decks, landings, and platforms not rigidly attached to the building and not greater than 30 inches (702 mm) above grade may bear directly on the ground. Bearing materials must meet other portions of this code.

(4) The minimum footing depths may not be adequate for frost susceptible soils. Cold footings shall be founded below the frost line, or be protected from freezing with insulation or other appropriate means. In addition, provisions shall be made to resist uplift forces due to frost jacking on the sides of cold foundations.

(5) Foundations installed in non-frost-susceptible material may be 60 inches (five feet) (1524 mm).

(6) Non-load-bearing site structures which are not attached to the building, such as fences, light poles, sign posts, shall have a footing depth which is based on an analysis of the vertical and lateral loads on the structure and the structure’s susceptibility to damage from frost action.

23.15.1805.2.4 Footing Definitions
Add a new subsection 1805.2.4 as follows:

1085.2.4 Footing Definitions

- **Warm Foundation**: Any foundation where the temperature of the bearing soil is normally maintained above freezing.

- **Cold Foundation**: Any foundation where temperatures of the bearing soils are normally subject to freezing.

23.15.1805.3 Footings On Or Adjacent To Slopes
Add the following paragraph before the first sentence:

When a foundation investigation is required in accordance with Section 23.15.1802.2.7, the minimum building and structure clearances and setbacks shall be as defined in Section 1805.3.1 and Section 1805.3.2, or 15 feet (4572 mm) from the surface projection of the most critical theoretical failure plane determined from the slope stability analysis, whichever is greater.

23.15.1805.3.5 Alternate Setbacks And Clearance
Delete paragraph in its entirety and replace with the following:

The Building Official may approve alternate setbacks and clearances, if based on a foundation investigation in accordance with Section 23.15.1802.2.7.

23.15.1805.4.1 Footing Design
Add the following to the beginning of the first paragraph:

All footings shall be concrete. All-weather wood foundation systems may only be installed in Type GW, GP, SW, and SP soils unless a complete soils investigation and foundation design, prepared by a civil engineer registered in the State of Alaska, is submitted for approval.
23.15.1805.4.6 Wood Foundations
Add a second paragraph as follows:

Hot dipped zinc-coated fasteners may not be used for basement or crawl space construction. Fasteners and anchor bolts used in concrete footings shall be stainless steel. Anchor bolts shall be a minimum ten-inch by 5/8-inch nominal diameter embedded at least seven inches (178 mm) into the concrete. Treated wood foundation plates or sills shall be installed in accordance with AMC 23.15.1805.6.

23.15.1805.5 Foundation Walls
Add the following after the paragraph:

Foundation walls shall be restrained at the footing line by the following methods:

1. **Basement**
   A four-inch (102 mm) concrete slab either poured against a minimum one-inch (25.4 m) x four-inch (102 mm) treated wood screed or a four-inch (102 mm) concrete slab poured against a keyway between the studs.

2. **Crawl Space**
   A minimum four-inch (102 mm) x four-inch (102 mm) nominal size pressure-tREATED or decay-resistant member installed immediately adjacent to the wall and bolted to the footing with 5/8-inch (15.9 mm) diameter anchor bolts maximum two feet 0 inches (610 mm) on center. The maximum soils height against the wall is three feet 0 inches (914 mm).

**Exception:** The above need not apply if a suitable alternate design is prepared by an civil engineer registered in the State of Alaska and approved by the building official.

23.15.1805.6 Foundation Plates Or Sill Bolting
Add the following at the end of the paragraph:

Foundation plates or sills shall be bolted to the foundation or foundation wall with galvanized steel bolts.

23.15.1806.1 Where Required
Add the following sentence at the end of the paragraph:

All crawlspace walls below exterior grade shall be dampproofed.

23.15.1806.1.3 Ground Water Control
Add the following at the end of the paragraph:

The space between the side of a basement excavation and the exterior of a basement wall shall be backfilled for half the height of the excavation with the same material (Type GW, GP, SW, or SP soils) on which the footing is placed.

