

Presented by: The Manager
Introduced: 06/09/2014
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2014-19(c)

An Ordinance Amending the Building Regulations Code.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. CBJ 19.01 Administrative Code, is amended to read:

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19.01.105.2.1 Exempt building work.

A building permit shall not be required for the work described in subsections 1 through 15 of this section if only the provisions of the exempted code apply. Unless otherwise exempted, a permit shall be obtained for work associated with the exempt uses under subsections 1 through 15 of this section if any of the provisions of the plumbing, electrical, mechanical or fire codes apply:

1. One-story detached accessory buildings regulated under the residential code and used as tool and storage sheds, greenhouses, gazebos, saunas, hot tub enclosures, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m) and the building is not used for habitation;

Fences as well as sign support structures and similar free-standing structures not over six feet (1,829 mm) high other than fences required for protection of swimming pools and hot tubs which are regulated by IRC Appendix AG105 or IBC Section 3109;
3. Oil derricks;
4. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge of greater than 2 to 1 slope within 10 feet of the wall or impounding Class I, II or III-A liquids as defined in the International Fire Code;

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed two to one;
6. Platforms, walks, detached self-supporting decks, stairs and driveways not more than 30 inches (762 mm) above grade; not over a basement or story below; not part of an accessible route; and not including a roof;
7. Painting, papering, tiling, cabinets, counter tops, siding, floor covering and similar finish work or any combination of these types of work done as a stand alone project unless part of new construction, additions, or change of use. Permits shall not be required and shall not be issued for such work. Replacement of interior finishes in buildings covered by Chapter 8 of the International Building code is not included in this exception. Change of exterior finish materials, paint color or paint scheme of buildings in the Historic District Overlay zone does not need a building permit but must receive approval from the community development department prior to commencing work;
8. Temporary motion picture, television and theater stage sets and scenery;
9. Prefabricated swimming pools accessory to Group R, Division 3 occupancy, one- and two-family dwellings and townhomes, in which the pool walls are entirely above the adjacent grade, less than 24 inches deep and if the capacity does not exceed 5,000 gallons (18,927 L);
10. Shade cloth or plastic sheet covered structures constructed for nursery or agricultural purposes and not including service utility systems;
11. Swings, and other playground equipment except as required under IBC 402.11;
12. Window awnings and gutters supported by an exterior wall of Group R, Division 3, and Group U occupancies, one and two family dwellings and townhomes;
13. Federal, state and municipal bridges, docks, piers, water tanks; publicly owned or publicly contracted work located primarily in a public way; public utility towers and poles; mechanical equipment not specifically regulated under this title and hydraulic flood-control structures. See section 19.01.101.2 for scope;
14. Temporary boat, car, equipment and material covers and similar storage structures maintained for a period of less than one year after their date of erection and covered with plastic, canvas or a similar material; and
15. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1,753 mm) high.

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19.01.105.3 Application for a permit.

To obtain a permit, the applicant shall file an application on approved forms. Each application shall:

1. Identify and describe the work to be covered by the permit;
Describe the land on which the proposed work is to be done, by clear and definite legal description, street address, or similar method, and, if the applicant is not the property owner, be signed by the property owner or owners, authorizing the applicant's use of the land for the purpose or purposes described in the application;
3. Indicate the use or occupancy of each space for which the proposed work is intended;
4. Be accompanied by plans, diagrams, computations, specifications and other data as required in section 19.01.106.3
5. State the total square footage of each major use of any new building, structure or addition, and the valuation of any remodeling or alteration to an existing building;
6. Be signed by the applicant or a person having evidence of authority to act for the applicant; if the applicant is not the property owner, the application must include the property owner's signature or a signature of the authorized agent for the property owner, allowing permission for the permitted project. Proof of authorization suitable to the building official is required;
7. Show any physical conditions on-site which may affect issuance of the permit or construction; and
8. Give such other information as reasonably may be required by the building official.
9. Multifamily private water systems. In the case of new connections to a water system for which the regular source of potable water is to be other than the municipal water utility system or an approved community system, the application shall include information on the type, source, location, capacity, storage quantity and tank type, well depth, casing size, and drill log, and similar data for the water source. For such structures containing three or more residential units, proof must be included of legal and physical availability to the applicant of sufficient water to supply the structure based upon a daily requirement of 75 gallons per day per unit plus 75 gallons per day per bedroom. Physical availability may be shown by a certificate from the appropriate State of Alaska department, a statement certified by a licensed Alaska engineer, or other proof as may be satisfactory to the building official. Legal availability may be shown by a water rights appropriation permit or certificate issued by the appropriate State of Alaska department or by such other proof as may be satisfactory to the building official and to the City and Borough attorney. The requirement of actual availability of a sufficient quantity of water may be met through the use of water storage, gray water recycling and similar modifications, and additions to the water system. Systems proposed as a source of water for a structure containing three or more dwelling units may not rely in any part on roof catchment or on vehicular transportation of water to meet the minimum requirements of this subsection.

10. Multifamily private sewer systems. In the case of new connections to a wastewater disposal system other than the municipal wastewater utility or an approved community system, the applicant shall include design documents detailing the materials, soils condition, dimensions, and type of system, as well as certification from an engineer licensed to practice in the state or a representative of the appropriate State of Alaska department that the system design meets state statutes and regulations.
11. Demolition of historic structures. In the case of property which has previously been determined to be historic property as defined in section 19.01.102.8, the applicant shall notify the community development department of the historic designation and allow the community development department to prepare a set of historic record photographs. Such demolition permit shall not be issued until the photographs are taken or five working days have elapsed since the application, whichever is sooner.
12. Contractor license. The application shall provide the contractor's name and Alaska contractor's license number of the contractor who will be responsible for the work or, alternately, establish that the work may lawfully be performed by the owner, an unlicensed contractor, or both, and identify the person or persons who shall in such case be responsible for the work.
13. Grading permits. The application shall state the estimated quantities of fill and excavation work involved.

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19.01.105.5 Expiration.

Every permit issued by the building official under the provisions of the code shall expire if the building or work authorized by such permit is not commenced within one year from the date the permit was issued, if the building or work authorized by the permit is suspended or abandoned for a period of one year at any time after the work is commenced, or if the permittee fails to have the work inspected within one year after the work is commenced. No work may be performed under an expired permit until it has been renewed or extended.

19.01.105.5.1 Extension.

A permit extension may be granted if requested in writing by the permittee. The permittee must demonstrate justifiable cause for the extension request. An extension will not be granted without an inspection to determine the extent of work remaining on the project. The extension shall not exceed one year.

19.01.105.5.2 Renewal.

After one year of abandonment or suspension of work, any permittee holding an expired permit may apply for renewal of the permit in writing upon a showing by the permittee of valid reasons for the renewal. An inspection must be scheduled at the time of the renewal request to determine the extent of work remaining on the project. If plans have changed or new code provisions or editions have been adopted since the original plan review, the permittee shall pay an hourly plan review fee and any additional permit fee required due to change of fee schedule or enlargement of the scope of the permitted work. If plans and code provisions have not changed, no additional fee shall be required.

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19.01.106.3.3.2 Partial approval.

Before filing all materials required for issuance of a building permit, the applicant therefor may request, on forms prescribed by the building official, a partial approval. The application shall be accompanied by payment of the plan review fee and the partial approval fee specified in section 19.01.108.12. Such authorization shall allow the applicant to commence construction on specified site grading, foundations and structural frame phases of the building or structure.

A partial approval shall be valid for no more than 120 days from issuance. No additional construction may be done until another authorization or a fully approved building permit has been issued for all remaining phases of the project. Partial approval requests do not qualify for priority processing over previously filed building permit requests.

A partial approval shall be granted only upon a showing by the applicant that the following conditions exist or have been met:

1. The applicant has submitted complete plans, specifications, details and calculations for the phase or phases of work for which partial approval is sought;
The building official has approved the project site plan and utilities plan, the basic floor plan and architectural concept drawings, the project structural plans and calculations, all underground work made inaccessible by the partial approval construction, the soils report and the grading plan;
3. The project is exempt from or has complied with the requirements of CBJ title 49, provided that the Director of Community Development Department, may authorize the building official to issue a partial approval authorization prior to issuance of an allowable use permit. To qualify for partial approval authorization, the applicant must demonstrate to the director that a partial approval is required in order to meet the project building schedule and must acknowledge in writing that work pursuant to the approval is undertaken at the applicant's risk that the use permit will be denied or will be subject to conditions inconsistent with the work performed on the project, and that the applicant shall remove or modify such work to the extent necessary to conform to any use permit

decision, the director may limit the scope of the partial approval to earthwork and foundations;

4. The applicant has paid all building permit fees and other fees associated with the project, including plan review fees, water assessments, sewer assessments, driveway permit fees, engineering inspection fees and the partial approval fee established in section;
5. The applicant has designated a qualified local representative, approved by the building official, who shall be responsible for coordinating compliance with building department requirements; and
6. The applicant has submitted for approval by the building official a proposal for a special inspection program, if applicable, detailing the types of special inspection, the identity of inspectors proposed to perform the special inspection, and the frequency of such inspections. The proposed program shall be reviewed by the building official.

19.01.106.3.3.3 Special expedited authorizations.

The building official may authorize work not meeting the requirements of early start or partial approval when, in the building official's opinion, special circumstances indicate that such authorization will not result in violation of any codes or laws and will not cause adverse effects on the applicant, adjacent property owners, or the City and Borough.

To qualify for special expedited authorization, the project must be exempt from or have complied with the requirements of CBJ title 49, provided that the Director of the Community Development Department may authorize the building official to issue a special expedited authorization prior to issuance of an use permit. To qualify for special expedited authorization, the applicant must demonstrate to the director that a special expedited authorization is required in order to meet the project building schedule, and must acknowledge in writing that work pursuant to the authorization is undertaken at the applicant's risk that the use permit may be denied or may be subject to conditions inconsistent with the work performed on the project, and that the applicant shall remove or modify such work to the extent necessary to conform to any allowable permit decision.

