



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

August 4, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. July 14, 2025 Draft LHED Minutes

F. AGENDA TOPICS

1. Ordinance 2025-26 Amending Title 19 Building Regulations
2. Request to Purchase City Property on Meander Way
3. Ridgeview Update

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS • Parks and Recreation Advisory Committee (PRAC) Update • Planning Commission Update • Docks and Harbors Board Update

H. NEXT MEETING DATE September 8, 2025

I. STANDING COMMITTEE TOPICS • Privatizing Eaglecrest Operations – Chair Bryson asked that the Committee members take some time to review this topic.

J. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

July 14, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Members Present: Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: none

Liaisons Present: Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison; Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Katie Koester, City Manager; Carl Uchytel, Port Director

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES

1. **June 2, 2025 Draft LHED Minutes** – approved with minor changes from Paul Kelly

F. AGENDA TOPICS

1. Request to lease property from Petro 49, Inc. for purposes of extending the Seawalk

Ms. Koester discussed this topic. Mr. Kelly asked, not taking inflation into account, if we would pay about \$2.6 million, does that sound about right over the 35 years? Ms. Koester replied that we were negotiating between 2 and 3 million dollars when we were talking about a capital investment. Mr. Kelly commented that reading the terms correctly, this would also come with inflation adjustments and our lease price would increase annually, tied to CPI. Ms. Koester replied that it was correct.

Ms. Adkison asked if there was a timeline, if all of this moves forward smoothly, of when we have a good cost estimate. Ms. Koester replied that she didn't have one but thought it would take about 6 months for design and final negotiations, things like that.

Chair Bryson asked what the distance is that you're trying to get done in this area, referencing the 1st picture from the packet material. Do you have a distance for that, and do you have the complete seawalk distance? Ms. Koester did not have that information but could follow up later offline.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee forward Ordinance 2025-35, authorizing the Manager to execute lease of 24,050 square feet of waterfront at 1076 Jacobsen Drive, from Petro 49, Inc. for above market value for the purpose of constructing a waterfront seawalk, to the Assembly for introduction. Mr. Kelly objected for a comment, he was concerned about the over fair market value, and potentially more if tied to inflation. He wanted the Assembly to revisit the Waterfront Plan, especially in light of our 5 ship cruise limit and potential docks that might be coming into North Douglas and to relook if building another dock out here is the best idea. He wasn't sure if he would vote yes on the ordinance when it comes before the Assembly but wanted to continue having the discussion. He removed his objection. Motion passed unanimously.

2. Goldbelt Tram Lease Renewal

Mr. Uchytel discussed this topic.

Mr. Kelly stated for the record that earlier this year his step-children were gifted shares in Goldbelt. He has spoken with the city attorney and there is no conflict.

Chair Bryson asked about the remaining 5 years, was it a separate option, or was it 5 years left on the remainder of the lease? Mr. Uchytel replied that the original lease was agreed to in 1995, it was not Goldbelt initially and the original lease was assigned to them. This is running the course of the original CBJ lease that was called Mount Roberts Tramway. It's part of that original lease with 5 years remaining.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee forward to the full Assembly Ordinance 2025-XX LHED, with the recommended amendments. Motion passed unanimously.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- Parks and Recreation Advisory Committee (PRAC) Update – Ms. Schirmer provided an update from the PRAC's June meeting. They talked about the engineering and finalizing of the 35-mile ORV, 2 playgrounds in development, with one in Lemon Creek. They had a good conversation with the new staff and what they're doing with the Treadwell arena, there's roller skating and some current events going on with outreach to the community.
- Planning Commission Update – no update
- Docks and Harbors Board Update – no update

H. STANDING COMMITTEE TOPICS

- Privatizing Eaglecrest Operations – Chair Bryson asked that the committee members take some time to review this topic.


I. NEXT MEETING DATE – August 4, 2025

J. ADJOURNMENT – 5:24pm



(907) 586-0767 x4137
Jeffrey.Hedges@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

July 29, 2025

From: Jeff Hedges, Building Code Official 
To: Chair Bryson, and Members of the LHED Committee
RE: Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations.

