

KODIAK CITY COUNCIL

WORK SESSION AGENDA

Tuesday, June 21, 2016

Kodiak Public Library Multi-Purpose Room

7:30 p.m.

Work sessions are informal meetings of the City Council where Councilmembers review the upcoming regular meeting agenda packet and seek or receive information from staff. Although additional items not listed on the work session agenda are sometimes discussed when introduced by the Mayor, Council, or staff, no formal action is taken at work sessions and items that require formal Council action are placed on a regular Council meeting agenda. Public comments at work sessions are NOT considered part of the official record. Public comments intended for the "official record" should be made at a regular City Council meeting.

Discussion Items

1. Public Comments (limited to 3 minutes)
2. Request for Partnership for ArtPlace America Creative Placemaking Fund Grant.....1
3. Discussion About Proposed Updated Building Codes
 - a. Memo re: Discussion About Updated Building Codes.....13
 - b. Memo re: Borough Building Code Adoption15
 - c. Building Inspection Program Memorandum of Agreement 199717
 - d. Memorandum of Agreement 1984.....24
 - e. Department of Public Safety, Fire Prevention and Supporting Documents25
 - f. Building Official Correspondence to KIB Community Development Director and City Manager30
 - g. Joint Building Code Review Committee Minutes January – April 2016 ..37
 - h. Kodiak Island Borough Ordinance No. FY2016-12.....51
4. Elected Officials Training/Travel Requests
5. June 23, 2016, Agenda Packet Review

(This page left intentionally blank.)

Kniazowski, Aimee

From: Anjuli Grantham [anjuligrantham@gmail.com]
Sent: Friday, June 03, 2016 3:19 PM
To: Kniazowski, Aimee
Subject: schedule meeting
Attachments: Industrial Arts District intro.pdf; IAD methods.docx

Categories: Council Agenda Items

Dear Aimee,

I received exciting notification that I have been invited to make a full proposal to ArtPlace America's Creative Placemaking grant fund. The vision of the project is to re-brand Shelikof St., the boat harbor and the spit as an industrial arts district, using arts and culture as means to address issues like graying of the fleet and maritime workforce development. I have until August 3 to develop the proposal, which is for \$400,000.

I have a growing list of partners that include the Kodiak Arts Council, Kodiak Maritime Museum, Sunaq Tribe and (hopefully) the City. I've met with the mayor several times and she is very excited about the project and potential partnership. I've also met with Lon White.

For reference, I have attached the proposal that I submitted to Art Place and a draft document that includes potential methods for creating the District.

Please let me know when you are available to meet to discuss the proposal and the involvement of the city. I will also be scheduling meetings with city council members to get their feedback on the proposal.

Sincerely,
Anjuli Grantham

Kodiak's Industrial Arts District
Proposal to ArtPlace America's Creative Placemaking Fund
Project Director: Anjuli Grantham

About ArtPlace America and Project Background

ArtPlace America is a nationwide grantmaking organization dedicated to funding projects that 1) use arts and culture to address community development challenges and 2) employ cross-sector partnerships to do so. The Creative Placemaking Fund is an annual grant competition. This year, over 1300 initial applications were received; 80 applicants were invited to make full proposals. ArtPlace anticipates funding 30-40 projects this year.

The Industrial Arts District project is tied to the "workplace development" community development challenge. This project seeks to use arts and culture to enhance the workplace environment for fishermen, processing workers and others who work in "the district."

Project Objective: Convert Shelikof Street, St. Paul Boat Harbor, and the Spit into an Industrial Arts District by incorporating visual and performance art into the industrial heart of Kodiak, working to creating an inclusive and vibrant waterfront.

Values: Inclusion, Diversity, Authenticity

ArtPlace Request: \$400,000

Project Schedule:

July 1, 2016: Partner information must be entered into ArtPlace application system

July 11, 2016: ArtPlace staff person and grant selection panelist will be in Kodiak for a site visit

August 3, 2016: Grant deadline

December 2016: Award notification

January 2017: Award funding made available

January 2020: Project activities completed (though can end before, based on implementation schedule)

Project Partners: (* indicates confirmed, others awaiting board approval)

Kodiak Arts Council*

Su'naq Tribe of Kodiak*

Kodiak Maritime Museum*

FilAm Association*

Kodiak Community Foundation

City of Kodiak

Discover Kodiak

(Other businesses and organizations consulted include KANA, Print Masters, Sutliffs, Trident, Chamber of Commerce, Healthy Tomorrows, Kodiak Marine Supply, Baranov Museum)

Requests from the City:

- 1) City Councilmember sits on the leadership team
- 2) Use of Fishermen's Hall for project trainings, meetings, gatherings (Lon White pre-approved this request)
- 3) Desk space for Project Director (including access to printer, copy machine, wifi for project use)

DRAFT

Proposed District Implementation Methods

Infrastructure and Landscape: The District as a Working Waterfront

Potential Lead Partners: City of Kodiak, Su'naq Tribe, Businesses, Kodiak Maritime Museum

Vision: Create a cohesive plan for district capital, infrastructure and landscaping improvements that embody the mission of the district and incorporates art and district worker accommodations from concept development to final construction.

Connected projects:

- Bulkhead parking on Shelikof Street, Thelma C installation, Habormaster building, crane and ice house, Ursin Cannery, pedestrian improvements

Implementation Methods

- Advocate for district improvements by working with partners and district land owners.
- Utilize CIP projects, water/ sewer upgrades, pedestrian plans, and other projects as means to fund improvements
- Work with district businesses to consider ways that art, culture, and design can enhance worker satisfaction and retention

We will know we are successful if:

- The city and others refer to the area as a “district” and consider the area holistically in planning
- Landscaping/ hardscaping improvements including covered bike racks, bus shelter, enhanced parking make the district easier to access and more accommodating for workers
- Art is incorporated into infrastructure and capital improvements

Visual and Performing Arts: The District as a Canvas and a Stage

Potential Lead Partner: Kodiak Arts Council, Naphtali Fields, FilAm Kodiak, Discover Kodiak

Vision: Use the industrial environment, trades, and materials germane to the district as thematic concepts and inspiration for large and small-scale art interventions that recognize the contributions of those who work in the district. Bring performing artists to the working waterfront so that fishermen, processors, and others can experience performing arts near their workplace. Use arts and culture as a way to create a more inclusive community.

Implementation Methods

- Art installations and murals within the district. Art to be selected via an open call for art.
- Work with processing workers and fishermen to create performance art pieces based on their experiences.
- Spawn Placemaking
 - Fund small art projects within the district. Train local artists in creative placemaking and collaboration. Empower them to work with local businesses and maritime workforce to create works of site-specific art.

We will know we are successful if:

- Several large-scale artworks installed in the district

6/21/2016 AFG

- The production of one devised theater performance, based on district worker participation and experience
- ___ Spawn projects implemented
- New social capital, measured through participant surveys

Contact

Anjuli Grantham, 206-437-1734, anjuligrantham@gmail.com

Kodiak's Industrial Arts District

ArtPlace America Creative Placemaking Fund

Proposed by Anjuli Grantham

Objective: Turn Shelikof St, St. Paul Boat Harbor, and the spit into an Industrial Arts District by incorporating visual and performance into the industrial heart of Kodiak, using the arts to create an inclusive and vibrant waterfront.

Mission: Through the melding of industry, arts and culture we will create a vibrant, inclusive working waterfront at which people want to spend time.

Values: Inclusion, Diversity, Authenticity

Infrastructure and Landscape: The District as a Working Waterfront

Potential Lead Partners: City of Kodiak, Sunaq Tribe, Businesses, Kodiak Maritime Museum

Vision: Create a cohesive plan for district capital, infrastructure and landscaping improvements that embody the mission of the district and incorporates art from concept development to final construction.

Connected projects:

- Bulkhead parking on Shelikof Street, Thelma C installation, Habormaster building, crane and ice house, Ursin Cannery, pedestrian improvements

Implementation Methods

- Advocate for district improvements by working with partners and district land owners.
- Utilize CIP projects, water/ sewer upgrades, pedestrian plans, and other projects as means to fund improvements
- Work with district businesses to consider ways that art, culture, and design can enhance worker satisfaction and retention

We will know we are successful by:

- The city and other refer to the area as a district and consider the area holistically in planning
- Landscaping/ hardscaping improvements including bike racks, shelters, parking for the use of district workers and visitors make the district easier to access
- Art is incorporated into infrastructure and capital improvements

Visual and Performing Arts: The District as a Canvas and a Stage

Potential Lead Partner: Kodiak Arts Council, Naphtali Fields...

Vision: Use the industrial environment, trades, and materials germane to the district as thematic concepts and inspiration for large and small-scale art interventions that recognize the contributions of those who work in the district. Bring performing artists to the working waterfront so that fishermen, processors, and others can experience performing arts near their workplace. Use arts and culture as a way to create a more inclusive community.

Implementation Methods

- Art installations and murals within the District. Art to be selected via an open call for art.
- Performance art created using story circle method. Work with processing workers and fishermen to create performance art pieces based on their experiences.
- Spawn Placemaking
 - Fund 20-25 small art projects within the district. Train local artists in creative placemaking and collaboration. Empower them to work with local businesses and maritime workforce to create works of site-specific art.

We will know we are successful by:

- 5 large-scale artworks installed in the district
- The production of one devised theater performance, based on district worker participation and experience
- 20 Spawn projects implemented
- New social capital, measured through participant surveys

Kodiak's Industrial Arts District: Branding Methods

Mission: Through the melding of industry, arts and culture, create a vibrant, inclusive working waterfront at which people want to spend time.

Values: Inclusion, Diversity, Authenticity

Methods

Infrastructure and Landscape: The District as a Working Waterfront

Potential Lead Partners: City of Kodiak, Sunaq Tribe, Businesses

Vision: Create a cohesive plan for District infrastructure and landscaping improvements that embody the mission of the District.

- Bulkhead Parking, Thelma C, Habormaster building, crane and ice house, Ursin Cannery, Shelikof St. improvements

Visual Arts: The District as a Canvas

Lead Partner:

Vision: Use the industrial environment, trades, and materials germane to the district as thematic concepts and inspiration for large and small-scale art interventions

- Deliverable Large Scale: 2-D and 3-D art installations and murals. Utilize marine debris and industrial materials as appropriate. Art to be selected via an open call for proposals.
 - ✓ Find locations for art, including agreements from property owners
 - ✓ Create budget for large artworks
 - ✓ Create CFP process
- Deliverable Small Scale: Smaller art interventions in the district, possible to include workshops, etc
 - Electrical boxes
 - ✓ KEA sponsor and approve
 - Ephemeral art--- sidewalk chalk, waterproof paint
 - ✓ How to engage lots of local artists in smaller ways?
 - ✓ What budget point for smaller interventions?