The applicant for special expedited authorizations shall pay building permit fees and other fees associated with the project, including plan review fees, water assessments, sewer assessments, driveway permit fees, engineering inspection fees as well as the special expedited authorization fee specified in 19.01.108.13 as determined by the building official.

19.01.106.3.4 Limitations of authorization.

Any authorization granted pursuant to this section shall be limited in scope to matters within the jurisdiction of the building official and is not intended to expedite review of a project by other departments or agencies. Early start, partial approval and special expedited authorizations shall not be construed to imply approval of the plans or performance of any portion of the work. The applicant assumes the risk that plans or work subsequent to issuance

of the authorization may be disapproved and that the project may thereby become substantially more expensive, impractical, or impossible.

19.01.106.3.5 Authorization for specific phases of work.

Early start, partial approval and special expedited authorizations shall be issued for specific phases of work only. If work proceeds beyond the phase or phases specified in the authorization, the building official may issue a stop work order and thereafter require the applicant to submit the complete plans and specifications, investigation fees, and to obtain a regular building permit prior to recommencing work.

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19.01.107.1 General.

(a) The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service as determined by the building official. The building official is authorized to grant extensions for demonstrated cause. A bond or other guarantee satisfactory to the building official as to amount and the attorney as to form may be required to be posted to ensure complete removal and disposal at the end of the temporary period. See definitions of Temporary buildings at section 19.01.202 Definitions.

(b) If the temporary structure is used for the purpose of commercial vending of goods or services, prior to issuance, the applicant shall submit to the manager a certification by the finance department that the applicant has met the requirements of the sales tax code, and confirmation that the applicant is not delinquent or otherwise in arrears with respect to any taxes, fees, or assessments due to the City and Borough.

(c) When using previously approved plans for temporary structures, the plans must be periodically redrawn at the request of the Building Official when the plans become obscured by plan review notes.

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19.01.108.7 Fee refunds.

19.01.108.7.1 The building official may authorize the refunding of any fee paid under this chapter which was erroneously paid or collected.

19.01.108.7.2 The building official may authorize the refunding of a portion of the fee paid for a valid building permit when the permit is canceled before completion of inspection. The building official may estimate the portion of work not completed and set the amount of the refund at a corresponding portion of the fee paid less 20 percent for overhead costs for a total refund of not more than 80 percent of the total building permit fee.

19.01.108.7.3 The building official may authorize the refunding of a portion of the fee for plan review when plan review has not been completed at the time the corresponding permit application is withdrawn or canceled. The building official may estimate the amount of plan review not completed and set the amount of the refund at a corresponding portion of the fee paid less 20 percent for overhead costs for a total refund of not more than 80 percent of the total plan review fee.

19.01.108.7.4 The building official may authorize use of unused permit and plan review fees on a canceled project in lieu of full or partial payment of new plan review and permit fees on a replacement project by the original payee or their assignee.

19.01.108.7.5 The building official shall not authorize the refund of any fee paid except upon written application filed by the original payee or assignee. Refunds shall be paid only to the original payee or their assignee.

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19.01.108.12 Partial approval authorization fee.

The fee for partial approval authorization pursuant to section 19.01.106.3.3.2 shall be 50 percent of the building permit fee.

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19.01.110.3 Certificate issued.

(a) After inspection of the building or structure and finding no violation of the provisions of this code or other laws which are enforced by the code enforcement agency, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number;
The address of the building;
3. The name and address of the owner of the building;
4. A description of that portion of the building for which the certificate is issued;
5. A statement that the described portion of the building complies with the requirements of the codes for group and division of occupancy and the use for which the proposed occupancy is classified;
6. The name of the building official;
7. The edition of the code under which the permit was issued;
8. The use and occupancy, in accordance with the provisions of IBC Chapter 3;
9. The type of construction as defined in IBC Chapter 6;
10. The design occupant load when the building contains assembly occupancies;

11. The fire protection systems are provided, whether the fire protection systems are required; and
12. Any special stipulations and conditions of the building permit.

(b) Issuance of a certificate of occupancy shall be required prior to any use of the building.

19.01.110.4 Temporary certificate.

If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the building official may issue a temporary certificate of occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. A temporary certificate of occupancy is not a substitute for an approved final inspection of the entire building.

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Section 3. Amendment of Chapter. CBJ 19.03 Building Code, is amended to read:

19.03.010 International Building Code (IBC) adopted.

For the purpose of regulating the erection, site construction, enlargement, alteration, repair, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures or portions thereof in the City and Borough, there is adopted by reference, as the building code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Building Code, 2009 Edition," (IBC) and one copy which has been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

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19.03.202 Definitions.

Add the following definitions:

"Building, existing, is a building that:

- (A) was erected before December 5, 1956; or
- (B) was erected before July 31, 2014, and complies with the building code regulations in effect at the time of construction." (SFM)

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19.03.305.2 Day care.

Insert the words "including children related to the staff," between the words "age," and "shall" and add the following exception.

"Exception. Family child care homes (R-3) operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of 12 children of any age without conforming to the requirements of this regulation (E occupancy) except for smoke detectors and alarms as described in Subsection 907.2.11, carbon monoxide detectors and alarms as specified in 19.03.422, means of egress requirements of Section 1003, including emergency escape and rescue openings as required by Section 1029, in napping or sleeping rooms, and fire extinguisher requirements as described in the International Fire Code." (SFM)

19.03.308.2 Group I-1.

Add a new paragraph between the first and second paragraphs to read:

"Facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations must comply with 19.03.426." (SFM)

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19.03.308.5.1 Adult Care Facility

Delete the exception (SFM)

19.03.310.1 Residential Group R.

Add the following after the first sentence:

"For facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations, see Section 19.03.426." (SFM)

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19.03.310.1 Residential group R; R-4.

Add a sentence to the end of the first paragraph to read as follows:

"Foster Homes: Once a provider takes in six or more (non-related) children, the occupancy is defined as an R-4, otherwise the occupancy is R-3." (SFM)

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19.03.412.4.1 Aircraft hangars: Exterior walls.

Revise by deleting "30 feet (9144 mm)" and replace it with "20 feet (6098 mm)" (SFM)

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19.03.424 Special security requirements for elevated buildings.

Add a new section to read as follows:

"All elevated buildings with the lower floor level above grade and open on the sides must be fenced around the building exterior or have skirting below the exterior walls to prevent unauthorized access, if the building is higher than two foot to the underside of floor framing.

Exceptions:

1. Normally unoccupied buildings;
2. Buildings with F, H, S, and U occupancies."
3. All occupancies within an industrial area that is secured and there is no public access. (SFM)

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19.03.425 Carbon monoxide detectors and alarms.

Add a new section to read as follows:

"425.1 Carbon Monoxide Detectors and Alarms. The provisions of this section shall apply to Groups I-1, I-2, and all R occupancies. At least one carbon monoxide detector or alarm shall be installed on each floor level. If a floor level contains bedrooms or sleeping rooms, at least one detector shall be located in the immediate vicinity of the sleeping area, outside of the bedrooms or sleeping rooms. Carbon monoxide detectors and alarms shall be installed in accordance with their listing. The alarm shall be clearly audible in all sleeping rooms, even if the intervening doors are closed.

Exceptions:

1. Carbon monoxide detectors and alarms are not required in dwelling units and structures that have all of the following
 - A. no combustion appliances
 - B. no attached garage, and
 - C. no vehicle parking within 25 feet of any direct air intake opening.
2. Carbon monoxide detectors and alarms are not required if all combustion equipment is located within a mechanical room separated from the rest of the building by construction capable of resisting the passage of smoke. If the structure has an attached and enclosed parking garage, the garage shall be ventilated by an approved automatic carbon monoxide exhaust system designed in accordance with the 2009 I.M.C.

425.2 Interconnection. In new construction, all carbon monoxide detectors and alarms located within a single dwelling unit shall be interconnected in such a manner that actuation of one alarm shall activate all of the alarms within the individual dwelling unit.

425.3 Power source. In new construction, carbon monoxide detectors and alarms shall receive their primary power from the building wiring if the wiring is served from a commercial source, and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than what is required for overcurrent protection. In existing construction, carbon monoxide detectors and alarms may be powered by battery or a cord-and-plug with battery back-up.

19.03.426 Occupants needing physical assistance.

Add a new section to read as follows:

"426.1 Applicability. The provisions of this section apply to all Groups I-1 and R-4 occupancies where the occupants need physical assistance from staff or others to respond to emergencies.

426.2 Definitions. In this section:

"Evacuation Capability" means the ability of occupants, residents, and staff as a group either to evacuate a building or to relocate from the point of occupancy to a point of safety;

"Point of Safety" means a location that (a) is exterior to and away from a building; or (b) is within a building of any type construction protected throughout by an approved automatic sprinkler system and that is either (1) within an exit enclosure meeting the requirements of Section 1020; or (2) within another portion of the building that is separated by smoke partitions meeting the requirements of Section 710, with not less than a one-half hour fire resistance rating, and the portion of the building has access to a means of escape or exit that conforms to the requirements of this code and does not require return to the area of the fire.

426.3 Fire Drills and Evacuation Capability Determination. The initial determination of evacuation capability will be determined by a fire drill conducted by a fire code official or by an employee of the Department of Health and Social Services responsible for licensing the facility. Changes to the evacuation capability will be made by a fire code official, based on a record of fire drills conducted by the facility staff. The drills will be conducted six times a year on a bimonthly basis, with at least two drills conducted during the night when residents are sleeping. Records must indicate the time taken to reach a point of safety, date and time of the drill, location of simulated fire origin, escape paths used, and comments relating to residents who resisted or failed to participate in the drills.

426.4 Evacuation Capability and Fire Protection Requirements. Fire protection requirements of a facility under this section are as follows:

426.4.1 Prompt Evacuation Capability. Evacuation capability of three minutes or less indicates prompt evacuation capability. In facilities maintaining prompt evacuation capability, the requirements of the code for Groups I-1 or R-4 occupancies must be followed.

