

# PROPOSED 2012 CODE ADOPTION SYNOPSIS

## TITLE 19 BUILDING CODES

June 7, 2013

### **Intent:**

The intent of the proposed adoption of the 2012 Editions of the building code is to mirror the State of Alaska Administrative Code Statutes. These adoptions will provide continuity to the industry and allow architects, engineers, builders and the general public to be provided with the same “rules of the road.”

By adopting the newer 2012 edition of the codes with amendments, the City of Ketchikan will be able to stay independent of the State Fire Marshal’s Office as a deferred community, maintain a good insurance rating by the Insurance Service Organization, and will be consistent with the Ketchikan Fire Code as adopted by the Fire Department. The City of Ketchikan will also maintain its approved city status by Alaska Housing Finance Corporation.

### **A general brief code history:**

In December of 2009 the City of Ketchikan adopted the 2006 editions of the building codes by Ordinance 09-1638, which reflected the current code adoptions of the State Fire Marshal’s Office (SFM), the State Department of Economic Development (DED), and Alaska Housing Finance Corporation (AHFC). Due to conflicts between the SFM, and the DED, the international family of codes were interrupted, resulting in required multiple amendments to municipal codes state wide.

The conflict arises between the State Fire Marshal’s office and the Department of Economic Development for the following reasons:

1. The International Family of Codes included a new International Electrical Code (IEC) for administration purposes, which referred to the National Electrical Code but would supersede the National Electrical Code. The DED chose to retain the National Electrical Code as the stand-alone electrical code.
2. The International codes split the plumbing and fuel gas codes into two separate volumes called the International Plumbing Code and International Fuel Gas Code, which are not recognized by DED, whereas the Uniform Plumbing Code is. The Uniform Plumbing Code contains both plumbing and fuel gas standards. DED chose to retain the Uniform Plumbing Code.
3. To compound the difficult amendment process by a municipality, the three state code adoptions agencies adopt the editions of the codes into Alaska Administrative Codes in different years.

**The good news is:**

All of the state entities are in the process of adopting the 2012 editions of the codes as we are proposing. Therefore, the City of Ketchikan will remain compliant with State Statutes and local Fire Codes in the same three-year Code Cycle.

**Conclusion:**

1. We need to adopt the 2012 Editions of the International Codes with local amendments, which reflect State Statutes that apply to our jurisdiction. We also need to adopt the newer 2011 Edition of the *National Electrical Code*, and the 2012 Edition of the *Uniform Plumbing Code*. It should be noted here that the proposed newer edition codes reflect general continuances of the older 2006 editions as adopted by City Ordinance 09-1638..
2. Since the International Fire Code, Building Code, Mechanical Code, Residential Code, Energy code, and Fuel Gas Code refers to the International Electrical Code, and International Plumbing Code, we will need to amend the international family of codes accordingly, in order to delete these references and add references to the Uniform Plumbing Code and National Electrical Code.

# PROPOSED BUILDING CODE ADOPTIONS TO TITLE 19 OF THE KETCHIKAN MUNICIPAL CODE

## Chapter 19.04- Building code

Section 19.04.010 Building Code Adoption. PROPOSED: Repeal the 2006 edition of the International Building Code (I.B.C.) and replace it with the 2012 Edition. Amendments to the code will reflect local Fire Department jurisdiction amendments to the *IBC*.

Section 19.04.020 Climatic and Geographic Design Criteria. No Proposed Change

Section 19.04.030 Site Development. PROPOSED: Repeal the 2006 IBC Chapter 18 and Appendix J, and replace them with the 2012 Edition Chapter 18, and Appendix J (to reflect code continuity).

The permit to Work in the Right-of-Way has been replaced by the Permit to Excavate and can be obtained at the City Public Works Engineering Division.

Section 19.04.060 Board of Appeals—Terms of office. No proposed change

Section 19.04.090 Building permit-expiration. PROPOSED: Unless otherwise terminated as provided in the 2012 edition of the IBC, Section 105.5, all building permits shall expire one year after date of issue or upon completion of work, whichever date shall first occur; provided, however, upon written application submitted prior to expiration of the permit, the building official shall have authority to grant in writing, one or more extensions in time, for all periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 19.04.100 Demolition Permit (fees). No proposed change

## Chapter 19.12-Electrical Code

Section 19.12.010 Electrical Code. PROPOSED: The National Electrical Code (NFPA 70) 2008 Edition will be replaced by the 2011 Edition, in

order to reflect State Statutes. The amendments are listed to complement KPU electrical service standards.

#### **Chapter 19.14-Plumbing Code**

Section 19.14.010 Plumbing Code. PROPOSED: Repeal the 2006 Edition of the Uniform Plumbing Code, Published by IAPMO, and replace it with the 2012 edition. This code is proposed to reflect State Statutes.

#### **Chapter 19.16-Housing Code**

Section 19.16.010 Housing Code adoption. PROPOSED CHANGE. Repeal the 2006 International Residential Code (IRC) and replace it with the 2012 Edition. This code will govern single residential dwelling units and duplex dwelling units. This code will be proposed as a stand-alone code for dwellings with the exclusion of the International Plumbing Code and International Electrical code chapters. Where the IRC references the International Plumbing Code in other provisions, the 2012 Edition of the Uniform Plumbing Code shall be substituted.

#### **Chapter 19.20-Numbering of Buildings**

Section 19.20.030 Numbering of Buildings. No proposed changes..

#### **Chapter 19.24-Mechanical Code**

Section 19.24.010 Mechanical Code. PROPOSED: Repeal the 2006 Edition of the International Mechanical Code (IMC), and replace it with the 2012 Edition. The amendments will reflect SFM amendments.

#### **Chapter 19.28-Dangerous Buildings**

Section 19.28.010 Dangerous Building Code. No proposed change. \*note: The 1997 Uniform Code for the Abatement of Dangerous Buildings was amended by Ordinance 13-1722 and made effective May 8, 2013. The amendments better defined the responsibilities of the owner of the property, and obligations to pay the costs and in the manner in which the costs will be paid. Special assessments, lien authority and remedy decisions were given to City Council in the case of default.

#### **Chapter 19.32-Energy Conservation Code**

Section 19.32.010 Energy conservation Code. PROPOSED: Repeal the 2006 edition of the International Energy Conservation Code and replace it with the 2012 Edition. The amendments will reflect City of Ketchikan specific climatic conditions, and will allow AHFC energy programs to be used within the City