Performing Arts: The District as a Stage

Potential Lead Partners: Kodiak Arts Council, Naphtali Fields

Vision: Bring performing artists to the working waterfront so that fishermen, processors, and others can experience performing arts near their workplace. Use performing arts as a way to create a more inclusive community

- Deliverable "Traditional" Performing Arts
 - Musicians perform at shift change, in the mess-hall and other non-traditional places so that workers experience the arts where they are
 - ✓ Secure locations, artists, determine how much to pay for performances
 - Dancers choreograph and perform in the harbor
- On-going Social Justice Performance Work- Devise Theatre

6/2/16 AG

- Story circles and community-building through performance art
- Events
 - Harbor Lights
 - Crab Fest
 - Comfish
 - Other?
 -

Kodiak's Industrial Arts District: Cannery Row and St. Paul Harbor

Looks like green space, actually alder trees filled with trash.

Gravel pit

Steep ridge separates

Rezanof Dr. from

Shelikof St.

"The Spit" - Future home of restored historic fishing boat, the Thelma C.

Breakwater - currently creates a physical, economic, and social barrier between fishermen and processing workers

Every business from here to breakwater is either a fish processing plant or maritime business (marine electronics, boat fuel, freight company, welding shop, marine supply, fishing nets, canvas company, etc.)

Constant boat traffic through here, fishermen delivering fish to the processors.

Google Round Island

Seafood, Sea Culture, Sea Life: Creating Kodiak's Industrial Arts District

Project Vision: The industrial and economic pulse of Kodiak is Shelikof Street and the boat harbor. It is a place of undisputed production, where seafood processors, fishermen, metalworkers, net-builders, and other businesses create products of high economic value. Yet reimagined, these people are also craftspeople, engaged in the culinary arts, fiber arts, and metal arts. This project intends to expand the idea of economic production in Kodiak to include artistic creation. It will use streetscaping, visual arts and performance arts to better honor our working waterfront and the people who work within it while rebranding the area to embrace that which it already is: an industrial arts district.

The focus is not on increasing tourism, it is in enhancing the workplace environment and quality of life for Kodiak residents, fishermen, and processors through focusing attention on the most heavily utilized area of the city. It also brings art to economically vulnerable processing workers, has the potential to address environmental challenges such as recycling and marine debris, and hopes to break down the social and cultural barriers that exist between fishermen and processors.

Geographic Area: From the City Dock to Saint Paul's Harbor, around to the spit--- possibly extend along Marine Way?

Dates: Primarily 2017/ 2018 for the development of murals and the performance art activities.

Connection to other projects: Bulkhead parking on Shelikof, ITN's trail enhancements, Thelma C installation, Downtown Revitalization, Sunaq's plans for Ursin cannery, plans for new Harbormaster Office... others?

ArtPlace Community Development Challenge: Workforce development. Make the working heart of Kodiak a more inclusive, attractive, and welcoming space for fishermen and processors, so that more decide to make Kodiak their home and not just their place of employment.

Possible Methods

Streetscaping: Parking improvements, breakwater path, covered bike shelters, site-specific art, improved recycling structures, and other streetscaping to enhance practical use by residents, processing workers, residents and tourists.

Visual arts: Murals mounted on industrial buildings, marine debris frescoes and mosaics, possible updated fishermen's memorial, flags and banners on street lights. See about utilizing downtown KANA building or other large, often vacant building as a place to create murals and gather. Converting industrial detritus (old fishing gear, marine debris, etc) into art. Chalk art on sidewalks...

Performance arts: Choreographed dance in the harbor, live music at shift changes and mug ups...

Community events: Utilize Comfish, Crab Fest, Harbor Lights and culminate the year at an unveiling that includes a celebration of maritime arts and culture.

AFG 5/27/2016

Problems it addresses: Aesthetics; economic, social, and ethnic divide that exists between processors and fishermen, environmental issues like marine debris, graying of the fleet (Kodiak is not a very enticing place for a young person to make a home).

Potential Partners: City of Kodiak, Sunaq Tribe, Island Trails Network, Alaska Marine Conservation Council, FilAm Kodiak, Threshold Recycling, Harbor, Kodiak Arts Council, businesses along Shelikof, KANA, Kodiak Maritime Museum, local artists and musicians

Proposal Development Schedule

June 6: Deadline for agenda and participants of site visit.

July 1: Deadline for partners to register in application

July 27: Deadline for partners to submit their information

August 3: Proposal due

December: Notification

January 1, 2017: Project begin

September, 2019: Proposed end date (though can be modified)

2020: Project must be completed

Invitation to make a full proposal

Invitation received: If invited, form alliances with cannery row businesses, Harbor, non-profits. Reach out to Seward Mural Society and other orgs with mural programs to learn about their process for securing artists, mounting murals. Consider working with Planning and Zoning to create incentives for businesses to participate. Create project budget and full plan.

August 3, 2016: Full proposal due

Final award announcement- Deadline not yet announced

January 1, 2017: Funds dispersed

September, 2019: Proposed project end date

2020: Project must be completed

(This page left intentionally blank.)

(This page left intentionally blank.)



MEMORANDUM

TO: Mayor Branson and City Councilmembers

FROM: Aimée Kniazowski, City Manager and Mike Tvenge, Deputy City Manager

DATE: July 21, 2016

RE: Discussion About Updated Building Codes

The City and Borough through a Memorandum of Agreement, conduct a building inspection program. The MOA is a single building inspection program that serves the residents of both jurisdictions. The MOA states administration and enforcement of Borough Code Title 15, Buildings and Construction will be a provided service by the City.

June of 2016- the Kodiak Island Borough adopted a building code change for one and two family dwellings and residential accessory buildings to comply with the 1997 Uniform Building Code. This is a change from the previous 2012 code requirement. The high cost of engineering was cited as a necessary need for this change. The City and Borough operated under a May 1997 Memorandum of Agreement to provide for building inspections, and this code change by the Borough has raised questions about the application of the Agreement.

- City Council has had presentations from the Joint Building Code Review Committee (JBCRC), City Building Official and staff about this proposed Building Code change, which has now been adopted.
- The JBCRC members and City Building Official have voiced opposition to the UBC Code change during public Borough Assembly meetings. Discussions against the change also took place during the JBCRC meetings which are reflected in the meeting minutes.
- City Manager and Deputy Manager have met with Borough Staff Bob Pederson and Borough Manager Michael Powers to express concerns of a code change.

We would now be enforcing the recent Borough Ordinance FY2016-12 (UBC 1997). This conflicts with the enforcement of the UBC 2012 within the City.

Administration, Building Department and the Fire Department have all expressed concerns about what this code regress means to the City, namely enforcing a building code that has been updated five times since 1997.

- The MOA states the Borough and City shall review and revise their respective Building Codes and strive to maintain identical regulations that include, but are not limited to Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Fire Safety review and approval including enforcement of State Fire Statutes and Regulations.

We have researched and continue to open more questions about how this affects the City. The MOA contains insurance and liability requirements of the City. In all cases, the Building Official will be responsible for ensuring that all structures are in compliance with adopted codes. Until we know the risk to the City, should we be enforcing a building code for new construction that is nearly 20 years old?

City Staff has contacted the State Fire Marshall, City Insurance Broker and Attorney to determine the legality and risk of maintaining the MOA. Would the current MOA affect the ISO fire rating for the City? Discussions with Debbie Andrys, Mortgage Underwriter II at Alaska Housing Finance, have raised questions whether City and KIB would continue to be eligible for housing loans. AHFC has been assured the City maintains the 2012 building code standards and is soon to adopt the latest plumbing and electrical code revisions.

- A legal opinion has been requested and we await that determination.
- Until we have definitive answers about this liability it is too early to make an educated recommendation.

Attached documents include meeting minutes and memo's regarding the recent Borough Ordinance FY 2016-12.



BUILDING DEPARTMENT

710 MILL BAY ROAD, ROOM 208
KODIAK, ALASKA 99615

dmathers@city.kodiak.ak.us
thansen@city.kodiak.ak.us

TELEPHONE 907-486-8070
907-486-8072
FAX 907-486-8600

To: Mayor Branson and City Council Members
From: Douglas Mathers, Building Official
Thru: Mark Kozak Public Works Director
Re: Borough building code adoption
Date: June 16, 2016

I believe the Borough Assembly first brought the engineering item up at a 8/27/15 meeting.

The JBCRC (Joint Building Code Review Committee) was recreated by the City Council and The Borough Assembly.

The JBCRC then asked the Assembly for direction.

We received an email from Bob Pederson on 10/19 /2015 asking four questions that the Assembly was concerned with.

The JBCRC had their first meeting on 1/27/2016 and the last on 4/14/2016 for a total of six meeting with one being cancelled due to a lack of quorum.

The JBCRC answered the questions by recommending the use of a standard that is in the International Residential Code as an alternative to the engineering requirements in R301.2.1.1 Wind Limitations and Wind Design Requirements.

Since then it has morphed into the elimination of building permit requirements for owner built single family dwellings and the regression of the residential building code to the 1997UBC.

I have attended the last three meeting missing the Assembly meeting on 5/19/2016

At the 6/2/2016 Borough Assembly meeting ordinance FY 2016-12 was modified to only readopt the 1997 UBC for one and two family dwelling. This passed by a 4 to 2 vote. The section of the ordinance removing permit requirements for one family dwelling was removed.

This brings use up to date. Below are some of the concerns of the Building Department .

- 1) The building department needs to know which code to inspect too. I don't think the Bldg Dept wants to have two or more residential codes.
- 2) Although the Borough Assembly does not put any stock in it the Building Department's ISO rating will likely be degraded for one and two family dwellings. Depending on who insures the property the homeowner's insurance rates may go up. State Farm and Allstate use their own risk evaluation and not the ISO rating.
- 3) AHFC has adopted the 2012 IRC as their building standard. This means that they should not finance a home built under the 1997 UBC. The building department would also lose our approved jurisdiction status.

Discussion

The City Building Department has been tied to the Borough through the Building Inspection Program MOA since 1988. One point in the MOA is that we strive to adopt identical codes. This new ordinance obviously does not follow the MOA.

More importantly, by readopting the 1997 UBC it will affect the City Building Department and the City in respect to AHFC financing (#3 above) and Reduce our ISO rating in the City as well as the Borough (#2 above).

If the MOA is canceled then the City will be required to inform the State Fire Marshalls office and separate our Fire Marshals deferment from the Borough. This will mean that outside the city limits all commercial projects will have to be reviewed by the State Fire Marshal. I have no idea what the Borough would do for building inspections.

Conclusion

Unfortunately I find myself recommending the cancelation of the MOA at this time.