23.15.1806.2.2 Walls
Add a third paragraph to read as follows:

Approved dampproofing shall be applied over the below-grade portion of exterior crawl space walls prior to backfilling. A treated lumber or plywood strip shall be attached to the wall to cover the top edge of the approved damp proofing. The wood strip shall extend at least two inches (50.8 mm) above and five inches (127 mm) below finish grade level to protect the
approved dampproofing from exposure to light and from mechanical damage at or near grade. The joint between the strip and the wall shall be caulked full length prior to fastening the strip to the wall. Alternatively, brick, stucco, or other covering appropriate to the architectural treatment may be used in place of the wood strip. The approved dampproofing shall extend down to the bottom of the concrete footing.

23.15.1806.3 **Waterproofing Required**
Add the following at the end of the paragraph:

In addition, all exterior below grade walls enclosing habitable spaces shall be waterproofed in accordance with Section 1806.3.2.

23.15.1905.12 **Cold Weather Requirements**
Amend by adding the following sentence at the end of Item 1.

For purposes of near freezing weather considerations, 40°F shall be used. The protection must be capable of maintaining the temperature of the curing concrete at or above the required 50°F for the required time periods mentioned in Section 1905.11.

23.15.1907.5 **Placing Reinforcement**
Amend in two places:

Amend by deleting the reference to “1907.5.4” and replacing with the reference “1907.5.5.”

Amend by adding a new section 1907.5.5 to read as follows:

**1907.5.5 Installation of Anchors.** Anchors shall be in place prior to placing concrete.

**Exception:** Anchors having a required embedment depth of seven inches or less may be field placed while concrete is in plastic condition.

23.15.1913.9 **Installation of Anchors**
Amend by adding the following at the end of the first paragraph:

Anchors shall be in place prior to placing concrete.

**Exception:** Anchors having a required embedment depth of 7 inches or less may be field placed while concrete is in plastic condition.

23.15.2104.6 **Installation of Anchors**
Add a new section 2104.6 to read as follows:

**2104.6 Installation of Anchors.** Anchors shall be in place prior to grouting.

**Exception:** Anchors having a required embedment of 13 inches or less may be field placed while grout is in plastic condition.

23.15.2302.1 **Definitions**
Add the following sentence at the end of the definition of Diaphragm Rigid:

Wood structural panel diaphragms may be considered flexible.
23.15.2305.3.7 Shear Walls with Openings
Add the following sentence at the end of the first paragraph:

Perforated shear wall requirements in NEHRP 2000, Provisions For Seismic Regulations For New Buildings And Other Structures, shall be permitted.

23.15.2308.9.2.2 Top Plates for Studs Spaced at 24 Inches
Delete paragraph in its entirety and substitute the following:

When bearing studs are spaced at 24-inch (610 mm) intervals, joists or trusses shall bear within five inches (127 mm) of the studs beneath or a third plate shall be installed.

23.15.2308.9.8 Pipes In Walls
Amend the section by adding a paragraph as follows:

All studs in exterior plumbing walls shall be a minimum six-inch (152 mm) nominal width unless otherwise approved.

23.15.2308.10.1 Wind Uplift
Amend in two places:

Add as follows:

Metal framing anchors with a 400 pound uplift capacity shall be spaced no further apart than 48 inches (1,219 mm) for roof rafters or trusses with spans less than 20 feet (6,096 mm) in length, and no further apart than 24 inches (610 mm) for spans greater than 20 feet (6,096 mm) in length. Where walls have structural panel sheathing, the anchor may be placed on the inside of the wall without direct anchorage to studs below. The continuity of the load path through the walls and floors below shall be considered. For roof rafters or trusses with spans greater than 40 feet (12,192 mm), properly substantiated calculations shall be submitted to the Building Official for review.

[These values are now in code - although the new table does not include 120 mph…]

Amend by adding the following sentence at the end of the paragraph:

Uplift anchors shall be installed on each truss end.

23.15.2508.1 General
Add the following sentence at the end of the first paragraph:

Where horizontal assemblies are attached to wood framing the gypsum board shall be attached with screws.