426.4.2 Slow Evacuation Capability. Evacuation capability of more than three but less than 14 minutes indicates slow evacuation capability. In facilities maintaining slow evacuation capability, the facility must be protected by (a) an automatic smoke detection system, using addressable smoke detectors, designed and installed in accordance with the provisions of this code and N.F.P.A. 72-2007; and (b) an automatic sprinkler system, with quick-response or residential sprinklers, installed in accordance with section 903.3.1.2 (N.F.P.A. 13R-2007 "Sprinkler Systems") or 903.3.1.3 "N.F.P.A. 13D-2007 (Sprinkler Systems)".

426.4.3 Impractical Evacuation Capability. Evacuation capability of 14 minutes or more indicates impractical evacuation capability. In facilities maintaining impractical evacuation capability, the facility must be protected by (a) the protections for a facility with slow evacuation capability under Section 423.4.2; (b) one-half hour fire-resistive construction throughout the facility; and (c) direct egress from sleeping rooms for occupants needing evacuation assistance either (i) to the exterior at grade level, to an exterior porch or landing via a 3 feet 6 inch wide door; or (ii) if the sleeping rooms are separated from the rest of the building by smoke partitions installed in accordance with Section 710, by egress windows conforming to the provisions of Section 1029." (SFM)

19.03.427 Unfinished space.

Add a new section to read as follows:

"427.1 Unfinished space. R occupancies containing unfinished space equal to or greater than 70 square feet accessed by a person-door and/or open doorway, other than garages and crawlspaces, shall be finished to habitable space standards excepting finish materials.

Exceptions:

1. Habitable space elements are not required for spaces accessed only by a 22 inch (559mm) × 30 inch (762mm) access hatch or only by a pull-down attic stair.

2. Habitable space elements are not required if a deed restriction is approved by the building official limiting the uses of the unfinished space to storage only and a copy of that recorded deed restriction is submitted to the building official.

3. Finish material is not exempted where foam products are exposed to the room."

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19.03.504.4 Height; daycare facilities.

Add a new section to read as follows:

"504.4 Daycare facilities. Facilities that are operated in a primary residence (R-3) between the hours of 6:00 a.m. and 10:00 p.m., and accommodating up to a total of 12 children of any age may use the second story of the building without providing an automatic sprinkler system, or complying with Table 508.4, Table 602, and the Type VA requirements set out in Table 503 provided all other applicable legal provisions for an E Occupancy are met." (SFM)

19.03.Table 508.2.5 Incidental Accessory Occupancies.

Revise by changing the wording in the first block under the left column to read:

"Furnace rooms in E, I and R-1, R-2 and R-4 occupancies regardless of Btu input, and furnace rooms of all other occupancies where the largest piece of fuel fired equipment is over 400,000 Btu per hour input." (SFM partial)

19.03. Table 602 Fire-resistance rating requirements for exterior walls based on fire separation distance.

Add footnote h. to read:

Combination shops related to an educational facility shall be considered an F-1 occupancy and shall be separated from the E occupancy according to this table. (SFM)

19.03.603.1.3 Combustible material in Type I and II construction: electrical.

Add Section 19.03.603.1.3.1 to read:

Electrical weatherheads should be installed on the gable ends when a metal roof is installed. (SFM)

19.03.705.2 Fire walls; projections.

In item 2 at the end of the first sentence, add:

“or fire separation distance in the absence of a lot line.” (SFM)

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19.03.804.4.1 Combustible materials in Type I and II construction; minimum critical radiant flux.

Revised by requiring:

Occupancies I-1, I-2, and I-3 shall utilize Class I floor coverings.

19.03.806.1 General requirements.

Revised by adding to the end of the fourth paragraph:

“or shall be treated by a method approved by the Fire Code Official.” (SFM)

19.03.903.2.3 Automatic sprinkler systems; Group E.

Delete and add the following:

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

Exception. Buildings with Group E occupancies having an occupant load of 49 or fewer.

Day care uses that are licensed to care for more than five persons between the hours of 10:00 p.m. and 6:00 a.m. must be equipped with an automatic sprinkler system designed and installed as described in Section 19.03.903.3.1.3 or an equivalent system approved by the Building Official." (SFM)

19.03.903.2.8 Automatic sprinkler systems; Group R.

Delete and add the following:

“Group R. An automatic sprinkler system must be installed in all Group R occupancies except as required in 19.03.903.2.8.1 through 19.03.903.2.8.2” (SFM)

19.03.903.2.8.1 Group R-1; Health clinics with transient quarters; rental cabins.

Add a new subsection as follows:

Health clinics with transient quarters may utilize a 13R sprinkler system throughout the building. A fire barrier may be utilized to separate the building and utilize a 13D. In addition, rental cabins with potable water with stays less than 30 days will be considered R-1 occupancies and will be required to comply with this section.(SFM)

19.03.903.2.8.2 Group R-2.

Add a new subsection as follows:

“An automatic sprinkler system or a residential sprinkler system installed in accordance with Section 903.3.1.2 must be provided through all buildings with a Group R-2 fire area that are more than two stories in height, including basements, or that have more than four dwelling units or 16 sleeping rooms.”(SFM)

19.03.903.2.11.1 Automatic sprinkler systems; all occupancies except Groups R-3 and U; stories and basements without openings.

In the first sentence, delete the words: "where the floor area exceeds 1,500 square feet (139.4 m²) and".

19.03.903.2.11.3 Automatic sprinkler systems; buildings over three stories or more than 35 feet in height.

Delete subsection 903.2.11.3, and the Exceptions and add the following:

"903.2.10.3 Buildings over three stories or more than 35 feet in height. An automatic fire sprinkler system shall be installed throughout all buildings more than three stories in height or where any portion is more than 35 feet above or below fire department vehicle access. This requirement shall not affect the sprinkler substitutions in IBC Chapter 5, General Building Heights and Areas and IBC Chapter 7, Fire Resistance-Rated Construction."

19.03.903.3.1.1.2 Automatic sprinkler systems; Elevator hoistways and machine rooms.

Add a new subsection as follows:

"903.3.1.1.2 Elevator Hoist Ways and Machine Rooms. When the provisions of this code require the installation of automatic sprinkler systems, the installation in elevator hoist ways and machine rooms must occur as described in NFPA 13-2007 Elevator Hoistways and Machine Rooms and adopted by reference and the American Society for Mechanical Engineers (ASME) A17.1 Safety Code for Elevators and Escalators. As adopted by 8 AAC 77.005, as amended as of October 16, 2012 and as amended from time to time; and the fire sprinkler head for the top of elevator shafts may have a globe valve installed so the single head can be turned off in an emergency. The globe valve must be marked and sealed or locked in the open position."

Exceptions: Sprinklers are not required in an elevator machine room where the machine room is all of the following:

1. Separated from the remainder of the building as described in IBC Section 3006.4;
Smoke detection is provided in accordance with NFPA 72 and adopted by reference;
3. Notification of alarm activation is received at a constantly monitored location."
4. A fire extinguisher is provided in the elevator machine room. (SFM)

19.03.903.1.1.3 – Automatic sprinkler systems; Inspectors test valve.

Add a new subsection as follows:

19.03.903.1.1.3 – Automatic sprinkler systems; Inspectors test valve.

A test valve will be installed at the remote area in both dry and wet systems to equal the required flow of one sprinkler head. In locations that use floor control valves the inspector test valve may be collocated. It can be installed to the exterior or to an interior drain. (SFM)

19.03.903.3.6 Hose threads.

Revise section by deleting "the fire code official" and replace with "AS 18.70.084" (SFM)

...

19.03.906.1 Portable Fire Extinguishers; Where required.

Delete exception in item 1. (SFM)

19.03.907.1.2 Fire alarm and detection systems; Fire alarm shop drawings.

Add a new item as follows:

"14. System riser diagrams."

"15. Fire system designer stamp, signature, date." (SFM)

19.03.907.2.3 Fire alarm and detection systems; Group E.

Add a second paragraph to read as follows:

"Rooms used for sleeping or napping purposes within a day care use of a Group E occupancy must be provided with smoke alarms that comply with the requirements of section 907.2.11.2." (SFM)

Delete exception 3. (SFM)

19.03.907.2.4 Fire alarm and detection systems; Group F.

Delete the exception. (SFM)

...

19.03.907.2.7 Fire alarm and detection system; Group M.

Delete exception #2. (SFM)

19.03.907.2.8.1 Fire alarm and detection system; Group R-1; manual fire alarm system.

Delete exception #2. (SFM)

19.03.907.2.9.1 Fire alarm and detection system; Group R-2; manual fire alarm system.

Delete exception #2. (SFM)

19.03.907.2.10.1 Fire alarm and detection system; Group R-4; manual fire alarm system.

Delete exception #2. (SFM)

...

19.03.907.2.11 Fire alarm and detection systems; single- and multiple-station smoke alarms.

Add a second paragraph to read:

"When a plan review is required in an existing Group R Occupancy, smoke alarms shall be installed in accordance with Section 907.2.11" (SFM)

19.03.907.2.11.1 Fire alarm and detection systems; single- and multiple-station smoke alarms; where required; Group R-1.

In item 1. after "In sleeping areas", add the following:

"or other habitable room over 70 square feet or more and not used for cooking, eating or living room uses".

19.03.907.2.11.2 Fire alarm and detection systems; single- and multiple-station smoke alarms; where required; Groups R-2, R-3, R-4 and I-1.

In item 2, after "In each room used for sleeping purposes", add the following:

"or other habitable room of 70 square feet or more and not used for cooking, eating or living room uses."

19.03.907.7.2 Fire alarm and detection systems; record of completion.

Add a new sentence to read:

"A copy of the acceptance test certificate verifying completion in accordance with N.F.P.A. 72, as adopted by reference, must be forwarded by the firm conducting the test to the division of fire and life safety or the deferred jurisdiction having authority within 30 days of the completion of the installation." (SFM)

...

19.03.1008.1.5 Floor elevation.

Add the following exception:

"6. Landings are not required at doors serving building equipment rooms where personnel are not stationed."