MEMORANDUM OF AGREEMENT
between the
KODIAK ISLAND BOROUGH and the CITY OF KODIAK

BUILDING INSPECTION PROGRAM

On April 15, 1988, the Kodiak Island Borough and the City of Kodiak established a single program for the inspection of buildings within the jurisdiction of both governments. In the past there has been one building inspector/official for each local government. This memorandum of agreement (MOA) reestablishes the parameters of the single building inspection program that serves the residents of both jurisdictions, and replaces the original Building Inspection MOA of 1988.

Objectives

1. To provide for a single building inspection program for the City of Kodiak and the Kodiak Island Borough.
2. To ensure a consistent application of building regulations in the City of Kodiak and the Kodiak Island Borough.
3. To reduce the total cost of building inspection services in the Kodiak Island Borough and the City of Kodiak.
4. To provide an economical, efficient, and effective building inspection program for residents of the Kodiak Island Borough and the City of Kodiak.

Points of Agreement

1. The Kodiak Island Borough (hereinafter "Borough") hereby contracts with the City of Kodiak (hereinafter "City") for building inspection services. Personnel aspects of the program are the responsibility of the City, and the building official and assistant building official shall be employees of the City.
 - A. This service will include the following:
 - (1) a full-time building official;
 - (2) a full-time assistant building official;
 - (3) a half-time administrative assistant;
 - (4) all other necessary and typical functions associated with an operational building inspection program;
 - (5) administration and enforcement of Borough Code Title 15, Buildings and Construction, including issuing permits, checking plans, performing field inspections, maintaining records of each permit, and maintaining statistical records;

- (6) records will be kept on each building permit and will include at a minimum, the following applicable information: building permit applications, approved plans and specifications; the as-built site plan; compaction report on engineered fills; and inspection reports on all inspections performed; and
 - (7) issuance of a certificate of occupancy and/or final inspection report when construction, for which a permit was issued, is completed. The borough assessor shall be provided with a copy of all certificates of occupancy and/or final inspection reports on a monthly basis.
- B. The Borough will supply the office space for the building inspection program.
 - C. The City will supply the vehicle for the building inspection program.
 - D. The building inspection office will be tied into both the Borough and the City telephone and remote communication systems, and the Borough AS/400 computer for access to property record files. Building inspection program staff will implement the HTE Building Permit software application once it has been installed and training has been provided by the Borough.
 - E. Monthly and annual reports of building permit activities will be submitted on forms agreed to by the Borough and the City.
2. In all cases, the building official will be responsible for ensuring that all structures are in compliance with adopted codes. The Kodiak Island Borough or the City of Kodiak may, on a case-by-case basis, request from the building official approval to use alternative personnel for ensuring that public construction projects meet adopted codes. The building official may deny approval for the use of alternative personnel based on the lack of appropriate qualifications of the personnel. All code compliance inspection reports or similar records generated for public construction projects shall become part of the building file maintained in the building inspection program office.

If approval is granted by the building official for the use of alternative personnel, a permit fee will not be charged for the portion of the project inspected by the alternative personnel; however, the value of any portion of a public construction project inspected by alternative personnel will be included in the project owner's portion of the permit value calculations for building inspection program operations. If building inspection program staff perform code compliance inspections for a public construction project, then the project will be charged the applicable building permit, electrical permit, or plumbing permit fees, and the project or portion of the project inspected will not be included in the permit value calculations for building inspection program operations.

The cost of the building inspection program will be split between the City and the Borough based on the dollar value of the permits issued inside the City (City responsibility) and outside the City (Borough responsibility). Payments by the Borough shall be made promptly upon billings submitted by the City.

3. The Community Development Department will work with the building inspection program office to ensure adherence to this MOA is implemented. This MOA is not intended to replace current day-to-day communications between staff, which are encouraged to continue. All policy issues,

whether City, Borough, or joint, will be referred to the Borough Mayor and City Manager for joint resolution.

- A. The MOA for zoning compliance is incorporated, in total, in this MOA and is labeled Appendix A.
- B. The MOA for the building fire safety inspection program for the Kodiak road system is incorporated, in total, in this MOA and is labeled Appendix B.

4. The Borough and the City shall review and revise their respective Building Codes and strive to maintain identical regulations that include, but are not limited to, the following:

- A. ICBO Uniform Building Codes;
- B. National Electrical Code;
- C. Uniform Plumbing Code;
- D. Driveway permits;
- E. Ordinances providing for fire safety review and approval of plans and specifications, and the enforcement of state fire statutes and regulations; and
- F. Building Valuations and Fee Schedules.

5. The Borough shall adopt an ordinance that shall require the identification of lot corners in the field prior to commencement of construction.

6. Insurance

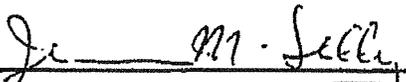
- A. The City shall provide liability insurance. Upon request the City shall provide the Borough with evidence of the insurance coverage in force at any time. If the Borough should conclude that the insurance coverage obtained by the City is inadequate to protect its interest, the Borough shall give the City written notice of its concerns and shall request that the insurance coverage maintained by the City be broadened or increased in certain particulars. If the City fails to agree to the Borough's request and obtain the broadened, increased coverage within thirty (30) days after receipt of the request, then the Borough may either obtain such additional insurance coverage as it has requested and deduct the proven cost thereof from any payments otherwise due to the City or terminate this agreement in accordance with Section 9.
- B. Any liability insurance policy obtained by either the City or the Borough shall contain a waiver of all subrogation claims against the other party.
- C. The Borough agrees to indemnify and hold the City harmless from any and all uninsured claims or damages arising out of actions or omissions of the staff of the building inspection

program which are associated primarily with implementation of this agreement with respect to property lying outside of the City and the City agrees to indemnify and hold harmless the Borough from any and all uninsured claims or damages arising out of actions or omissions of the staff of the building inspection program which are associated primarily with implementation of this agreement with respect to property lying within the City.

7. The Borough and the City shall separately assume any legal costs associated with building inspection program enforcement within their respective jurisdictions.
8. It is the responsibility of the building inspection program staff to initiate Borough and City building and related code updates. All Borough and City code revisions that may affect the building inspection program shall be provided to the building official for review and comment.
9. This agreement may be terminated by either party upon ninety (90) days advance written notice to the other party.

DATED this 16th day of May, 1997.

KODIAK ISLAND BOROUGH



Jerome M. Selby, Mayor

Attest:



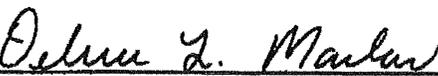
Judith A. Nielsen
Acting Borough Clerk

CITY OF KODIAK



William D. Jones, City Manager

Attest:



Orlene L. Mauler
Deputy City Clerk



ZONING COMPLIANCE PROGRAM

Appendix A of the Building Inspection Program MOA

On March 1, 1984, the Kodiak Island Borough(Borough) and the City of Kodiak (City) established a coordinated procedure for the enforcement of zoning regulations within the city limits. This Appendix replaces the original Zoning Compliance MOA of 1984, and provides a procedure for the inspection of zoning requirements through the building inspection program.

Objectives

1. To provide zoning compliance inspections in conjunction with building inspections.
2. To ensure a coordinated and consistent zoning compliance inspection program.
3. To provide a specific and acceptable process that defines the responsibilities of the Kodiak Island Borough and the City of Kodiak for implementing zoning compliance inspections as a function of the building inspection program.

Points of Agreement

1. No building permit will be issued without written zoning authorization from the Borough, except as may be otherwise provided for in the Borough Code.
2. Written zoning authorization by the Borough will be on a form provided by the Borough and printed in a format mutually agreed to by the City and the Borough. The format shall include at a minimum the following information:
 - A. property corner markers with identification or other acceptable markers must be in place and available for verification of setback distances; and
 - B. applicant acknowledgment that the information provided on the authorization is correct, and that the applicant agrees to comply with all ordinances and laws regulating zoning compliance.
3. The written zoning authorization will be specific in its identification of regulations that require compliance, including any approvals or conditions specified by the Borough Planning and Zoning Commission.
4. While conducting site inspections as part of the building permit process, it will be the responsibility of the building inspection program staff to note all violations of the written zoning authorization and to inform both the applicant and the Borough Community Development Department of any violations including, but not limited to, the following:
 - a. setback requirements;

- b. height restrictions;
 - c. off-street parking requirements and development standards; and
 - d. permitted uses.
5. In cases of confusion or conflict between the applicant and the building inspection program staff over either the written zoning authorization or the imposition of specific zoning regulations, the issue will be brought to the Community Development Department for resolution.
 6. In cases when there are violations of both the zoning and building codes, the Community Development Department and building inspection program staffs shall engage in joint enforcement action to the greatest extent possible. This includes, but is not limited to, joint signatures on violation letters and joint site inspections.

BUILDING FIRE SAFETY INSPECTION PROGRAM

Appendix B of the Building Inspection Program

The Kodiak Island Borough and the City of Kodiak wish to establish a coordinated building fire safety inspection program throughout each respective jurisdiction.

Objective

To enforce State fire safety laws as established in AS 18.70 and AS 18.72 and all regulations adopted pursuant to these statutes through a local building fire safety program.

Points of Agreement

1. It will be the responsibility of the City of Kodiak Fire Department to administer and enforce the requirements of the building fire safety program on the contiguous Kodiak road system.
2. Inspections requested by the Borough will be scheduled in as timely a manner as possible by the City Fire Department.
3. The Borough shall be financially responsible for the building fire safety inspection program outside the boundaries of the City.

MEMORANDUM OF AGREEMENT
BETWEEN THE
CITY OF KODIAK
AND THE
KODIAK ISLAND BOROUGH

The City of Kodiak and the Kodiak Island Borough wish to provide for code compliance inspections on Borough projects within the City of Kodiak.

It shall be the responsibility of the Kodiak Island Borough to provide certification to the City of Kodiak that projects undertaken by the Borough within the City of Kodiak comply with all National Building Codes adopted by the City in effect at the time the project is undertaken.

This certification can be accomplished by a letter from the Kodiak Island Borough to the City Building Official stating that inspections have been completed and that the building complies with all National Building Codes adopted by the City.

DATED this 2nd day of August, 1984.