23.15.3001.1 Scope
Delete paragraph and replace with the following:

This chapter governs the design, construction, installation, alteration, operation, maintenance, and repair of elevators and conveying systems, such as dumbwaiters, escalators, moving walkways, and material lofts, and their components.

23.15.3001.2 Reference Standards
Amend in two places:
Add the following referenced standards after A17.1:

…with supplements A17.1c-1999 addenda and A17.1d-2000 addenda,
Add the following after ASME B20.1:
….ANSI A10.4,

23.15.3001.4 Change in Use
Add new paragraph to read as follows:
Any change of use shall not be made without the approval of the building official. Said approval shall be granted only after it is demonstrated that the installation conforms to the requirements of ASME A17.1 and its supplements.

23.15.3002.1 Hoistway Enclosure Protection
Amend in three places:
Add the word “escalator,” after the word elevator.
Add second sentence to read:
Refer to ASME A17.1, Chapter VIII, Section 801.
Add new paragraph to read as follows:
Elevator hoistway shaft enclosure walls not required to have a fire resistive rating may be constructed with glass. Such glass shall be laminated glass that passes the requirements of ANSI A17.1.

23.15.3003.2 Fire-Fighters’ Emergency Operation
Add a second paragraph to read as follows:
Elevators shall be tested on normal and on emergency power. Elevators shall be tested by activating the smoke detectors and by use of the recall key switch. These tests shall be performed at intervals not to exceed one year after certification, and yearly thereafter.

23.15.3004.1 Vents Required
Amend in two places:
Replace paragraph with the following:
Hoistways of elevators and dumbwaiters penetrating more than three stories and above extending through two floor levels shall be provided with a means for venting smoke and hot gases to the outer air in case of fire.
Add the following paragraphs after the exceptions:
Refer to Section 3004.3 of this code. Vents shall be mechanically operated and shall be activated upon operations of any elevator lobby smoke detector. An approved fire alarm system or sprinkler system, for activation purposes, may be used in lieu of the elevator lobby detectors. A manual override shall be provided in an approved location, for fire department use and to address potential power failures. Vents shall be equipped with a fail-safe device to open when power failure occurs.
The venting of each individual hoistway shall be independent from any other hoistway venting, and the interconnection of separate hoistways for the purpose of venting is prohibited.

23.15.3005.4 Personnel and Material Hoists
Amend in two places:
Add new first sentence to read:
Personnel and material hoists shall meet the requirements of ANSI A10.4.

Add new subsection 3005.4.1 to read:

3005.4.1 Elevators for Construction and Demolition. All elevators, hoists, and material lifts used for construction to convey personnel and materials for construction and demolition operations shall be required to be certified by either the elevator or lift manufacturer or an independent, NAESA certified elevator inspector at the start of construction, prior to initial use, and each six months thereafter while it remains installed at the project site. Such inspection shall include, but shall not be limited to, inspection of the erected frame, the motor, hoist mechanisms, braking mechanism, means of entry and egress, load testing, and governor test. Tests reports and certification letter shall be submitted to the elevator section of the Building Safety Division within 72 hours of completion of the inspection. This requirement shall be retroactive to all permits, started prior to the approval of this code, which remain open.

All outstanding non-conformances to ANSI A10.4 shall be corrected, reinspected, and certified before said elevator or hoist is placed in use.

23.15.3006.1 Access

Add new paragraph to read:

Access to elevator machine rooms above grade shall be from the inside of the building or shall be by an enclosed, ventilated, and well lighted passageway protected from the weather. Passageway shall be a minimum of 3'- 6" wide by 6'-8" high, and shall meet the material and construction requirements of this code.

23.15.3007 Elevator Sprinkler Requirements

Add new section 3007 as follows:

3007 Elevator Sprinkler Requirements

3007.1 General Requirements. Sprinkler systems shall generally not be allowed in elevator machine rooms. Machine rooms shall be provided with one or more smoke detectors giving notification to initiate Fireman’s Service Phase I recall.

Should sprinkler be installed in machine rooms, the requirements for a shunt trip shall follow section 3006.5.