19.03.1009.1 Stairways; stairway width.

Add the following exceptions:

"5. Ladders used only to attend equipment are exempt from the requirements of section 1009."(SFM)

"6. Private Stairways, as defined in 19.03.1002, may be 32 inches wide."

19.03.1009.4 Stairways; stair treads and risers.

Delete Exception 5 and add the following:

5. Private Stairways, as defined in 19.03.1002, shall have stair riser heights of eight inches maximum and stair tread depths of nine inches minimum."

19.03.1009.5 Stairway landings.

Add the following exception:

"3. Landings are not required at the top or bottom of stairways accessing non-habitable building equipment rooms."

19.03.1009.6.1 Stairway construction; stairway walking surface.

Change the second exception to read as follows:

"Exception":

In Group F, H, R-3, S and U occupancies, other than areas of parking structures accessible to the public, openings in treads and landings shall not be prohibited provided a sphere with a diameter of 1 1/8 inches (29 mm) cannot pass through the opening.

19.03.1009.6.2 Stairway construction; outdoor conditions.

Add the following sentence:

"In occupancies other than Group R-3 and Group U occupancies that are accessory to Group R-3 occupancies, surfaces and landings which are part of exterior stairs in climates with snow or ice shall be designed to minimize the accumulation of the snow or ice." (SFM)

...

19.03.1018.1 Corridors; construction.

At the end of the paragraph add:

"R-2 occupancies shall be permitted to have a one hour rated corridor without a sprinkler system when the corridor:

1. serves any occupant load greater than 10.
2. serves less than four dwelling units or 16 sleeping rooms; and
3. is less than three stories in height.

19.03.1019.1 Egress balconies; general.

Add a sentence to read: "Exterior exit balconies shall be designed to minimize the accumulation of snow and ice that impedes the means of egress."

19.03.1021.1 - Exits from stories.

Add an exception to read:

Exception 6. Basements or the first level below the first story in all occupancies except R-3, used exclusively for the service of the building may have access to only one exit. Any other use of the basement or first level below the first story must have at least two exits arranged in accordance with Section 1015.2. For purposes of this exception, storage rooms, laundry rooms, maintenance offices and similar uses may not be considered as providing service to the building." (SFM)

19.03.1029.1 Emergency escape and rescue; general.

In the second sentence after "...sleeping rooms...", add the following:

"or other habitable room of 70 square feet or more and not used for cooking, eating or living room uses".

and delete exceptions 1, 2, 3, 4 and 7. (SFM, deletions only)

19.03.1029.6 Replacement emergency escape and rescue windows.

Add a new subsection and new exceptions as follows:

"1026.6 Replacement emergency escape and rescue windows. Replacement windows for emergency escape and rescue shall meet full egress dimensions per IBC Sections 1026.1 through 1026.3 where rough openings allow.

Exceptions:

1. Where the existing rough opening does not allow for full emergency escape and rescue per IBC Sections 1026.1 through 1026.3, replacement windows shall have a minimum opening of 20 inches clear width, 22 inches clear minimum height, four square feet minimum of net opening and a finished sill height of not more than 48 inches to a permanent walkable surface. If the existing rough opening cannot accommodate these dimensions, the rough opening shall be enlarged or a new opening created to allow installation of a full emergency escape and rescue window per IBC Sections 1026.1 through 1026.3.
2. Where the rough opening is not required to be enlarged to meet the minimum clear width, height, or area, then the finished sill height restriction may be met with the installation of one or more permanently affixed steps. These steps shall extend the full width of the window and meet the current codes rise/run requirements so the top step is no greater than 44 inches to the top of the sill."

...

19.03.1203.2.1 Openings into attic.

Change " $\frac{1}{16}$ inch" to " $\frac{1}{4}$ inch" and " $\frac{1}{4}$ inch" to " $\frac{1}{2}$ inch".

...

19.03.1607.11.2.1 Flat, pitched and curved roofs.

Delete the last two sentences beginning with "In structures such as"

...

19.03.1803.5.2 Geotechnical investigations; questionable soil.

Delete the subsection and add the following:

"1803.5.2 *Questionable Soil*. Each application for a permit for construction in an area which has been previously filled without a grading permit, was an exception to the building code grading provisions, of the applicable building code in effect at the time fill was placed; or was not filled in compliance with the applicable building code provisions in effect when the fill was placed or which appears to the building official to have an inadequate soil bearing capacity for the proposed construction shall be accompanied by a foundation and soils investigation (hereinafter called the Report). The Report shall be prepared by a Registered Engineer in the State of Alaska having expertise in the preparation of soils and foundation reports. The building official shall incorporate those recommendations contained in the Report as well as other requirements deemed necessary to ensure the stability and safety of the proposed construction in the building permit. Foundation and soils investigations shall comply with the provisions of Sections 1803.2 through 1803.6."

19.03.1805.1 Dampproofing and waterproofing; where required.

Delete the first paragraph and add the following:

"1805.1 Where required. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section. All crawlspace walls below exterior grade shall be dampproofed."

19.03.1809.5 Shallow foundations; frost protection.

In item 1, delete "the locality" and add "32 inches";

And add the following exceptions:

"4. Foundations for exterior decks, landings, and platforms; without roofs; not rigidly attached to a building or structure; and not greater than 30 inches above finish grade may bear directly on the ground."

5. Foundations within mobile home parks for manufactured homes, and its additions or accessory buildings may bear directly on the ground."

19.03.1809.12 Timber footings.

Add the following to the end of the paragraph:

"Footings for wood foundations shall be concrete. All fasteners in wood foundations shall be stainless steel. Wood foundations shall be installed only in Type GW, GP, SW, and SP soils unless a foundation design is submitted to the building official for approval. The foundation design shall be prepared by an engineer registered in the State of Alaska having expertise in the preparation of soils and foundation design for wood foundations."

19.03.2308.2 Conventional light-frame construction; limitations.

Delete items 3.3 and 4.

...

19.03.2308.8.9 Conventional light-frame construction; floor joists; vapor retarder.

Add the following subsection:

"2308.8.9 Vapor retarder. Under floor spaces and crawlspaces shall have a vapor retarder that is a minimum of 6 mil thick (0.15 mm) polyethylene film installed such that all edges are lapped a minimum of 6 inches (152 mm) and sealed with a permanent compatible sealing compound or adhesive. Such vapor retarder shall extend vertically up the foundation wall a minimum of 6 inches (152 mm) and be attached and sealed with a permanent compatible sealing compound or adhesive to the foundation wall. Vapor retarder shall not be attached to wood other than pressure preservative treated wood. Vapor retarder is to be contoured so as to avoid damage from walking upon it. All penetrations of vapor retarder shall be well sealed. Comparable substitutions of materials and or installation methods may be used as approved by the building official."

...

19.03.2901.1 Plumbing systems; general; scope.

Delete the section and add the following:

"*2901.1 Scope.* The provisions of this chapter and the Uniform Plumbing Code adopted at section 19.06.1.010 shall govern the installation, alterations, repairs, additions, and

replacement of plumbing systems, including equipment, appliances, fixtures, fittings and/or appurtenances, and where connected to a water or sewage and all aspects of a medical gas system. All references to the International Plumbing Code shall mean corresponding references in the Uniform Plumbing Code."

...

19.03.2902.3.2 Plumbing systems; location of toilet facilities in occupancies other than covered mall buildings.

In the exception, add a second paragraph as follows:

"For minor uses, the building official may approve facilities in nearby buildings under the same or different ownership with adequate assurance of continued access."

19.03.2902.5 Plumbing systems; unoccupied storage occupancies.

Add a new section as follows:

"2902.5 Unoccupied storage occupancies. Plumbing fixtures shall not be required in buildings which are primarily S occupancies where there are no employees and no owner operated business' such as mini-storage units, and private storage condominiums."

...

19.03.3401.3 Existing structures; compliance with other codes.

Revise section to read as follows:

"Alterations, repairs, additions and changes of occupancy to existing structures must comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, NFPA 70, the Uniform Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code and the National Electrical Code as adopted in this Title. Provisions of the International Existing Building Code may also be used." (SFM, partial)

19.03.3401.6 Existing structures; general; fire hazard in existing non-high rise structures.

Add a new subsection as follows:

"Section 3401.4 Fire hazard. An existing building, regardless of occupancy, that exceeds the areas and heights allowed by Chapter 5 of this code or that does not conform to the requirements of Section 704, Fire resistive rated construction, Exterior walls, and in the building official's opinion presents a serious fire threat to adjacent property, will be required to have installed an approved automatic sprinkler system, fire walls, a combination of both, or other approved means intended to reduce the fire threat."

19.03.3409.2 Historic Buildings; flood hazard areas.

Delete the exception.

19.03.3410.1 Moved structures.

Delete section and add the following:

"3408.1 Buildings, structures and their building service equipment moved into or within the jurisdiction shall comply with the provisions of the International Existing Building Code."

19.03.3411.1 Accessibility for existing buildings; scope.

Add a second exception as follows:

"2. For existing R-3 buildings in residential zoned neighborhoods, disabled access requirements are not required for converting an R-3 to a mixed-use, R-3 and commercial-use building, as long as the owner of the commercial use both lives and works in the building. Presence of employees or public use does not reinstate disabled access requirements for this type of Home Occupation R-3 mixed use.

Exception: Disabled access for the commercial use is required when the Home Occupation's commercial use is an E occupancy."

19.03.3412.2 Compliance alternatives; applicability.

Replace the first sentence and the second sentence up to the first comma with the following:

"Structures meeting the definition of "Building, existing" under 19.01.202"

19.03. Chapter 35 Referenced standards. (SFM)

Change "NFPA" to "NFPA 13-2010", "NFPA" to "NFPA 13D-2010", "NFPA" to "NFPA 13R-2010", "NFPA" to "NFPA 14-2010", and "NFPA" to "NFPA 72-2010";

And add the following referenced standards:

NFPA 10-2010 Portable Fire Extinguishers.

NFPA 20-2010 Installation of Stationary Pumps for Fire Protection

NFPA 750-2010 Standards for Water Mist Fire Protection Systems.

...