CITY OF KODIAK, ALASKA


CITY MANAGER

KODIAK ISLAND BOROUGH, ALASKA


BOROUGH MANAGER

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE PREVENTION
5700 E. Tudor Road
Anchorage, Alaska 99507-1225

Authority: 13 AAC 50.075(a)

APPLICATION FOR EXEMPTION FROM PLAN REVIEW
AND DEFERRING FIRE CODE ENFORCEMENT/FIRE SAFETY INSPECTIONS

Name of Municipality/State Component City of Kodiak - Kodiak Island Borough Road System

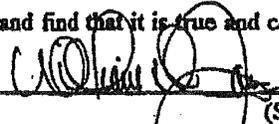
Address PO Box 1397, Kodiak, AK 99615-1397

List Codes, Standards, and Ordinances adopted (include edition year): 1994 UBC, UMC, UPC, UHC - 1996 NEC
1994 UFC

Names, Titles, and Type(s) of certifications of the persons charged with enforcing the above:
Leonard Kimball, CBO, Certified Plans Examiner, Building Official, Building Inspector,
Combination Dwelling Inspector, Plumbing Inspector, Engineering Technician
Douglas Mathers: Building Inspector, Mechanical Inspector, Combination Dwelling
Inspector, Plumbing Inspector
Andrew Nault: Fire Code Inspector

I certify that I have examined the foregoing information and find that it is true and correct.

NAME: William D. Jones
(Type or print)

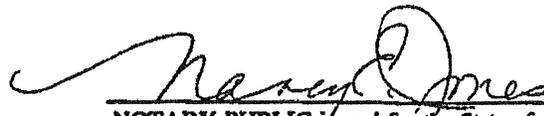

(Signature)

DATE: April 11, 1997

City Manager
(Title)

SUBSCRIBED AND SWORN to before me this 11th day of April, 1997.

(Seal)


NOTARY PUBLIC in and for the State of Alaska

My Commission Expires: 09/17/2000

NOTE: Attach:

Municipality

- 1) A copy of the adopting ordinances and an outline of operating procedures.
- 2) A current map outlining the boundaries of your jurisdiction.
- 3) Provide copy(s) of ICBO/IFCI certificates for enforcement personnel.

State Component

- 1) Proposed written agreement for exemption and deferment.
- 2) Outline of operating procedures.
- 3) Map outlining the boundaries of the geographic area under consideration.
- 4) Number of State Statute that grants Law Enforcement Authority.
- 5) Copy(s) of ICBO/IFCI Certificates for enforcement personnel.

REV 06/93

CITY OF KODIAK
ORDINANCE NUMBER 1043

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KODIAK AUTHORIZING THE CONDUCT OF FIRE SAFETY INSPECTION AND ENFORCEMENT ACTIVITIES UNDER STATE LAWS, REGULATIONS, AND CODES

WHEREAS Alaska Administrative Code section 13 AAC 50.075 allows the State Fire Marshal to defer to local authorities responsibility for enforcement of state fire laws and regulations; and

WHEREAS the City of Kodiak has qualified personnel to enforce state fire laws and regulations; and

WHEREAS the City of Kodiak desires to obtain a deferral from the State Fire Marshal,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kodiak, Alaska, as follows:

Section 1. The City Manager is hereby authorized to apply for a deferral from the State Fire Marshal and to execute a deferral agreement and any other necessary action.

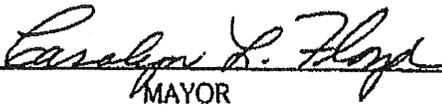
Section 2. The City of Kodiak agrees to act under the deferral by the State Fire Marshal to undertake enforcement activities pursuant to all applicable State fire laws and regulations.

Section 3. The Kodiak City Code is hereby amended by the addition of a new section 14.24.040 to read:

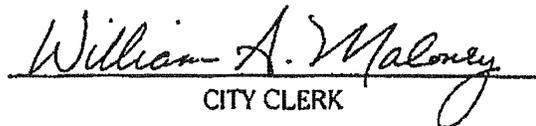
14.24.040 Plan review—fire safety inspection program. As required by the exemption granted by the state fire marshal under the authority of 13 AAC 50.075, the city will provide review and approval of plans and specifications and the enforcement of state fire statutes and regulations. In addition, the city will conduct a building fire safety program which meets or exceeds the program conducted by the state division of fire prevention.

Section 4. This ordinance shall become effective upon obtaining the deferral from the State Fire Marshal, but in no case less than thirty days after final passage.

CITY OF KODIAK


MAYOR

ATTEST:


CITY CLERK

First Reading: November 14, 1996
Second Reading: April 10, 1997
Effective Date: no earlier than May 10, 1997

**AGREEMENT FOR DEFERRAL OF PLAN
REVIEWS AND LIFE SAFETY INSPECTIONS
PURSUANT TO 13 AAC 50.027 AND .075**

The City of Kodiak, through its undersigned authorized representative, hereby seeks exemption of compliance with 13 AAC 50.027 and for deferral of authority to enforce State fire laws and regulations with the area of the Kodiak Island Borough road system.

If granted this deferral, the City of Kodiak hereby agrees to the following:

(a) to enforce the State fire laws as established in AS 18.70 and 18.72 and all regulations and codes adopted under the statutes—these laws and regulations set the minimum acceptable standard and variances below the standard will not be granted;

(b) to maintain on its enforcement staff at least one person with a current International Conference of Building Officials (ICBO) certificate as a plans examiner and one person with a current International Fire Code Institute certificate as a uniform fire code inspector;

(c) that all plan reviews for buildings in the deferred area will be done or supervised by an ICBO approved plan examiner;

(d) that the City of Kodiak Building Official has the responsibility for providing final plan approval, code interpretations, and modification approvals;

(e) to follow the same procedures for approving modifications as outlined in 13 AAC 55.130, and that a permanent written record of all modifications will be maintained;

(f) that any construction inspections done by the City will be done or supervised by an ICBO-certified inspector;

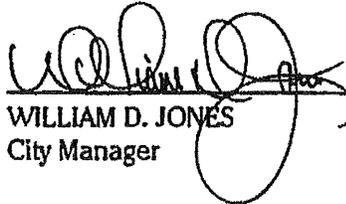
(g) that the Fire Department immediately implement a building fire safety inspection program that meets or exceeds the program conducted by the State Division of Fire Prevention;

(h) to take full responsibility for the monitoring, tracking, and complete correction of all open fire and building code violations that have been identified by the State Fire Marshal's office during previous inspections; and

(i) to periodic reviews of all City records of plan reviews, construction inspections, and fire safety inspections upon reasonable notice by the State Fire Marshal's office.

Dated this 10th day of April, 1997.

CITY OF KODIAK



WILLIAM D. JONES
City Manager

Establishment of Division of Fire Prevention: A Division of Fire Prevention for the Fire Department of the City of Kodiak is hereby established. The Fire Chief will designate an officer (Fire Marshal) and such number of assistants as required to operate the Division of Fire Prevention.

Duties of the Fire Marshal: The officers of the Division of Fire Prevention will enforce all laws and ordinances of the State and City for

1. The prevention of fires;
2. The storage and use of explosives and flammables;
3. The installation and maintenance of automatic sprinkler systems and other fire alarm systems and fire extinguisher equipment;
4. The maintenance and regulation of fire escapes;
5. The means and adequacy of exits in case of fire from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheatres, and all other places in which numbers of persons work, live, or congregate from time to time for any purpose.
6. The investigation of the cause, origin, and circumstances of fires;
7. Such other regulations of duties as may be directed from time to time by the Fire Chief;

Initiation of Fire Investigations: The Fire Marshal or his designee will investigate the cause, origin and circumstances of every fire occurring in the city by which property has been destroyed or damaged, and as far as possible, will determine whether the fire is the result of carelessness or design. Investigations by the Fire Marshal will occur if the appropriate responding agency lacks the capabilities or if there is no appropriate agency designated for the area. All investigations will begin immediately upon occurrence or upon notification by the appropriate agency.

Records Required: The office of the Division of Fire Prevention will have a record of all fires and of all the facts concerning the same, including statistics as to the extent of such fires and the damage caused, and whether insurance covered such losses, and if so, in what amount.

Inspections. The chief of the fire department shall examine the construction of all structures to insure compliance with adopted fire and life safety codes. Inspections shall include all electrical, heating, and mechanical appliances built into or used upon the premises. Such inspection may cause the same to be removed or restored to a safe condition when deemed by the fire chief to be dangerous or violating any adopted fire or life safety code. The fire chief will exercise and enforce any other thing necessary for the prevention of fire. (KCC Ord.855 1989)

Routine Inspections: The Fire Marshal will inspect or cause to be inspected, as often as may be necessary residentially zoned districts, areas zoned for commercial, industrial or other high density uses in the closely built portions of the jurisdictional area: all buildings, premises, and public thoroughfares, except the interiors of private dwellings, for purposes of asserting the causing to be corrected any conditions liable to cause fire or any violation of the provisions or intent of any ordinance or regulations related to fire hazards.

Whenever any inspector finds in any building or upon any premises, combustible or explosive matter or dangerous accumulations of rubbish or unnecessary accumulation of waste paper, boxes, shavings, or any highly flammable materials especially liable to fire and which is so situated as to endanger property, or will find obstruction to fire escapes or on, stairs, passageways, doors, or windows liable to interfere with the operations of the fire department or egress of occupants in case of fire, he will order the same to be removed and remedied.

Authority to enforce: The service of any such order may be made upon the occupant of premises to whom it is directed, either by delivering a copy of same to such occupant personally or by delivering the same to and leaving it with any person in charge of the premises, or in case no such person is found upon the premises, by affixing a copy thereof in conspicuous place on the said premises. Whenever it may be necessary to serve such an order upon the owner of premises, such order may be served either by delivering to and leaving with said person a copy of said order, or, if such owner is absent from the jurisdiction of the officer making the order, by mailing such copy to the owner's last known post office address.

Inspections of Request: The Fire Marshal or his designee upon the complaint of any person or whenever deemed necessary, shall inspect all building and premises within the jurisdiction. Whenever any of said officers shall find any building or other structure which, for want of repairs, lack of or insufficient fire escapes, automatic or other fire alarm apparatus, fire extinguishing equipment, by reason of age, dilapidated condition, or from any other cause is especially liable to fire and which is so situated as to endanger the property or the occupants thereof, and whenever such an person shall find in any building combustible or explosive matter or flammable conditions dangerous to the safety of such building or the occupants thereof, he shall order such dangerous conditions or materials to be removed or remedied and such order shall forthwith be complied with by the owner or occupant of such premises or building. If such order is made by the Fire Marshal or his designee, such owner or occupancy may within 24 hours appeal to the Fire Chief, who shall within five (5) days review such order and file his decision thereon, and unless by his authority the order is revoked or modified, it shall remain in full force and be complied with within the time fixed in said order or decision of the Fire Chief

Entry for Inspections Authorized: The Fire Chief or any member of the Division of Fire Prevention may, at all reasonable hours, enter any building or premises within his jurisdiction for the purpose of making any inspection or investigation which, under the provisions of the title, he or they may deem necessary to be made.