23.15.3008 Underground Hydraulic Elevator Pipes, Fittings, and Cylinders

Add new section 3008 as follows:

3008 Underground Hydraulic Elevator Pipes, Fittings, and Cylinders

All newly installed underground pressure cylinders and pipes containing hydraulic elevator fluids shall be encased by an outer plastic containment system meeting the following requirements:

a. The plastic casing shall be constructed of polyethylene or polyvinyl chloride (PVC). The plastic pipe wall thickness shall not be less than 0.125 inches (3.175 mm). The casing shall be capped at the bottom and all joints shall be solvent or heat welded.

b. The casing shall be sealed and dry around the hydraulic pipe and cylinder to contain any leakage into the ground and to prevent electrolysis to hydraulic pipe and cylinder. Dry sand may be used to stabilize the hydraulic cylinder.
c. A 0.50 inch (12.7 mm) pipe nipple with a one-way check valve shall be located between the casing and cylinder for monitoring purposes.

d. On new and existing hydraulic installations there shall be a log kept in the machine room of the oil level, usage, and loss. Any unaccounted loss in hydraulic fluids shall require shut down of the elevator and full load static test to determine continued capacity. Elevators shall not be returned to service until loss source is identified and corrections are made, followed by inspection.

23.15.3009 Seismic Safety Device
Add new section 3009 as follows:

3009 Seismic Safety Device
All electric and hydraulic elevators shall be equipped with a seismic safety in accordance with the requirements of Seismic Requirements, Part XXIV of ASME A17.1

3009.1 Existing Elevator Seismic Upgrade Requirements. All electric and hydraulic elevators within the jurisdiction of the Municipality of Anchorage shall be upgraded to include an appropriate seismic safety device within five years of the date of adoption of these amendments to the 2000 International Building Code. The minimum requirements for such elevators shall be:

1. Electric Elevators: A counterweight displacement switch shall be installed in accordance with rule 2409 of ASME A17.1.

2. Hydraulic Elevators: An elevator safety valve shall be installed in accordance with rule 2410.6 of ASME A17.1 to be located at the elevator pit level.

3. Permit, Inspection, and Approval: A permit for installation of the seismic upgrade shall be taken out by a licensed elevator contractor. Once complete, inspections shall be called for to verify completeness of installation.

3009.2 Roped Hydraulic Elevators. Roped hydraulic elevators shall have snag guards installed as part of their seismic safety system.

23.15.3010 Reporting Injuries or Unsafe Conditions
Add new section 3010 as follows:

3010 Reporting Injuries or Unsafe Conditions
Refer to ASME 17.1 and supplements.

3010.1 Reporting Requirements. An owner or operator must report, in detail and within 48 hours, any accident involving an elevator or escalator which results in injury to a person. If the deadline for the report falls on a weekend or holiday, the report must be made at the beginning of the next municipal working day. The report must be in the form of a written narrative to the building official. Report shall be signed by author.

3010.2 Unsafe Conditions. When an inspection reveals an unsafe condition, the inspector shall immediately file with the owner and the building official a full and true report of such inspection and such unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such elevator, escalator, or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe and may order the operation and use of the conveyance to cease until all necessary repairs are made and the conveyance is reinspected and
released to return to operation. The owner shall see to it that such notice of unsafe conditions is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when satisfied that the unsafe conditions have been corrected.

**23.15.3011 Top-of-Car Inspection of Existing Elevators**

Add new section 3011 as follows:

3011 Top-of-Car Inspection of Existing Elevators

All existing elevators shall have top-of-car operating devices as specified below:

1. Elevators with automatic or continuous-pressure operation shall have a continuous-pressure button-operating switch mounted on the top of the car for the purpose of operating the car solely from the top of the car. The device shall operate the car at a speed not exceeding 150 fpm (0.76 m/s).

2. The means for transferring the control of the elevator to the top-of-car operating device shall be on the car top and located between the car crosshead and the side of the car nearest the hoistway entrance normally used for access to the car top.

**23.15.3012 Access To Hoistway On Existing Elevators**

Add new section 3012 as follows:

3012 Access To Hoistway On Existing Elevators

All existing elevators must have mechanical (lunar key) means to access hoistway at top and bottom landing.