Section 4. Amendment of Chapter. CBJ 19.04 Residential Code, is amended to read:

...

19.04.R010.1 Adoption of residential code.

For the purpose of regulating the erection, construction, prefabrication, enlargement, alteration, repair, replacement, removal, demolition, conversion, occupancy, equipment, use, location and maintenance of all detached one- and two-family dwellings including up to five guestrooms and multiple single-family dwellings (townhouses), not more than three stories in height with a separate means of egress, and their accessory structures located within the City and Borough, there is adopted by reference as the residential code of the City and Borough that compilation of rules and regulations prepared and, published by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Residential Code, 2006 Edition", and one copy which has been filed in the office of the municipal clerk of the City and Borough or in such place designated by the municipal clerk for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

Section 5. Amendment of Chapter. CBJ 19.05 Existing Building Code, is amended to read:

19.05.010 International Existing Building Code (IEBC) adopted.

For the purpose of providing an alternative method of regulating the enlargement, alteration, repair, moving, conversion, occupancy, and use of existing buildings and structures or portions thereof in the City and Borough, there is adopted by reference, as the existing Building Code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Existing Building Code, 2009 Edition," (IEBC) and one copy which has been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which

compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

19.05.100 Administration.

Delete IEBC Chapter 1, Scope and Administration, except as referred to elsewhere in this code.

19.05.202 Definitions.

Delete the definition of "Existing Building" and add the following:

"Existing Building is a building that:

- (A) was erected before December 5, 1956; or
- (B) was erected before July 31, 2014, and complies with the building code regulations in effect at the time of construction."

And add the following definitions:

"ICC Electrical Code shall mean appropriate corresponding references in the National Electrical Code adopted at CBJ 19.08.010.

"International Plumbing Code shall mean appropriate corresponding references in the Uniform Plumbing Code adopted at CBJ 19.06.010."

And modify the definitions for "Substantial Damage" and "Substantial Improvement" by replacing the words "market value" with "City and Borough of Juneau assessed value or 50 percent of appraised market value, supplied by the owner or applicant,"

And delete item 2 under the definition of "Substantial Improvement"

19.05.602.4 Alterations - level 1; materials and methods.

Delete reference to "International Energy Conservation Code"

...

19.05.912.8 Change of occupancy; change of occupancy classification; accessibility.

Add an exception as follows:

For existing R-3 buildings in residential zoned neighborhoods, disabled access requirements are not required for converting an R-3 to a mixed-use, R-3 and commercial-use building, as long as the owner of the commercial use both lives and works in the building. Presence of employees or public use does not reinstate disabled access requirements for this type of Home Occupation R-3 mixed use. This exception does not apply when Home Occupation is combined with an E occupancy serving more than 12 children.

...

19.05 Appendix A Guidelines for the seismic retrofit of existing buildings.

Appendix Chapter A is hereby adopted.

...

Section 6. Amendment of Chapter. CBJ 19.06 Plumbing Code, is amended to read:

19.06.1.010 Uniform Plumbing Code (UPC) adopted.

For the purpose of regulating the erection, construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all plumbing within and without all buildings and structures or portions thereof within the City and Borough, there is adopted by reference as the plumbing code of the City and Borough, that certain compilation of rules and regulations prepared and published by the International Association of Plumbing and Mechanical Officials, a nationally recognized technical trade organization, which compilation is entitled "Uniform Plumbing Code, 2009 Edition," (UPC) and one copy which has been filed in the office of the municipal clerk of the City and Borough or at such places as designated by the municipal clerk, for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

...

19.06.1.313.7 Protection of piping, materials and structures.

Delete remainder of sentence after Table 14 -1.

...

19.06.1.701.1.2 Sanitary drainage; materials.

Delete the words "Chapter 15 "Firestop Protection."" and replace with the words "the Building Code".

19.06.1.701.1.7 Sanitary drainage; materials.

Add a new exception as follows:

"701.1.7 ABS and PVC shall not be used underground where it passes underneath the foundation within one foot of building walls or footings unless adequately sleeved with cast iron or ductile iron with a minimum 1" annular space to a point two feet on each side of the wall or footing."

...

19.06.1.903.1.2 Vents; materials.

Delete reference to "Chapter 15 Firestop Protection" and replace with "the Building Code."

19.06.1.908.2 Horizontal wet venting for bathroom groups.

Delete this section in its entirety.

19.06.1 TABLE 10-1 Horizontal lengths of trap arms.

Add footnote ** after the words "Horizontal Distance of Trap Arm" and below Table 10-1 add the following:

*** Trap arms for residential floor drains may be extended beyond the limits of Table 10-1 to where they pass under the nearest wall before installing the required vent."

19.06.1014.0 Grease interceptors.

19.06.1014.1 Modify the first sentence to read:

Grease interceptors shall be installed in all commercial establishments that prepare food or beverages, food processing establishments, to include churches and coffee stands that are regulated by the Department of Environmental Conservation, Division of Environmental Health Food Safety and Sanitation. An approved type of grease interceptor(s) complying with the provisions of this section shall be correctly sized and properly installed in grease waste line(s) leading from sinks and drains, such as floor drains, floor sinks and other fixtures or equipment in serving establishments such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal.

Add the following exception.

Exception: The Authority Having Jurisdiction may waive the grease interceptor requirements for an establishment if provided convincing evidence from the business owner as to why a grease interceptor would not be needed.

...

19.06.2.103.0 Cross connections.

No water service shall be installed or continued in use by a purveyor unless the water supply is protected by all necessary backflow prevention devices. The installation or maintenance of a cross connection which will endanger the quality of the purveyor's water supply shall be unlawful and is prohibited. The control or elimination of cross connections shall be in accordance with the most current plumbing code adopted by the State of Alaska, this chapter, and the most current edition of the Foundation for Cross-Connection Control and Hydraulic Research (FCCHR) Manual of Cross-Connection Control, or such others as may from time to time be approved by the building official.

19.06.2.104.0 Possible cross connections.

Approved backflow prevention devices shall be installed for any premises where, in the judgment of the building official, the nature and extent of activities, or the materials used or stored on the premises, could present a hazard to the water supply in the event a cross connection were to be made: even though such cross connection has not been made. Such circumstances include, but are not limited to [the following.]

19.06.2.104.1 High hazard application.

The following facilities, when connected to a water supply, require an approved backflow prevention devices at the service entry and at points of possible cross connections, unless the building official determines that lesser protection will suffice:

1. Premises having intricate plumbing arrangements which make it impractical to ascertain whether or not cross connections exist;

Premises where entry is restricted so that inspections for cross connections cannot be made with sufficient frequency or at sufficiently short notice to ensure that cross connections do not exist;
3. Premises having a repeated history of cross connections being established or reestablished;

4. Premises on which any substance is handled under pressure, so as to permit entry into the water supply. This shall include the handling of process waters and cooling waters;
5. Premises where materials of a toxic or hazardous nature are handled in such a way that if backflow should occur a health hazard results;
6. Hospitals, mortuaries and clinics, to include veterinary clinics;
7. Laboratories;
8. Metal plating industries;
9. Water supplies for ships and boats;
10. Sewage treatment plants;
11. Food or beverage processing plants;
12. Chemical plants;
13. Petroleum processing or storage plants;
14. Radioactive material processing plants, nuclear reactors or other facilities where radioactive materials may be utilized;
15. Manufacturing facilities;
16. Car wash facilities;
17. Water systems not within the definition of water supply;
18. Medical/dental buildings;
19. Laundries and dry cleaners;
20. Sand, gravel and concrete plants or other material processing plants;
21. Any direct connected water supply to a boiler heating system in which a toxic solution is used;
- Premises having an auxiliary water supply; and
23. Other premises, systems or conditions presenting an imminent or grave danger to health.

...

19.06.2.105.0 Backflow prevention devices.

19.06.2.105.1 The type or protective device required shall depend on the degree of hazard which exists as follows:

19.06.2.105.1.1 High hazard. Only an air-gap separation or a reduced pressure principal backflow prevention device shall be installed unless specifically allowed in the FCCHR or AWWA cross connection control manuals or approved by the building official.

19.06.2.105.1.2 Low hazard. A double check valve assembly, pressure vacuum breaker, atmospheric vacuum breaker, non-testable double check valves with or without atmospheric ports, air-gap separation or a reduced pressure principal backflow prevention device shall be installed.

19.06.2.105.2 Backflow prevention devices shall be located so as to be readily accessible for maintenance and testing per the most current Plumbing Code adopted by the State of Alaska, and where no part of the device could be submerged or subject to freezing.

19.06.2.105.3 Backflow prevention devices required by this chapter shall be provided by the owner. The installation shall be inspected and approved by the building official. The owner shall obtain a building permit to add, change, replace, or remove a testable backflow prevention device.

19.06.2.105.4 Any protective device required by this chapter shall be a model approved by the building official. A testable assembly will be approved if it has successfully passed both the laboratory and field evaluation tests of the most current edition of the University of Southern California Foundation of Cross-Connection Control and Hydraulic Research or other testing laboratory satisfactory to the Building Official.

19.06.2.105.5 The proper operation and maintenance of all backflow prevention devices shall be the responsibility of the owner. Whenever the devices are found to be defective, they shall be repaired, overhauled or replaced at the expense of the owner. A passing test report shall be submitted to the Building Department within 60 days from the date that the device failed to pass.

19.06.2.106.0 Cross connection inspection.

19.06.2.106.1 No water shall be delivered to any new structure constructed within the City and Borough until the same shall have been inspected by the building official for possible cross connections and been approved as being free of such cross connections.

19.06.2.106.2 No structure within the City and Borough may be connected or reconnected to any water system until the structure has been inspected by the building official for possible cross connections. Backflow prevention devices shall be installed on all possible cross connections prior to water system turn on.

19.06.2.106.3 Existing structures connected to any water system may be surveyed by the Building Official for possible cross connections. Backflow prevention devices shall be installed or upgraded on all high hazard and low hazard applications within 120 days of such survey, unless otherwise approved by the building official; provided, the installation of double check valve devices on existing sprinkler systems shall be completed within one year from the date of survey. City certified backflow prevention testers shall report any cross connections that they find to the Building Official.