Marlar, Debra

Subject: FW: Code adoption and ordinance FY1016-12

From: Mathers, Doug
Sent: April 22, 2016 2:33 PM
To: 'Bob Pederson'
Cc: Kozak, Mark; Nova Javier
Subject: Code adoption and ordinance FY1016-12



#4 Answering the KIB 2016 Code
four questio... Adoption.pdf

Bob,
Our last JBCRC on 4/14/16 concluded our discussion on ordinance FY2016-12 which included 4 answers that the Borough Assembly was concerned with regarding the 2012 IRC wind design criteria. Section R301.2.1. The JBCRC had a total of 6 meetings since 1/27/16. One was canceled because of a lack of quorum. The committee also chose to recommend adoption of the 2012 Uniform UPC and the 2014 NEC plus a couple of amendments to the IRC. I would like the JBCRC to be included in the May 4th Assembly discussion of Ord. FY2016-12. Included you will find the four questions submitted by you on behalf of the Borough Assembly on 10/9/15 with the committee answers and an amended copy of the pertinent sections of chapter 15. Feel free to contact me with any questions.

Regards

Doug

Douglas I Mathers
City of Kodiak
Building Official
Office (907) 486-8072
dmathers@city.kodiak.ak.us

Marlar, Debra

Subject: FW: Code adoption and ordinance FY1016-12

From: Mathers, Doug
Sent: April 25, 2016 9:53 AM
To: Kniazowski, Aimee
Cc: Marlar, Debra; Kozak, Mark
Subject: FW: Code adoption and ordinance FY1016-12



#4 Answering the
four questio...



City 2016 Code
adoption.pdf

Aimee

Our last JBCRC on 4/14/16 concluded our discussion on ordinance FY2016-12 which included 4 answers that the Borough Assembly was concerned with regarding the 2012 IRC wind design criteria. These questions from the KIB Assembly are looking for ways to build one and two family housing without having an engineer design it. I believe the JBCRC has answered these questions with allowances already in the code for high wind areas. I am hoping the Assembly will look at this at their May 4th meeting. The JBCRC had a total of 6 meetings since 1/27/16. One was canceled because of a lack of quorum. The committee chose to recommend adoption of the 2012 Uniform Plumbing Code and the 2014 National electric Code plus a couple of amendments to the IRC.

Included you will find the four questions submitted by Bob Pederson on behalf of the Borough Assembly on 10/9/15 with the committee answers and an amended copy of the chapter 14.

Please feel free to contact me with any questions.

Thank You

Doug

Douglas I Mathers
City of Kodiak
Building Official
Office (907) 486-8072
dmathers@city.kodiak.ak.us



BUILDING DEPARTMENT

710 MILL BAY ROAD, ROOM 208
KODIAK, ALASKA 99615

dmathers@city.kodiak.ak.us
thansen@city.kodiak.ak.us

TELEPHONE 907-486-8070
907-486-8072
FAX 907-486-8600

April 21, 2016

To: JBCRC Board Members
From: Doug Mathers Building Official
Re: Assembly Questions

Please find a response to Bob Pederson's of 10/9/15 questions that the Kodiak Island Borough Assembly brought up.

Question 1. How do the ISO ratings for communities without engineering requirements impact insurance rates for homeowners?

Answer: During my research it was not clear what percentage of insurance companies use the ISO to set residential insurance rates. State Farm has not used ISO since approximately 2001.

ISO downgrades communities for amending the code to a lesser standard than the published code. In this case the Wood Frame Construction Manual is referenced as a prescriptive alternate to engineering in high wind areas. (110 MPH or over) and so is ICC 600 Standard for Residential Construction in High-Wind Regions. Using either of these methods does not alter the 2012 IRC and as a result the ISO rating would not be affected.

Question 2. Explore raising the size of structures for which no engineering is required (e.g., from 200 to 1,200 sq. ft.)?

Answer: The 2012 International Residential Code exempts one-story detached accessory structures not exceeding 200 square feet from the building permit requirements. A structure 201 square feet or larger could be built without engineering as long as it was designed to the WFCM or the ICC 600.

Question 3. Could the engineering requirements be eliminated for one and two-family single-story structures?

Answer: A person could design a building without engineering as long as the design complied with the prescriptive design from the WFCM or ICC 600.

Question 4. Could the 15% limit for additions without engineering be raised?

Answer: 4 A person could design a larger addition without engineering as long as the design complied the WFCM or ICC.

R301.2.1.1 Wind limitations and wind design required. The wind provisions of this code shall not apply to the design of buildings where wind design is required in accordance with Figure R301.2(4)B.

Exceptions:

1. For concrete construction, the wind provisions of this code shall apply in accordance with the limitations of Sections R404 and R608.
2. For structural insulated panels, the wind provisions of this code shall apply in accordance with the limitations of Section R610.
3. For cold-formed steel light-frame construction, the wind provisions of this code shall apply in accordance with the limitations of Sections R505, R603 and R804.

In regions where wind design is required in accordance with Figure R301.2(4)B, the design of buildings for wind loads shall be in accordance with one or more of the following methods:

1. *AF&PA Wood Frame Construction Manual (WFCM).*
2. *ICC Standard for Residential Construction in High-Wind Regions (ICC 600).*

15.10.010 Adoption of building and other codes.

The following codes are hereby adopted by reference as the building codes for the borough:

A. The 2009 International Building Code, as adopted with revisions in [13 AAC 50.020](#), and including Appendix H, Signs, for all buildings except one- and two-family dwellings and residential accessory buildings; provided, that the following revisions to the 2009 International Building Code in [13 AAC 50.020](#) are not adopted: (1) the deletion in [13 AAC 50.020\(1\)](#) of Sections 103, 104.4, 104.6, 104.8, 105.4, 107.5, 108.4, 109.2, 109.5 and 110 to 115; and (2) the revisions in [13 AAC 50.020\(7\)](#), (8), (9), (10), (11), (16), (17), (66), (73), (74) and (77);

B. 2012 International Residential Code for One- and Two-Family Dwellings with the following revisions:

1. R105.2, Work exempt from permit, is amended to read as follows:

Building: #10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point.

2. R301.2.1.1, Wind limitations and wind design required, is amended to read as follows at the end of the section:

The following may be built to Seismic design category D2 with 110 MPH wind speed in B and C wind exposure areas provided that the house was permitted before the adoption of the 2012 Residential Building Code.

1) One permit only. An addition that is not more than 15% of the total gross square foot area of the existing building that the addition will be attached to. Roof pitch is a maximum of 5/12 or less. One story additions may be built on a piling foundation provided existing building has a piling foundation.

2) Other exempt structures in section R105.2 Work exempt from permit.

3. R311.7.5.1, Risers, is amended to read as follows:

The maximum riser height shall be 8 inches (203mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread

above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

4. R311.7.5.2, Treads, is amended to read as follows:

The minimum tread depth shall be 9 inches (228mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

5. R313.1, Townhouse automatic fire sprinkler systems, is amended to read as follows:

An automatic residential fire sprinkler system may be installed in townhouses.

6. R313.2, One- and two-family dwellings automatic fire sprinkler systems, is amended to read as follows:

An automatic residential fire sprinkler system may be installed in one- and two-family dwellings.

~~7. Chapter 11, Energy Efficiency. Remove.~~

7. Chapter 11- Delete and replace with **The AHFC amended 2012 IECC and Bees is the energy standard for the IRC**

8. Chapters 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33. Remove plumbing chapters related to the International Residential Code and insert the 2009 Uniform Plumbing Code.

9. Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43. Remove electrical chapters of the International Residential Code and insert the 2011 National Electrical Code.

10. M2002.5, Boiler low-water cutoff, is amended to read as follows:

All steam boilers shall be protected with a low-water cutoff control. The low-water cutoff shall automatically stop the combustion operation of the appliance when the

water level drops below the lowest safe water level as established by the manufacturer.

11. Add #11. Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, R905.8.3.1 Add to exceptions, Exception #2 Ice barriers are not required on roofs that can achieve R-42 insulation factor at the top plate of an exterior wall.

C. 2009 International Building Code Appendix J, Grading;

D. The ~~2009~~ 2012 Uniform Plumbing Code, as adopted with revisions in [8 AAC 63.010](#) in effect as of February 23, 2011, Appendix Chapter B, Explanatory Notes on Combination Waste and Vent Systems; and Appendix Chapter H, Recommended Procedures for Sizing Commercial Kitchen Grease Interceptors;

E. The 2009 International Mechanical Code, as adopted with revisions in [13 AAC 50.023](#), except for the deletions in [13 AAC 50.023](#)(1) of Sections 103, 104, and 106 to 110 of the 2009 International Mechanical Code;

F. The ~~2011~~ 2014 National Electrical Code.

1. 300.4, Protection Against Physical Damage, is amended to read as follows:

Where subject to physical damage, conductors, raceways, and cables shall be protected. Thermoplastic type insulated conductors may not be installed when the working environment is below 20° Fahrenheit.

2. 410.16 is amended to read as follows:

410.16 Luminaries and Transformers in Closets.

G. The 1997 Uniform Code for the Abatement of Dangerous Buildings;

H. The 1997 Uniform Housing Code; and

I. 2009 International Fuel Gas Code, Chapters 6 and 7.

Minutes of
JOINT BUILDING CODE REVIEW COMMITTEE
Regular Meeting
January 27, 2016

A regular meeting of the Joint Building Code Review Committee (JBCRC) was held on January 27, 2016 in the City Conference Room located at 710 Mill Bay Road, Room 116.

A. MEETING CALLED TO ORDER/ROLL CALL

The meeting was called to order at 3:30 p.m.

Present were Committee Members John Butler, Ed Mahoney, Scott Arndt, William 'Bill' Barton, Elected Officials Kyle Crow, Randall Bishop and Staff members Doug Mathers, City of Kodiak Building Official and Genedine Diniega-Wandersee, Engineering and Public Works Administrative Specialist.

Guests Dennis Simmons, Dick Smith Herring Bay, P.E., KIB staffs Kathy Peters, Dave Conrad and Bob Pedersen.

B. ELECTION OF OFFICERS

a. CO-CHAIR

Mahoney nominated Crow. Arndt nominated Butler. Butler nominated Arndt. Crow nominated Butler. Mahoney seconded. Nominations were closed.

Committee members' written votes were counted. Butler and Arndt had the majority of votes.

Mahoney moved to elect Butler and Arndt as JBCRC Co-Chairs. Crow seconded.

Motion passed.

Co-chair Scott Arndt chaired the rest of the meeting.

C. APPROVAL OF AGENDA

Butler moved to approve the agenda. Crow seconded. Motion passed.