Hoistway door unlocking devices shall conform to the following:

1. The device shall unlock and permit the opening of the hoistway door from the access landing irrespective of the position of the car.

2. The device shall be installed at the access landings, and may be provided at other landings for emergency use (see Rule 111.10, ASME A17.1).

3. The device shall be designed to prevent unlocking the door with common tools.

4. The operating means for unlocking the door shall be available to and used only by inspectors, maintenance personnel, and repairmen.

5. The unlocking-device keyway shall be located at a height not greater than 6 feet 11 inches (2.11m) above the floor.

**23.15.3013 Residential Elevator Inspections**

Add new section 3013 as follows:

3013 Residential Elevator Inspections

Certificates of inspection shall not be required for conveyances within one and two family dwelling units.
23.15.3014 Inspection Periods
Add new section 3014 as follows:

3014 Inspection Periods

Power passenger elevators, material lifts, escalators, and moving walks shall be reinspected and recertified every 12 months.

23.15.CH.34 Existing Structures
Delete Chapter 34 in its entirety and refer to the Anchorage Existing Buildings Code.

23.15.CH.35 Referenced Standards
Revise by changing the referenced standards’ publication dates from those listed to the following:

- N.F.P.A. 12-2000 Carbon Dioxide Extinguishing System
- N.F.P.A. 12A-1997 Halon 1301 Fire Extinguishing System
- N.F.P.A. 13-1999 Installation of Sprinkler Systems
- N.F.P.A. 13D-1999 Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes
- N.F.P.A. 13R-1999 Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height
- N.F.P.A. 14-2000 Standpipe and Hose System
- N.F.P.A. 20-1999 Installation of Centrifugal Fire Pumps

23.15.APP.CH.D Fire Districts
Delete Appendix Chapter D in its entirety.

23.15 Appendix
Adopt Appendices A-C, G and H.

23.15 APP. CH.H Signs
23.15.H.101.2 Signs Exempt from Permits
Delete subsection in its entirety and substitute the following:

The following signs shall not require a permit under this chapter. An exemption shall not affect the requirement that a sign be installed and maintained so as to conform with the new requirements of this code and any other applicable law.

A. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees or similar signs specifically designed for the use of replaceable copy, electric signs shall not be included in this exemption.

B. Painting, repainting or cleaning of an advertising structure or the changing of advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless structural change is made.

C. Official signs erected by a federal, state, or municipal agency.

D. Signs not exceeding six square feet in area on any one of its faces.
E. Signs affixed to or painted on a currently operable and licensed vehicle.
F. Printed messages carried on any surface that is not attached to or supported from the ground or from a structure. (OA 88-30S)

23.15.H.101.3 Permits Required
Add a new section H.101.3 as follows:
A sign permit shall be required before any sign is erected. No permit shall be issued unless the proposed sign fully conforms to all requirements of this chapter and of Title 21 of the Anchorage Municipal Code.

23.15.H.101.4 Application for Permit
Add a new section H.101.4 as follows:
A. An application for a sign permit shall be made in writing upon forms prescribed by the Building Official and shall be complete only if accompanied by:
1. The location by street and number of the proposed sign structure;
2. The name, address, and telephone number of owner of the property on which the sign is to be erected;
3. The name, address, and telephone number of the sign contractor or erector;
4. A drawing to scale showing the design of the sign, including dimensions, sign size, method of attachment, structural specifications, source of illumination and showing the relationship to any building or structure to which it is or is proposed to be installed or affixed to which it relates;
5. For permanent, freestanding signs only, a plot plan to scale, indicating the location of the sign relative to property lines, streets and sidewalks, utility easements, buildings, driveways, parking spaces, existing signs (for B-1 and R-0 zones only), and structures identified by their principal use;
6. For B-1 and R-0 zones only, a list of all existing signs on the property on which the proposed sign is to be erected and a description of the size and square footage of each such existing display surface area; and
7. Such other information, which the Building Official determines is reasonable necessary to an evaluation of the proposed sign’s compliance with this code.