19.06.2.106.4 The building official may periodically inspect all potentially hazardous buildings, structures or improvements of any nature now receiving water through any water system, for the purpose of ascertaining whether cross connections exist.

19.06.2.106.5 Any plumbing modification requiring a building permit shall require a cross connection inspection and compliance.

19.06.2.106.6 Reduced pressure principal and double check valve backflow prevention devices shall be inspected and tested at the time of installation and at intervals not exceeding one year. Inspections and tests shall be accomplished by testers certified by the building official, at the expense of the owner. Results of such tests shall be submitted to the Building Official.

19.06.2.107.0 Annual testing requirements.

19.06.2.107.1 A passing test from a city certified backflow prevention tester shall be submitted to the Building Department by November 1st of each year to remain in compliance.

19.06.2.107.2 Temporary/seasonal cross connection control devices require a Building Permit for installation and removal. The Building Permit issued status will document the receipt of passing inspection upon installation, and will be finalized when the device has been deactivated and inspected as deactivated/removed. Temporary/seasonal devices must have a “passing” inspection no later than 5 days after the installation of the device.

19.06.2.107.3 All city certified backflow prevention testers shall submit verification to the Building Official that testing equipment has been calibrated at intervals set forth by the manufacturer of the equipment annually.

19.06.2.107.4 Each time a backflow prevention device is tested, a durable tag shall be affixed to the device that includes the date tested, tester’s name, tester’s certification number, size of the device, model and serial number of the device, and identify whether or not the device passed or failed the test.

19.06.2.108.0 Criminal liability.

Any person who violates any provision of this section or who fails to comply with an order issued by the Building official pursuant to this section is guilty of an infraction.

Section 7. Amendment of Chapter. CBJ 19.07 Mechanical Code, is amended to read:

19.07.010 International mechanical code (IMC) adopted.

For the purpose of regulating the erection, installation, alterations, repair, relocation, replacement, addition to, use, design, quality of materials, location and maintenance of heating, ventilating, cooling and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within and without all buildings and structures and portions thereof within the City and Borough, there is adopted by reference as the mechanical code of the City and Borough that compilation of rules and regulations prepared and published by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Mechanical Code, 2009 Edition," (IMC) and one copy which has been filed in the office of the municipal clerk of the City and Borough or at such other places designated by the municipal clerk, for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

...

19.07.304.9 Clearances to combustible construction.

Delete section 304.9 and add the following:

"304.9 Construction clearances to combustible construction. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Such clearances shall be reduced only in accordance with Section 308. Certain unlisted, heat-producing equipment shall be allowed provided it is installed in a manner so as to maintain the clearances to combustible construction specified in Tables 304.7 and 304.8. Clearances to combustibles shall include such considerations as door swing, drawer pull, overhead projections or shelving and window swing, shutters, coverings and drapes. Devices such as doorstops or limits, closers, drapery ties or guards shall not be used to provide the required clearances."(SFM)

19.07.403.3 Outdoor airflow rate.

Delete the first sentence and add the following:

"Ventilation Systems shall be designed to have the capacity to supply the minimum outdoor airflow rate required in Table 403.3 based on the occupancy of the space and the occupant load or other parameter as stated herein, or in accordance with ASHRAE Standard 62 (2010 edition)." (SFM)

19.07 Table 403.3 Minimum ventilation rates.

Add a footnote i as follows:

"i. Change of use of a space to an accessory storage occupancy shall not require addition of a ventilation system when the space was not previously mechanically ventilated."

19.07.501.2 Exhaust discharge.

Delete the exceptions.

...

19.07.907.1 Incinerators and crematories; general

Add a second sentence to read:

"Commercial standard UL 2790 may be accepted as an alternative to UL 791 and residential standard UL 508 and UL 698 may not be acceptable to UL 791."

19.07.928.1 Unvented room heaters.

Add a new section as follows:

"*19.07.928.1 Unvented Room Heaters.* Unvented room heaters shall not be used."

...

19.07.1204.1 Hydronic piping; pipe insulation; insulation characteristics.

Delete the words "shall conform to the requirements of the International Energy Conservation Code". (SFM)

...

19.07 Chapter 15 Referenced standards.

In IMC Chapter 15, add or change these listed referenced standards to the following:

NFPA 13-2010 Installation of Sprinkler Systems. (SFM)

NFPA 72-2010 National Fire Alarm Code. (SFM)

NFPA 96-2011 Ventilation Control and Fire Protection of Commercial Cooking Operations.
(SFM)

...

Section 8. Amendment of Chapter. CBJ 19.08 National Electrical Code, is amended to read:

19.08.010 National Electrical Code (NEC) adopted.

For the purpose of regulating the construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all electrical wiring and devices within and without all buildings and structures within the City and Borough, there is adopted, as the electrical code of the City and Borough, that certain compilation of rules and regulations prepared and published by the National Fire Protection Association, a nationally recognized technical trade association, which compilation is entitled "National Electrical Code, 2011 Edition," (NEC) and one copy which has been filed in the office of the municipal clerk of the City and Borough or in such place designated by the municipal clerk for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

...

Section 9. Amendment of Chapter. CBJ 19.09 Fuel Gas Code, is amended to read:

19.09.010 International Fuel Gas Code (IFGC) adopted.

For the purpose of regulating the installation, alterations, repair, relocation, replacement, addition to, use, design, quality of materials, location and maintenance of fuel gas piping systems, fuel gas utilization equipment and related accessories within and without all buildings and structures and portions thereof within the City and Borough, there is adopted by reference as the Mechanical Code of the City and Borough that compilation of rules and regulations prepared and published by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Fuel Gas Code, 2009 Edition," and one copy which has been filed in the office of the clerk of the City and Borough or at such other places designated by the clerk, for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the following enumerated additions, deletions and changes.

...

19.09.303.7 Appliance location, pit locations.

Delete the section and add the following:

"303.7 Pit Locations. Fuel gas appliances shall not be installed in pits unless they are direct vent type appliances."

...

19.09.404.4 Piping through foundation wall.

Add a last sentence – “Annular space shall be ½” minimum.”

19.09.404.18 Piping system installation; frost heave.

Add a new subsection as follows:

"404.18 Frost heave. At all points where fuel gas piping enters or leaves the ground there shall be installed, above ground, a connection capable of absorbing relative motion due to frost heave action. Such connectors shall be of a type approved by the building official and installed in such a manner to absorb a 6-inch (152 mm) displacement in any direction. A wire braided kink-proof flexible connection with woven jacket and oil proof synthetic tube and cover and neoprene liner may be used. Supporting wire shall run the full length of hose. Hose-to-pipe connectors are to be of the removable metal compression type.

Temperature range shall be -40 degrees F (-40c) to +250 degrees F (121c). (Aeroquip #1503 medium-pressure single-wire braid hose equipped with non-swivel male pipe fittings is an example of a suitable connector.)"

19.09.404.19 Piping system installation; flex connectors.

Add a new subsection as follows:

"404.19 Flex connectors. Flex connectors listed for outdoor use may be used between meter and house main. No flex connector may pass through any wall, partition, panel or other barrier. Solid fittings shall be used on each end."

19.09.404.20 Piping system installation; mobile homes.

Add a new subsection as follows:

"404.20 *Mobile homes*. Pounds to inches water-column regulators serving mobile homes and connected to copper tubing shall be attached directly to the inlet connection on the exterior of the mobile home, and shall not be located under the mobile home. An approved gas valve shall be installed immediately preceding the regulator."

...

19.09.409.5.2 Vented decorative appliances and room heaters.

Delete section in its entirety.

19.09.409.5.3 – Located at manifold.

Delete section in its entirety.

...

Section 10. Amendment of Chapter. CBJ 19.10 Fire Code, is amended to read:

19.10.010 International Fire Code (IFC) adopted.

For the purpose of regulating the storage, handling and use of hazardous substances, materials and devices and other conditions hazardous to life or property in the use or occupancy of buildings or premises or portions thereof in the City and Borough, there is adopted by reference as the fire code of the City and Borough that certain compilation of rules and regulations jointly prepared and published by the International Code Council, a nationally recognized professional and trade organization, which compilation is entitled "International Fire Code, 2009 Edition," (IFC) and once copy which has been filed in the office of the municipal clerk of the City and Borough or such other places as designated by the municipal clerk for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

...

19.10.101.1 Accessibility.

Add the following new subsection:

"101.1 *Accessibility*. When buildings or facilities (or portions thereof) are covered by IBC Chapter 11, Accessibility, installations such as switches and controls, receptacles, signage, elevators and lifts, protective signaling systems, alarm systems, telephone listening devices and other operable equipment and the height of operable parts such as receptacles,

switches, thermostats, panelboards, controls and other operable equipment shall meet or exceed the requirements of ICC/ANSI A117.1- 2009."

...

19.10.202 Definitions.

In IFC Section 202, "Occupancy classifications", "Educational Group E", delete the definition of "Day Care" and insert the following paragraph:

"The use of a building or structure, or portion thereof, for education, supervision or personal care services for more than five children older than 2½ years of age, including children related to the staff shall be classified as an E occupancy." (SFM)

And add an exception under the definition "Educational Group E, Day care" to read:

"Exception. Family child care homes (Group R-3) operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of 12 children of any age without conforming to the requirements of this regulation (E occupancy) except for smoke detectors and alarms as described in Subsection 907.2.10; carbon monoxide detectors and alarms as specified in 19.03.425; means of egress requirements of Section 1003, including emergency escape and rescue openings, as required by Section 1025, in napping or sleeping rooms; and portable fire extinguisher requirements as described in Section 906." (SFM)

Add a new paragraph between the first and second paragraphs of the definition of "Institutional Group I-1" in "Occupancy Classification" to read:

"A facility in this occupancy classification that has occupants who need physical assistance to respond in emergency situations must comply with the International Fire Code, Section 405" (SFM)

And change the first sentence of the last paragraph of definition of Occupancy Group I-1 to read:

"A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as Group R-3 or shall comply with the International Residential Code." (SFM, partial)

And add a second paragraph to the definition of Occupancy Group I-2 to read:

"A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as Group R-3 or shall comply with the International Residential Code." (SFM, partial)

And add a third paragraph to the definition of Occupancy Group I-2 to read:

"A child care facility that provides care on a 24-hour basis to more than five children 2½ years of age or less, including children related to the staff shall be classified as Group I-2." (SFM)

And revise the second sentence of the definition "Group I-4, day care facilities" to read:

"A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as a Group R-3 or shall comply with the International Residential Code." (SFM, partial)

Add a new paragraph between the first and second paragraphs of the definition of "Institutional Group I-4" in "Occupancy Classification" to read:

"A facility in this occupancy classification that has occupants who need physical assistance to respond in emergency situations must comply with the International Building Code, Section 19.03.426."