D. APPROVAL OF MINUTES - NONE

E. UNFINISHED BUSINESS

a. None

F. NEW BUSINESS

a. Review the 2012 International Residential Code's (IRC) Engineering Provisions for High Wind and High Seismic Locations

Mathers reviewed the IRC's provision for high wind and high seismic and the Wood Frame Construction Manual (WFCM). He referred to the wind section (pg 25) and the seismic section (pg 44) of the IRC code. He added that although the WFCM is available, Contractors often times have not used it for reference.

There were discussions of the 1997 vs. 2012 IRC codes, one and two-family single-story structures, expense for professional engineers, structures requiring engineered design and safety, yet making it reasonable for people to afford building a residential structure.

Mahoney asked for more time to review the WFCM and would report at the next meeting.

Committee members agreed that they too needed more time to review WFCM.

The committee members agreed they needed a 90 to 120 days postponement of the Borough Ordinance FY2016-12 to allow for further meetings and discussion.

b. Review of KIB Ordinance No. FY2016-12

Mathers reviewed the KIB Ordinance No. FY2016-12.

G. PUBLIC COMMENTS

Smith brings to the table experience and submitted a review of Code Requirements in similar communities.

Simmons expressed his appreciation for this Committee. He believes that the community needs "energy-filled, integrity-aimed" inspectors to help the community. He hopes that the review of the IRC Engineering Provisions is not rushed.

H. COMMITTEE MEMBER COMMENTS

There were no comments.

I. NEXT MEETING

The next meeting will be scheduled by the Co-Chairs.

J. ADJOURNMENT

Crow moved for adjournment. Butler seconded.

With no objection, the meeting was adjourned at 5:05 p.m.

Committee Co-Chair:

Attest:

Scott Arndt 3-4-2016
Committee Co-Chair John Butler or Date
Committee Co-Chair Scott Arndt

D Mathers 3/4/16
Doug Mathers Date
Building Official
Public Works, City of Kodiak

Genedine 'Gena' Diniega-Wandersee 1/28/16
Genedine 'Gena' Diniega-Wandersee Date
Administrative Specialist
Engineering & Public Works, City of
Kodiak

Minutes of
JOINT BUILDING CODE REVIEW COMMITTEE
Regular Meeting
February 24, 2016

A regular meeting of the Joint Building Code Review Committee (JBCRC) was held on February 24, 2016 in the City Conference Room located at 710 Mill Bay Road, Room 112.

A. MEETING CALLED TO ORDER/ROLL CALL

The meeting was called to order at 3:30 p.m.

Present were Committee Members Scott Arndt, William 'Bill' Barton, Elected Officials Kyle Crow, Randall Bishop and Staff members Doug Mathers, City of Kodiak Building Official and Ted Hansen, City of Kodiak Deputy Building Official.

Absent were Committee Members John Butler and Ed Mahoney

Crow moved to excuse Committee Members Butler and Mahoney. Barton seconded.

Motion passed.

B. APPROVAL OF AGENDA

Crow moved to approve Agenda. Bishop seconded.

Motion passed.

C. APPROVAL OF MINUTES - JANUARY 27, 2016

Crow moved to approve minutes of the January 27, 2016 meeting. Bishop seconded.

Motion passed.

Crow moved to amend minutes of the January 27, 2016 meeting with additions. Barton seconded.

Motion passed.

D. UNFINISHED BUSINESS

- a. CONTINUED REVIEW OF THE 2012 INTERNATIONAL RESIDENTIAL CODE'S ENGINEERING PROVISIONS FOR HIGH WIND AND HIGH SEISMIC LOCATIONS

Staff Hansen reported that he met with Mahoney, who expressed there were too many calculations in the Wood Frame Construction Manual (WFCM). Hansen explained that those calculations are there to help contractors understand the process by which the tables are tabulated.

Staff Mathers informed the committee that Mr. Smith of Herring Bay, P.E. has submitted a comparison report of Code Requirements in similar Alaskan communities. Kodiak has the highest wind zone, 130 mph, compared to other communities in Alaska; not all the communities have the same seismic and wind zone as Kodiak do.

There were discussions of the requirements for a one to two family homes plan to be engineered and the cost of it, the cost of affordable housing, the climbing cost of building a new house in Kodiak, the misconception of the 2012 IRC code requiring engineering as a new requirement and use of the WFCM.

Staff Mathers explained that we went from 1997 Uniform Building Code (UBC) to the 2012 International Residential Code specifically to stay away from engineering all homes. He explained that 1997 UBC allowed you to build a conventional framed home, as long as you fit into the high wind criteria and seismic, without engineering. If you did not want your house to fit into those restrictions, you were required to have the home design engineered. As long as you can fit in the criteria, you can build a home using the WFCM in lieu of engineering.

Co-Chair Arndt suggested postponing this item until next meeting and get more information from Committee Member Mahoney and more information has been gathered.

Staff Hansen added that AHFC is currently in the process of adopting the 2012 IRC and none of the amendments they've made have anything to do with structural construction. This means that if you purchase a home that AHFC is financing, inspections would need to meet the 2012 IRC criteria and include all of the structural requirements if you are in an area that the seismic and the wind zone is high enough that you cannot use the prescriptive design out of the IRC code.

E. NEW BUSINESS

a. ADOPTION OF THE 2014 National Electric Code (NEC)

Staff Mathers informed and recommend the JBCRC to adopt the 2014 NEC. He mentioned that the State of Alaska has adopted it. He will bring more information to the next meeting.

b. ADOPTION OF THE 2012 Uniform Plumbing Code (UPC)

Staff Mathers informed and recommend the JBCRC to adopt 2012 UPC. He mentioned that the State of Alaska has adopted it. He will bring more information to the next meeting.

c. ADOPTION OR THE AHFC AMENDED CHAPTER 11 ENERGY REQUIREMENTS

Staff Mathers informed and recommend the JBCRC to adopt the AHFC Building Efficiency Standards (BES) with their amendments. He will bring more information to the next meeting.

Committee Member Crow asked staff for more information and justifications for adopting the 2014 NEC, 2012 UPC and AHFC (BES) codes.

Co-chair Arndt added that the State of Alaska will have had adopted the 2014 NEC and 2012 UPC by the time JBCRC meet. The adopted codes will then be presented to the City of Kodiak Council and the Kodiak Island Borough Assembly for their adoption.

F. PUBLIC COMMENTS

None

G. COMMITTEE MEMBER COMMENTS

None

H. NEXT MEETING

Next meeting was scheduled for Wednesday, March 9, 2016 at 3:30 p.m. in the City of Kodiak Conference Room 116.

I. ADJOURNMENT

Committee Member Crow moved for adjournment. Committee Member Barton seconded.

With no objection, the meeting was adjourned at 4:30 p.m.

Committee Co-Chair:

Attest:



 Committee Co-Chair John Butler Date
 or
 Committee Co-Chair Scott Arndt

4-11-2016



 Doug Mathers Date
 Building Inspector
 Public Works, City of Kodiak

4/11/16



 Genedine 'Gena' Diniega-Wandersee Date
 Administrative Specialist
 Engineering & Public Works, City of
 Kodiak

Minutes of
JOINT BUILDING CODE REVIEW COMMITTEE
Regular Meeting
March 9, 2016

A regular meeting of the Joint Building Code Review Committee (JBCRC) was held on March 9, 2016 in the City Conference Room located at 710 Mill Bay Road, Room 116.

A. MEETING CALLED TO ORDER/ROLL CALL

The meeting was called to order at 3:30 p.m.

Committee Members and Elected Officials Present: Scott Arndt, William 'Bill' Barton, Kyle Crow, and Randall Bishop

Staff members Present: Doug Mathers, City of Kodiak Building Official, Ted Hansen, City of Kodiak Deputy Building Official and Genedine Diniega-Wandersee, Administrative Specialist, City of Kodiak Engineering and Public Works.

Absent : Committee Members John Butler and Ed Mahoney

Guest(s) Present: Mr. Richard Smith, P.E. of Herring Bay P.E.

B. APPROVAL OF AGENDA

Committee Member Barton moved to approve Agenda. Committee Member Crow seconded.

Motion passed.

C. APPROVAL OF MINUTES - FEBRUARY 24, 2016

Committee Member Crow moved to approve minutes of the February 24, 2016 meeting. Committee Member Bishop seconded.

Motion passed.

D. UNFINISHED BUSINESS

- a. CONTINUED REVIEW OF THE 2012 INTERNATIONAL RESIDENTIAL CODE'S ENGINEERING PROVISIONS FOR HIGH WIND AND HIGH SEISMIC LOCATIONS

Mathers informed the committee that they needed to get a proposal to the City of Kodiak Council and Kodiak Island Borough Assembly to amend, if desired, the 2012 International Residential Code.

There were discussions of wind speeds, safety, costs of these provisions to home builders/buyers, insurance rates and comparing the 2009 and 2012 versions of the codes.

Committee Member Barton expressed his agreeance with staff that engineering is not required on some structures. He reiterated staff's comment at previous meetings that using the calculations from the 2012 Wood Frame Construction Manual (WFCM), referring to the 2012 International Residential Code (IRC) and guidelines are followed; contractors do not need the building design engineered.

Committee members postponed this item to next meeting.

- b. ADOPTION OF THE 2014 NATIONAL ELECTRIC CODE (NEC)

Staff Mathers informed the committee that the State of Alaska's adoption of the 2014 National Electric Code took effect on March 6, 2016. He explained that the City of Kodiak Council and Kodiak Island Borough Assembly will need to also adopt the 2014 NEC.

Committee Member Crow questioned the timeline in recommending adoption of 2014 NEC. He suggested delaying the committee's recommendation to the City Council and Borough Assembly up to the allowable time, whether it is one-year or five-years. Staffs Mathers and Hansen recommended that that was not a good idea or choice not to adopt the 2014 NEC. Mr. Smith further explained that wasn't much difference to the current 2012 NEC codes to 2014 NEC other than newer products. He urged the Committee to move forward in their recommendation to adopt 2014 NEC. Committee Member Bishop didn't think it was a good idea to delay the recommendation. Committee Members Arndt and Barton agreed not to delay.

Committee Member Bishop moved to recommend that the City of Kodiak Council and Kodiak Island Borough Assembly adopt the 2014 National Electric Code. Committee Member Barton seconded.

Motion passed.

c. ADOPTION OF THE 2012 UNIFORM PLUMBING CODE (UPC)

Staff Mathers informed the committee that the State of Alaska's adoption of the 2012 UPC took effect in September 2014.

Committee Member Crow moved to recommend that the City of Kodiak Council and Kodiak Island Borough Assembly adopt the 2012 Uniform Plumbing Code. Committee Member Bishop seconded.

Motion passed.

d. ADOPTION OF THE AHFC AMENDED CHAPTER 11 ENERGY REQUIREMENTS

Staff Hansen explained AHFC's energy efficiency requirements on new residential construction; that the reasoning to AHFC's amendment is it save the U.S. money; if we made homes energy efficient, we'd use less heating fuel and/or natural gas.

Staff further explained the AHFC loans need an energy audit report or PR101 insulation and ventilation document that has been signed by a certified builder, which costs about \$3,000, in order to qualify for a lower-rate AHFC loan.

Committee members felt the amended chapter 11 energy requirements only pertains to AHFC loans and did not feel it should be adopted. Other financial institutions would finance without this requirement.

Mr. Richard Smith, P.E. of Herring Bay P.E. volunteered to put together a comparison between Chapter 11 Energy Efficiency and the IECC for the Committee to take a look at. Further discussions expected.

No action taken.

E. PUBLIC COMMENTS

None

F. COMMITTEE MEMBER COMMENTS

None

G. NEXT MEETING

Next meeting was scheduled for March 30, 2016 at 3:30 p.m. in the City of Kodiak Conference Room 116.

H. ADJOURNMENT

Committee Member Crow moved for adjournment. Committee Member Barton seconded. With no objection, the meeting was adjourned at 5:20 p.m.

Committee Co-Chair:

Scott Arndt 4-11-2016
Committee Co-Chair John Butler Date

or

Committee Co-Chair Scott Arndt

Attest:

D. Mathers 4/11/16
Doug Mathers Date

Building Inspector
Public Works, City of Kodiak

Genedine 'Gena' Diniega-Wandersee

Genedine 'Gena' Diniega-Wandersee Date

Administrative Specialist
Engineering & Public Works, City of
Kodiak

Minutes of
JOINT BUILDING CODE REVIEW COMMITTEE
Regular Meeting
April 6, 2016

A regular meeting of the Joint Building Code Review Committee (JBCRC) was held on April 6, 2016 in the City Conference Room located at 710 Mill Bay Road, Room 112.

A. MEETING CALLED TO ORDER/ROLL CALL

The meeting was called to order at 3:37 p.m.

Committee Members present: Scott Arndt, William 'Bill' Barton, John Butler, Ed Mahoney, and Kyle Crow

Committee Member absent: Randall Bishop

Staff Members present: Doug Mathers, Ted Hansen, and Gena Diniega-Wandersee

Guests present: Richard Smith, P.E. of Herring Bay P.E. and Eric Goossen of Fish Adventures

B. APPROVAL OF AGENDA

Committee Member Crow moved to approve Agenda. Committee Member Butler seconded.

Motion passed.

C. APPROVAL OF MINUTES - MARCH 9, 2016

Committee Member Butler moved to approve minutes of the March 9, 2016 meeting with changes. Committee Member Crow seconded.

Motion passed.

D. UNFINISHED BUSINESS

**1. REVIEW OF THE 2012 INTERNATIONAL RESIDENTIAL CODE'S
ENGINEERING PROVISIONS FOR HIGH WIND AND HIGH SEISMIC
LOCATIONS**

Mathers reviewed his draft letter of response to Kodiak Island Borough's (KIB) Bob Pederson's questions dated October 9, 2015 with the committee. He added that staff simplified the answers from their first response so it would be understood in layman's term. Committee discussed his draft letter.

Crow felt that staff did not completely answer the question regarding how Insurance Services Office (ISO) ratings impact insurance rates for homeowners. Staff informed committee that insurance rates for homeowners are unknown and varies with individual insurance companies. Committee members suggested spelling out what ISO is i.e. Insurance Services Office (ISO) or 2012 International Residential Codes (IRC).

Mathers recommended postponing item to the next meeting.

2. REVIEW OF THE AHFC AMENDED CHAPTER 11 ENERGY REQUIREMENTS

Mathers recommended postponing item to the next meeting.

E. NEW BUSINESS

1. REQUEST FOR CODE AMENDMENT: ICE BARRIER 2012 IRC SECTION 905.6.3.1

Mathers introduced Eric Goossen of Fish Adventures. Mr. Goossen works on roofs. Mr. Goossen informed the committee that as the code is written now, the cost for labor and materials to comply with the code, the approximate additional cost would be about \$900.

Committee discussed how to achieve the ice barrier code so to comply with building codes.

Committee Member Mahoney moved to delete the ice barrier code, section 905.6.3.1 of the 2012 IRC. Committee Member Crow seconded.

Member Scott Arndt said he would not support the motion and encourage an amendment.

Hansen disagreed with deleting the entire code, especially due to complying with our building codes for the Kodiak area. It was suggested that perhaps phrasing it to say "it has been determined that ice damming is not a concern..." but mentioned that there are older houses that would get reroofed and will need to come into compliance with the building code.

Committee Member Mahoney moved to amend his motion. Committee Member Crow seconded.

Motion passed.

Committee Member Mahoney moved to amend the ice barrier code, section 905.6.3.1 of the 2012 IRC to read "Ice barrier is not required on roofs that can achieve R-42 insulation factor at the top plate of an exterior wall." Committee Member Crow seconded.

Motion passed.

F. PUBLIC COMMENTS

None

G. COMMITTEE MEMBERS COMMENTS

None

H. NEXT MEETING

Next meeting was scheduled for April 14, 2016 at 3:00 p.m. in the City of Kodiak Conference Room 112.

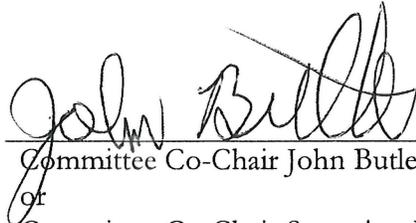
I. ADJOURNMENT

Committee Member Crow moved for adjournment. Committee Member Barton seconded.

With no objection, the meeting was adjourned at 5:06 p.m.

Committee Co-Chair:

Attest:



Committee Co-Chair John Butler Date 6-16-16
of
Committee Co-Chair Scott Arndt



Doug Mathers Date 6/16/16
Building Inspector
Public Works, City of Kodiak

Genedine 'Gena' Diniega-Wandersee Date
Administrative Specialist
Engineering & Public Works, City of
Kodiak

Minutes of
JOINT BUILDING CODE REVIEW COMMITTEE
Regular Meeting
April 14, 2016

A regular meeting of the Joint Building Code Review Committee (JBCRC) was held on April 14, 2016 in the City Conference Room located at 710 Mill Bay Road, Room 112.

A. MEETING CALLED TO ORDER/ROLL CALL

The meeting was called to order at 3: 20 p.m.

Committee Members present: Scott Arndt, William 'Bill' Barton, John Butler, Ed Mahoney, and Kyle Crow

Committee Member absent: Randall Bishop

Staff Members present: Doug Mathers, Ted Hansen, and Gena Diniega-Wandersee

Guests present: Richard Smith, P.E. HerringbayPE and Jerrol Friend, Friend Contractors

B. APPROVAL OF AGENDA

Committee Members Butler moved to approve Agenda. Committee Members Barton seconded.

Motion passed.

C. APPROVAL OF MINUTES - APRIL 6, 2016

Committee Members Mahoney moved to approve minutes of the April 6, 2016 meeting. Committee Members Butler seconded.

There were corrections to the minutes made.

Committee Members Crow moved to approve the corrected minutes of the April 6, 2016 meeting. Committee Members Butler seconded.

Motion to approve the corrected minutes passed.

D. UNFINISHED BUSINESS

1. CONTINUED REVIEW OF THE AHFC AMENDED CHAPTER 11 ENERGY REQUIREMENTS

Mr. Smith reviewed his comparison report of the 2012 International Residential Codes (IRC) and Alaska Housing Finance Corporation (AHFC) energy requirements.

Hansen commented that as an Energy Rater, AHFC did a very good job for the State of Alaska for making houses more affordable to live in because in the reduction in energy rating. He also explained AHFC's mandatory and prescriptive methods.

There was a discussion about the Combustion Safety, back-drafting, carbon monoxide poisoning, and what the Building Department's look for when inspecting AHFC-loaned homes.

Committee Members Crow moved to recommend adoption (correct verbiage?) of the AHFC Amended Chapter 11 Energy Requirements. Committee Members Mahoney seconded.

Motion passed.

There were discussions about vapor barriers, insulations, combustion safety and inspections by building inspectors or energy raters.

Friend added that it's a good idea and it'd be a savings to homeowners to build a home in the long run by complying with this code.

1. CONTINUED REVIEW OF THE 2012 INTERNATIONAL RESIDENTIAL CODE'S ENGINEERING PROVISIONS FOR HIGH WIND AND HIGH SEISMIC

The Committee discussed Mathers' answers to KIB Bob Pederson's questions dated October 9, 2015. There was a discussion about beginning his answer to question number one with "During my research, it was not clear what percentage of insurance companies use the ISO to set residential insurance rates..." and moving the first paragraph of his answer as an introduction. Questions 2-4 will be answered in one simple sentence.

Committee Members Mahoney moved to approve Mather's letter to Mr. Pedersen with the suggested changes. Committee Members Butler seconded.

Motion passed.

E. NEW BUSINESS

None

F. PUBLIC COMMENTS

None

G. COMMITTEE MEMBER COMMENTS

Committee Mahoney thanked Mathers for all his efforts on answering Mr. Pedersen's questions.

Barton brought to the Committee's attention that the ice barrier section numbers referenced in the minutes is wrong. Correction was made from section number 905.6.3.1 to 905.2.7.1 and recorded in the corrected minutes.

Butler thanked everyone.

Mathers thanked Richard Smith, P.E. for his comparison report and for attending these meetings. He also thanked the committee for attending the meetings and their patience.

There was a discussion of publically thanking Richard Smith, P.E. at the Assembly meeting for his contribution.

H. NEXT MEETING

No was no meeting scheduled.

I. ADJOURNMENT

Committee Member Crow moved for adjournment. Committee Member Barton seconded.
With no objection, the meeting was adjourned at 5: 06 p.m.