Add a new paragraph to the definition for R-4 in "Residential Group R" of "Occupancy Classification" between the first and second paragraphs to read:

"Facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations must comply with the International Fire Code, Section 405.11."

And add the following definition:

"Service is the annual test, maintenance or service defined and required by applicable fire protection system maintenance standards set out in Table 901.6.1." (SFM)

...

19.10.307.2.1 Open burning; authorization.

Add the following sentence to the end of the paragraph.

Open burning season shall be May 1st through September 30th.

...

19.10.401.3 Emergency responder notification.

Revise the first sentence to read:

"In the event an unwanted fire occurs on a property, the owner or occupant shall immediately report the conditions to the fire chief." (SFM)

...

19.10.405.11 Emergency evacuation drills; occupants needing physical assistance. (SFM)

Chapter 4, Section 405 (Emergency evacuation drills) of the *I.F.C.*, is revised by adding a new Section 19.10.405.11 to read: "19.10.405.11 Occupants Needing Physical Assistance (Group I-1 and R-4).":

19.10.405.11.1 Applicability. The provisions of this section apply to all Groups I-1 and R-4 occupancies where the occupants need physical assistance from staff or others to respond to emergencies. (SFM)

19.10.405.11.2 Definitions. In this section, "evacuation capability" means the ability of occupants, residents, and staff as a group either to evacuate a building or to relocate from the point of occupancy to a point of safety; "point of safety" means a location that (a) is exterior to and away from a building; or (b) is within a building of any type construction protected throughout by an approved automatic sprinkler system and that is either (1) within an exit enclosure meeting the requirements of *I.B.C.* Section 1020; or (2) within another portion of the building that is separated by smoke partitions meeting the requirements of *I.B.C.* Section 711, with not less than a one-half hour fire resistance rating, and the portion of the building has access to a means of escape or exit that conforms to the requirements of this code and does not require return to the area of the fire." (SFM)

19.10.405.11.4 Evacuation capability and fire protection requirements. Fire protection requirements of a facility under this section are as follows: (SFM)

19.10.405.11.4.1 Prompt evacuation capability. Evacuation capability of three minutes or less indicates prompt evacuation capability. In facilities maintaining prompt evacuation capability, the requirements of the code for Groups I-1 or R-4 occupancies must be followed. (SFM)

19.10.405.11.4.2 Slow evacuation capability. Evacuation capability of more than three but less than 14 minutes indicates slow evacuation capability. In facilities maintaining slow evacuation capability, the facility must be protected by (a) an automatic smoke detection system, using addressable smoke detectors, designed and installed in accordance with the provisions of this code and *N.F.P.A.* 72; and (b) an automatic sprinkler system, with quick-response or residential sprinklers, installed in accordance with Section 903.3.1.2 *N.F.P.A.* 13R (Sprinkler Systems); (SFM)

19.10.405.11.4.3 Impractical evacuation capability. Evacuation capability of 14 minutes or more indicates impractical evacuation capability. In facilities maintaining impractical evacuation capability, the facility must be protected by (a) the protections for a facility with slow evacuation capability under Section 405.11.4.2; (b) one-half hour fire-resistive construction throughout the facility; and (c) direct egress from sleeping rooms for occupants needing evacuation assistance either (i) to the exterior at grade level, to an exterior porch or landing by a three foot six inch wide door; or (ii) if the sleeping rooms are separated from the

rest of the building by smoke partitions installed in accordance with *I.B.C.* Section 711, by egress windows conforming to the provisions of Section 1026. (SFM)

...

19.10.408.3.5 Use and occupancy-related requirements; (Group E, I, and R-2 college and university buildings); false alarms.

Add a new subsection as follows:

"408.3.5 *False Alarms*. False alarms may not be counted as a fire drill for the purposes of this section." (SFM)

...

19.10.503.1.1 Fire apparatus access roads; buildings and facilities.

Section 503.1.1 (Buildings and facilities) of the *I.F.C.*, is revised to read: "Buildings and facilities. The fire chief of the registered department having jurisdiction may require approved fire apparatus roadways for every facility, building, or portion of a building constructed or moved into or within the jurisdiction on or after September 15, 2001. The fire apparatus access roadway must be required to comply with the requirements of this section as determined by the chief of that jurisdiction and be required to extend within 150 feet (45,720 mm) of all portions of the facility or building or any portion of the exterior wall of the first story of the facility or building as measured by an approved route around the exterior of the building or facility."; (SFM)

Section 503.1.1 of the *I.F.C.*, the lead-in line to the exception is revised to read: "Exception: The chief of the registered fire department having jurisdiction may increase or decrease the dimension of 150 feet (45,720 mm) where:"; (SFM)

Section 505.1 (Address identification) of the *I.F.C.*, the first sentence is revised to read: "The chief of the registered fire department having jurisdiction may require that all new and existing buildings be provided with approved address numbers, building numbers, or approved building identification visible from the street or road fronting the property, or on the street or road if the building is not visible from the street or road."; (SFM)

Section 505.2 (Street or road signs) of the *I.F.C.*, the first sentence is revised to read: "The chief of the registered fire department having jurisdiction may require streets and roads to be identified with approved signs."; (SFM)

Section 507.1 of the *I.F.C.*, the first sentence is revised to read: "The chief of the registered fire department having jurisdiction may require that an approved water supply capable of supplying the required fire flow for fire protection be provided to premises upon which

facilities, buildings, or portions of facilities or buildings are constructed or moved into or within the jurisdiction on or after September 15, 2001"; (SFM)

19.10.507.3 Fire flow.

Delete IFC Section 507.3 and add the following:

"508.3 Water supplies for the fire flow requirements for buildings or portions of buildings and facilities shall be calculated using the provisions of Appendix Chapter B and Table B105.1."

19.10.507.5.2 Fire protection water supplies; inspection, testing and maintenance.

Delete the word "periodic" in the first sentence and replace with the following:

"annual"

19.10.507.5.7 Fire protection water supplies; fire hydrant connectors.

Add a new subsection as follows:

"19.10.507.5.7 *Fire hydrant connectors*. All new or relocated fire hydrants shall be equipped with connectors of an approved type."

19.10.507.6 Fire protection water supplies; damage protection.

Add a new subsection as follows:

"507.6 *Damage Protection*. When exposed to probable vehicular damage due to proximity to alleys, driveways or parking areas, standpipes, post indicator valves and sprinkler system or standpipe system connections shall be protected by guard posts or other approved means."

19.10.509.3 Fire department access to equipment; electrical disconnect Emergency.

Add a new subsection as follows:

"509.3 *Electrical disconnect*. Electrical disconnects or shunt trip controls for a building shall be accessible from the exterior of the building or in a room with direct access to the exterior. Such room shall be separated from remainder of the building by construction capable of resisting the passage of smoke. Doors shall be self-closing or automatic-closing upon detection of smoke. Doors shall not have air transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80.

...

19.10.903.2.3 Automatic sprinkler systems; Group E.

Delete IFC Section 903.2.2, and add the following:

"903.2.2 Group E. An automatic sprinkler system shall be provided throughout all buildings in Group E occupancies and for every portion of educational buildings below the level of exit discharge. The use of a firewall does not constitute a separate building for the purposes of this section.

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

Day care uses that are licensed to care for more than 5 persons between the hours of 10 p.m. and 6 a.m. shall be equipped with an automatic sprinkler system designed and installed in accordance with Subsection 903.3.1.3, or an approved equivalent system." (SFM)

19.10.903.2.8 Automatic sprinkler systems; Group R.

Revise 903.2.8 as follows:

An automatic sprinkler system must be installed in Group R occupancies except as required in 903.2.8.1 through 903.2.8.2.

19.10.903.2.8.1 Automatic sprinkler systems; Group R-1.

Add a new subsection as follows:

Health Clinics with Transient Quarters may utilize a 13D sprinkler system throughout the building; a fire barrier can be utilized to separate the building and utilize a 13R. In addition, a rental cabin with potable water with stays less than 30 days will be considered R-1 and will be required to follow this section.

19.10.903.2.8.2 Automatic sprinkler systems; Group R-2.

A new subsection as follows:

An automatic sprinkler system or a residential sprinkler system installed in accordance with Section 903.3.1.2 must be provided throughout all buildings with a Group R-2 fire area that are more than two stories in height, including basements, or that have more than four dwelling units or 16 sleeping rooms.";

19.10.903.2.11.1 Automatic sprinkler systems; stories and basements without openings.

In the first sentence, delete the words: "where the floor area exceeds 1,500 square feet (139.4 m²) and"

19.10.903.2.11.3 Automatic sprinkler systems; Buildings 55 feet or more in height.

Delete subsection 903.2.10.3, and the Exceptions and add the following:

"903.2.10.3 Buildings over three stories or more than 35 feet in height. An automatic fire sprinkler system shall be installed throughout all buildings more than three stories in height or where any portion is more than 35 feet above or below fire department vehicle access. This requirement shall not affect the sprinkler substitutions in IBC Chapter 5, General Building Heights and Areas and IBC Chapter 7, Fire Resistance-Rated Construction."