Committee Co-Chair:

Attest:

Committee Co-Chair John Butler	Date	Doug Mathers	Date
or		Building Inspector	
Committee Co-Chair Scott Arndt		Public Works, City of Kodiak	
		Genedine 'Gena' Diniega-Wandersee	Date
		Administrative Specialist	
		Engineering & Public Works, City of	
		Kodiak	

Introduced by:	Borough Assembly
Requested by:	Borough Assembly
Drafted by:	By Direction of Borough Assembly
Introduced:	01/21/2016
Public Hearing:	02/04/2016
Postponed:	02/04/2016
Postponed:	05/05/2016
Amended/Postponed:	05/19/2016
Public Hearing:	06/02/2016
Amended:	06/02/2016
Adopted:	06/02/2016

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

**KODIAK ISLAND BOROUGH
ORDINANCE NO. FY2016-12**

AN ORDINANCE OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH AMENDING TITLE 15 *BUILDINGS AND CONSTRUCTION* CHAPTER 15.10 *BUILDING CODES* TO READOPT THE 1997 UNIFORM BUILDING CODE FOR ONE AND TWO-FAMILY DWELLINGS; AND TO ADD A LOCAL EXCEPTION TO ELIMINATE THE REQUIREMENT FOR ENGINEERING FOR CERTAIN RESIDENTIAL CONSTRUCTION IN THE BOROUGH

WHEREAS, as a second class Borough, the Kodiak Island Borough has adopted KIBC Title 15 (Buildings and Construction) to regulate erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the borough; and

WHEREAS, in accordance with Chapter 15.10 KIBC, the Kodiak Island Borough adopted by reference the 2012 International Residential Code (IRC) for One- and Two-Family Dwellings (Ordinance FY 2013-09); and

WHEREAS, the IRC requires engineering certification for structures that are not designed to meet the prescriptive standards of the building code; and

WHEREAS, chapter 15.10 KIBC includes a number of local exemptions, exceptions, and amendments to the standard building code requirements to reflect local conditons and building practices; and

WHEREAS, in discussions related to the high cost of home construction in Kodiak, the additional expense of engineering for certain new construction, additions, or remodeling projects has been noted as a significant expense; and

WHEREAS, there are very few licensed practicing engineers in Kodiak, further adding to the cost of complying with applicable engineering requirements for construction; and

43 **WHEREAS,** for decades, prior to the 2013 adoption of the IRC, safe and structurally
44 sound residential buildings were erected without the need or expense of engineering
45 required by the IRC; and

46
47 **WHEREAS,** the public necessity and general welfare of the community may be better
48 served by amending the code to reduce or eliminate some engineering requirements for
49 new or expanded residential construction; and

50 **WHEREAS,** the Borough Assembly set aside time for public input and discussion; and

51
52 **WHEREAS,** the Borough Assembly, as a part of process, would hold public hearings to
53 adopt the amendments to eliminate certain engineering requirements for residential
54 construction; and

55

56 **NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KODIAK ISLAND**
57 **BOROUGH that:**

58

59 **Section 1:** This ordinance is of a general and permanent nature and shall become a
60 part of the Kodiak Island Borough Code of Ordinances.

61

62 **Section 2:** This ordinance shall be effective upon adoption.

63

64 **Section 3:** Title 15 Buildings and Consturction, Chapter 15.10 Building Codes,
65 Sections 15.10.010 Adoption of building and other codes and 15.10.050
66 Remote area exemptions are hereby amended as follows:

67

68 **15.10.010 Adoption of building and other codes.**

69 The following codes are hereby adopted by reference as the building codes for the
70 borough:

71 A. The 2009 International Building Code, as adopted with revisions in 13 AAC 50.020, and
72 including Appendix H, Signs, for all buildings except one- and two-family dwellings and
73 residential accessory buildings; provided, that the following revisions to the 2009
74 International Building Code in 13 AAC 50.020 are not adopted: (1) the deletion in 13 AAC
75 50.020(1) of Sections 103, 104.4, 104.6, 104.8, 105.4, 107.5, 108.4, 109.2, 109.5 and 110
76 to 115; and (2) the revisions in 13 AAC 50.020(7), (8), (9), (10), (11), (16), (17), (66), (73),
77 (74) and (77);

78

79 B. 1997 Uniform Building Code for one and two-family dwellings and residential
80 accessory buildings, including excerpts from Appendix Chapter 23, which are
81 included in the Uniform Building Code Volume 1; options to Appendix Champter 23,
82 for exposure C and C High Wind Wall Framing and Wood Piles.

83

84 ~~B. 2012 International Residential Code for One and Two Family Dwellings with the~~
85 ~~following revisions:~~

86

87 ~~1. R105.2, Work exempt from permit, is amended to read as follows:~~
88 ~~Building: #10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not~~
89 ~~more than 30 inches (762 mm) above grade at any point.~~
90
91 ~~2. R301.2.1.1, Wind limitations and wind design required, is amended to read as~~
92 ~~follows at the end of the section:~~
93 ~~The following may be built to Seismic design category D2 with 110 MPH wind speed in B~~
94 ~~and C wind exposure areas provided that the house was permitted before the adoption of~~
95 ~~the 2012 Residential Building Code.~~
96 ~~1) One permit only. An addition that is not more than 15% of the total gross square foot~~
97 ~~area of the existing building that the addition will be attached to. Roof pitch is a maximum~~
98 ~~of 5/12 or less. One story additions may be built on a piling foundation provided existing~~
99 ~~building has a piling foundation.~~
100 ~~2) Other exempt structures in section R105.2 Work exempt from permit.~~
101 ~~3. R311.7.5.1, Risers, is amended to read as follows:~~
102 ~~The maximum riser height shall be 8 inches (203mm). The riser shall be measured~~
103 ~~vertically between leading edges of the adjacent treads. The greatest riser height within~~
104 ~~any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers~~
105 ~~shall be vertical or sloped from the underside of the nosing of the tread above at an angle~~
106 ~~not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided~~
107 ~~that the opening between treads does not permit the passage of a 4-inch diameter (102~~
108 ~~mm) sphere.~~
109
110 ~~4. R311.7.5.2, Treads, is amended to read as follows:~~
111 ~~The minimum tread depth shall be 9 inches (228mm). The tread depth shall be measured~~
112 ~~horizontally between the vertical planes of the foremost projection of adjacent treads and~~
113 ~~at a right angle to the tread's leading edge. The greatest tread depth within any flight of~~
114 ~~stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).~~
115
116 ~~5. R313.1, Townhouse automatic fire sprinkler systems, is amended to read as follows:~~
117 ~~An automatic residential fire sprinkler system may be installed in townhouses.~~
118
119 ~~6. R313.2, One and two family dwellings automatic fire sprinkler systems, is amended~~
120 ~~to read as follows:~~
121 ~~An automatic residential fire sprinkler system may be installed in one and two family~~
122 ~~dwellings.~~
123
124 ~~7. Chapter 11, Energy Efficiency. Remove.~~
125
126 ~~8. Chapters 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33. Remove plumbing chapters~~
127 ~~related to the International Residential Code and insert the 2009 Uniform Plumbing Code.~~
128
129 ~~9. Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43. Remove electrical chapters of~~
130 ~~the International Residential Code and insert the 2011 National Electrical Code.~~

131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174

~~10. M2002.5, Boiler low water cutoff, is amended to read as follows:
All steam boilers shall be protected with a low water cutoff control. The low water cutoff shall automatically stop the combustion operation of the appliance when the water level drops below the lowest safe water level as established by the manufacturer.~~

C. 2009 International Building Code Appendix J, Grading;

D. The 2009 Uniform Plumbing Code, as adopted with revisions in 8 AAC 63.010 in effect as of February 23, 2011, Appendix Chapter B, Explanatory Notes on Combination Waste and Vent Systems; and Appendix Chapter H, Recommended Procedures for Sizing Commercial Kitchen Grease Interceptors;

E. The 2009 International Mechanical Code, as adopted with revisions in 13 AAC 50.023, except for the deletions in 13 AAC 50.023(1) of Sections 103, 104, and 106 to 110 of the 2009 International Mechanical Code;

F. The 2011 National Electrical Code.

1. 300.4, Protection Against Physical Damage, is amended to read as follows:

Where subject to physical damage, conductors, raceways, and cables shall be protected. Thermoplastic type insulated conductors may not be installed when the working environment is below 20° Fahrenheit.

2. 410.16 is amended to read as follows:

410.16 Luminaries and Transformers in Closets.

G. The 1997 Uniform Code for the Abatement of Dangerous Buildings;

H. The 1997 Uniform Housing Code; and

I. 2009 International Fuel Gas Code, Chapters 6 and 7.

They are adopted to regulate erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the borough; to provide for the issuance of permits and collection of fees therefor; and to provide penalties for violations of these regulations. The building codes so adopted shall be interpreted, administered, and enforced with the local amendments hereinafter specifically set forth, by the borough building official, who is authorized to take such action as may be reasonably necessary to enforce the purposes of this section. The borough manager may appoint or authorize an assistant or agent to the building official if necessary to carry out the provisions of this section. [Ord. FY2013-09 §2, 2013; Ord. FY2009-12 §2, 2008; Ord. FY2006-02 §2, 2005; Ord. 02-08 §2, 2002; Ord. 99-04 §2, 1999; Ord. 97-05 §3, 1997; Ord. 92-11 §2, 1992; Ord. 91-13 §2, 1991; Ord. 91-01 §2, 1991; Ord. 88-18-O §3, 1988; Ord. 85-13-O §1, 1985; Ord. 84-61-O §10, 1984; Ord. 84-42-O §2, 1984. Formerly §15.04.010].

175 ~~15.10.050 Remote area Exemptions.~~

176 ~~A. Notwithstanding the construction requirements contained within this code, owner-~~
177 ~~occupied residential buildings and accessory buildings associated with residential~~
178 ~~use, when located in remote areas outside Kodiak city limits, are exempt from~~
179 ~~the building regulations of the borough.~~

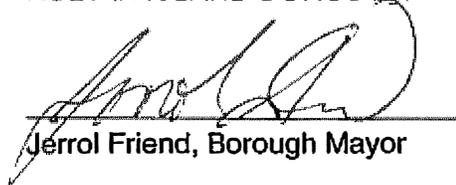
181 ~~B. The borough does not certify that any building built under this exemption meets~~
182 ~~any of the adopted codes or ordinances. No physical inspections will be made of~~
183 ~~the structure.~~

184
185 ~~C. Permits and inspection services are encouraged and recommended to ensure~~
186 ~~safety, reduce owner liability, and enhance property values and shall be~~
187 ~~provided available in this exempt area at the owner's option. Cost of these permits~~
188 ~~and inspection services are the responsibility of the property owner and will be~~
189 ~~charged at the same rate as the nonexempt portions of the borough construction~~
190 ~~compliance oversight, administration, and inspection.~~

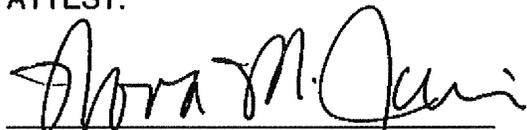
191
192 *Clerk's note: Ordinance was amended on June 2, 2016 to delete lines 175-190.*

193
194 **ADOPTED BY THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH**
195 **THIS SECOND DAY OF JUNE, 2016**

196
197
198 KODIAK ISLAND BOROUGH

199 
200
201
202 Jerrol Friend, Borough Mayor

203
204 ATTEST:

205 
206
207
208 Nova M. Javier, MMC, Borough Clerk