19.10.903.3.1.1.2 Automatic sprinkler systems; elevator hoistways and machine rooms.

Add the following subsection:

"903.3.1.1.2 Elevator Hoist Ways and Machine Rooms. When the provisions of this code require the installation of automatic sprinkler systems, the installation in elevator hoist ways and machine rooms must occur as described in NFPA 13-2007 Elevator Hoistways and Machine Rooms and adopted by reference and the American Society for Mechanical Engineers (A.S.M.E.) A17.1 Safety Code for Elevators and Escalators 2000 Edition and adopted by reference.

Exception:

Sprinklers are not required in an elevator machine room where all of the following occur:

- (1) separated from the remainder of the building in accordance with ASME A17.1 Safety Code for Elevators and IBC section 3006.4,
- (2) smoke or heat detection is provided in accordance with NFPA 72-2007,
- (3) notification of alarm activation is received at a constantly monitored location,"₁
- (4) fire extinguisher is provided in the elevator machine room," (SFM)

19.10.903.3.1.1.3 Automatic Sprinkler Systems; Inspectors test valve.

Add the following subsection:

903.3.1.1.3 Inspectors Test Valve. A test valve will be installed at the remote area in both dry and wet systems to equal the required flow of one sprinkler head. In locations that use floor control valves, the inspector test valve may be collocated where it can be installed to the exterior or to an interior drain”.

19.10.903.3.6 Automatic Sprinkler Systems – Hose threads.

Revise by deleting “the fire code official” and replace with “AS 18.70.084”

...

19.10.904.11.6 Alternative automatic fire-extinguishing systems; commercial cooking systems; operations and maintenance.

Add the following at the end of the paragraph:

"Persons performing cleaning on grease removal hoods shall be trained on NFPA 96."

19.10.905.1 Standpipe systems; general.

Add a sentence as follows:

"Street level connections must be equipped with approved locking caps."

19.10.906.1 Portable fire extinguishers; where required.

Delete exception in item 1. (SFM)

19.10.907.1.2 Fire alarm and fire detection systems; fire alarm shop drawings.

Revise by adding the following additional required construction documents for plan review:

"14. System riser diagrams."

"15. Fire system designer stamp, signature and date." (SFM)

19.10.907.1.4 Fire alarm and detection systems; licenses.

Add a new subsection as follows:

"907.1.4 - *Licenses*. All work on fire alarm Fire alarm and fire detection systems is to be done by a person licensed by the State of Alaska, Department of Public Safety, for the work being performed."

19.10.907.2.1 Fire alarm and detection systems; Group A

Delete exception and replace with:

"A manual fire alarm system shall be installed in Group A-2 occupancies with an occupant load of 100 or more."

19.10.907.2.2 Group B.

Revise by deleting the Exception.

19.10.907.2.3 Fire alarm and detection systems; Group E.

Add a second paragraph as follows:

"Rooms used for sleeping or napping purposes within a day care use of a Group E occupancy must be provided with smoke alarms that comply with the requirements of section 907.2.11.2." (SFM)

And delete exception 3. (SFM)

19.10.907.2.4 Group F.

Revise by deleting the Exception.

19.10.907.2.6.1 Group I-1

Revise by deleting Exception 1.

19.10.907.2.7 Group M

Revise by deleting Exception 2

19.10.907.2.8.1 Group R-1; Manual fire alarm systems.

Revise by deleting Exception 2.

19.10.907.2.9.1 Group R-2; Manual fire alarm systems.

Revise by deleting Exception 2.

19.10.907.2.10.1 Group R-4; Manual fire alarm systems.

Revise by deleting Exception 2.

19.10.907.2.11 Fire alarm and fire detection systems; single- and multiple-station smoke alarms.

Add a second paragraph as follows:

"When a plan review is required for an existing Group R Occupancy, smoke alarms shall be installed as described in Section 907.2.11." (SFM)

19.10.907.2.11.2 Fire alarm and detection systems; single- and multiple-station smoke alarms; Where required – new buildings and structures; Groups R-2, R-3, R-4 and I-1.

In item 2. after "In each room used for sleeping purposes", add the following:

"or other habitable room over 70 square feet and not used for cooking, eating or living room uses.

...

19.10.910.1 Smoke and heat vents; general.

Revise by deleting Exception 2.

...

19.10.1008.1.5 Floor elevation.

Add the following exception:

"6. Landings are not required at doors serving non-habitable building equipment rooms and spaces."

...

19.10.1009.5 Stairway landings.

Add the following exception:

"3. Landings are not required at the top or bottom of stairways accessing non-habitable building equipment rooms."

19.10.1009.6.2 Stairway construction; outdoor conditions.

Insert ", snow or ice" after the word "water". (SFM)

19.10.1009.10 Alternating tread devices.

Insert the following to the last line of the first paragraph between the words "in area" and the words "and for access to unoccupied roofs."

"; in buildings covered by the IRC and Group R-3 sleeping and other lofts or similar separate spaces of not over 250 square feet and not containing kitchens"

...

19.10.1013.3 Guards; opening limitations.

Delete exception 6. (SFM)

19.10.1021.2 Number of exits and continuity; single exits.

Add a second paragraph to read:

Basements or the first level below the first story in all occupancies except Group R-3, used exclusively for the service of the building, may have access to only one exit. Any other use of the basement or first level below the first story must have at least two exits arranged in accordance with Section 1015.2. For purposes of this exception, storage rooms, laundry rooms, maintenance offices, and similar uses may not be considered as providing service to the building." (SFM)

19.10.1029.1 Emergency escape and rescue; general.

In the second sentence after "...sleeping rooms...", add the following:

"or other habitable room over 70 square feet and not used for cooking, eating or living room uses".

And delete exceptions 1, 2, 3, 4 and 7. (SFM, partial)

19.10.1029.6 Replacement emergency escape and rescue windows.

Add a new subsection and new exceptions as follows:

"1029.6 Replacement emergency escape and rescue windows. Replacement windows for emergency escape and rescue shall meet full egress dimensions per IFC Sections 1029.1 through 1029.3 where rough openings allow.

Exceptions:

1. Where the existing rough opening does not allow for full emergency escape and rescue per IFC Sections 1029.1 through 1029.3, replacement windows shall have a minimum opening of 20 inches clear width, 22 inches clear minimum height, 4.0 square feet minimum of net opening and a finished sill height of not more than 48 inches to a permanent walkable surface. If the existing rough opening cannot accommodate these dimensions, the rough opening shall be enlarged or a new opening created to allow installation of a full emergency escape and rescue window per IFC Sections 1029.1 through 1029.3.

Where the rough opening is not required to be enlarged to meet the minimum clear width, height or area then the finished sill height restriction may be met with the installation of one or more permanently affixed steps. These steps shall extend the full width of the window and meet the current codes rise/run requirements so the top step is no greater than 44 inches to the top of the sill."

...

19.10.1105.8 Portable fire extinguishers; reporting use.

Delete subsection.

19.10.1106.1 Aircraft motor vehicle fuel-dispensing facilities.

Delete IFC Section 1106.1, and add the following:

"1106.1 Aircraft motor vehicle fuel-dispensing facilities. Aircraft motor vehicle fuel-dispensing facilities shall be in accordance with IFC Chapter 22 and NFPA 407 (2007 Edition), and adopted by reference." (SFM)

...

19.10.3404.2.13.1.4 Flammable and combustible liquids; tanks abandoned in place.

Delete item 5;

And add the following to the end of item 3:

"such as sand or concrete."

...

19.10 Chapter 47 Referenced standards; NFPA.

In IFC Chapter 47, NFPA, add the following standards to those listed and delete listings for other year's editions of the same standards:

NFPA 10-2007, 12-2000, 12A-1997, 13-2007, 13D-2007, 13R-2007, 14-2007, 20-2007, 36-2001, 37-2002, 53-1999, 59-2001, 72-2007, 75-1999, 77-2000, 79-1997, 86C-1999, 86D-1999, 96-2008, 99B-2002, 262-1999, 312-2000, 410-1999, 415-1997, 423-1999, 720-2006. (SFM partial)

...

19.10 Appendix E Hazard categories.

IFC Appendix E, Hazard categories, is adopted as a part of this code.

...

Section 11. Amendment of Chapter. CBJ 19.11 Property Maintenance Code, is amended to read:

19.11.010 International Property Maintenance Code (IPMC) adopted.

For the purpose of regulating all existing residential and nonresidential structures and all existing premises, and establishing the minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; and the occupancy of existing structures and premises in the City and Borough, there is adopted by reference, as the property maintenance code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Property Maintenance Code, 2009 Edition," (IPMC) and one copy which has been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

...

19.11. Chapter 1 Administration.

Delete IPMC Chapter 1, Administration, except sections 106 through 110 and as referred to elsewhere in this code.

19.11.202 Definitions; general definitions.

Add the following definitions:

"Existing Building is a building that:

(A) was erected before December 5, 1956; or

(B) was erected before July 31, 2014, and complies with the building code regulations in effect at the time of construction."

"ICC Electrical Code shall mean appropriate corresponding references in the National Electrical Code adopted at CBJ 19.08.010.

"International Plumbing Code shall mean appropriate corresponding references in the Uniform Plumbing Code adopted at CBJ 19.06.010."

...

19.11 Appendix A Boarding Standard.

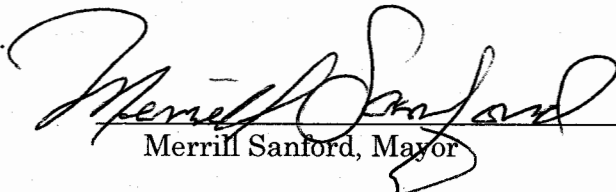
New Section.

Adopted in its entirety.

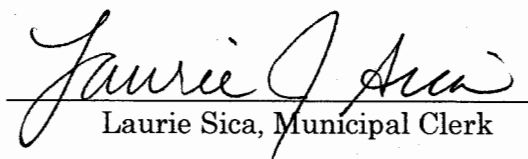
...

Section 12. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 30th day of June, 2014.


Merrill Sanford, Mayor

Attest:


Laurie Sica, Municipal Clerk