Recommendation: Staff recommends the LHEDC review and consider the Title 19 Building and Fire Code rewrite and forward a recommendation of adoption to the full Assembly.

The rewrite of Title 19 – Building and Fire Codes is a multi-step and multi-agency process. On a three year cycle the International Code Council updates and publishes the codes, most recently in 2024. The State of Alaska Fire Marshal reviews and amends the code for any specific safety measures necessary for Alaska. The Building Division incorporates those amendments into Title 19 and reviews the code for items that may need to be amended that are specific to Juneau. The process is similar for the Plumbing and Electrical Codes, which are adopted by the Alaska Department of Labor.

This ordinance brings CBJ into compliance with our deferred jurisdiction mandate to meet or exceed the requirements adopted by the State Fire Marshal, and Department of Labor. We are currently three code cycles behind the State, putting our deferred status in jeopardy. When CBJ Fire Marshal Ross and I met with the State Fire Marshal and representatives from the Department of Labor we were told that the State was planning to perform audits of deferred jurisdictions to determine compliance soon. If we were to lose deferred status all construction projects in the Borough would be required to go through the State for approval, likely causing delays in construction.

Presented by: The Manager
Presented: 08/18/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-26

An Ordinance Amending Title 19 Building Regulations.

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 Title. CBJC Title 19, Building regulations, is amended to read:

TITLE 19 BUILDING REGULATIONS

Chapter 19.01 ADMINISTRATIVE CODE

19.01.101.1 Building codes administrative code—Title.

This chapter shall be known as the "Juneau building codes administrative code."

19.01.102.7 Additions, alterations, repairs and maintenance.

For requirements for additions, alterations, repairs or maintenance of buildings, structures and building service equipment, refer to the IEBC, to the appropriate administrative sections of the referenced technical codes and to ~~Chapter 34 of the IBC or Appendix Chapter JBO~~ of the IRC.

For temporary buildings and structures see section 19.01.107.1.

19.01.106.1 Submittal documents.

~~Two~~ A sets of either digital or physical plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection programs, structural observation programs and other relevant data shall be submitted with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require any

1
2 applicant submitting such plans or other data to demonstrate that state law does not require
3 that the plans be prepared by a licensed architect or engineer. Plans and specifications for all
4 occupancies, except one- and two-family dwellings, townhomes and for Group R occupancies
5 having three or fewer dwelling units and Group U occupancies, shall be prepared, stamped and
6 signed by an engineer or architect licensed by the state to practice in the appropriate discipline.
7 When special conditions exist, the building official may require plans and specifications for all
8 or portions of the exempted occupancies to be similarly prepared and designed by an engineer
9 or architect licensed by the state to practice as such, even if not required by state law.

Exceptions:

- 10 1. On renovation work and, when not used for human habitation, minor additions
11 and small structures, the building official may waive the requirement for plans
12 and other data and/or for production of plans by a licensed architect or engineer
13 if the building official determines that the work to be done is minor and will have
14 little or no effect on structural integrity or safety and that reviewing of
15 construction documents is not necessary to obtain compliance with this title.
- 16 2. The City and Borough brochure entitled "Standard CBJ Foundations" dated July
17 1, 2005, and maintained in the office of the building official may be used in lieu of
18 individual foundation design for all foundations which are within the scope of the
19 requirements of the brochure.

19.01.106.2 Site plan.

20 A site plan, drawn in accordance with a boundary line survey, shall be included with permit
21 application construction documents. The site plan will show the size and location of new and
22 existing structures, distances from lot lines, established street grades, and proposed finished
23 grades. A demolition site plan shall show remaining structures as well as structures to be
24 demolished. The building official is authorized to waive or modify the requirement for a site
25 plan when the application for permit is for alteration or repair, or when otherwise warranted.
Failure to certify nonconforming conditions before demolition will result in the forfeit of
nonconforming rights [49.30.215(c)]. ~~The construction documents submitted with the~~
~~application for permit shall be accompanied by a site plan showing to scale the size and~~
~~location of new construction and existing structures on the site, distances from lot lines, the~~
~~established street grades and the proposed finished grades, drawn in accordance with an~~

1
2 accurate boundary line survey. In the case of demolition, the site plan shall show construction
3 to be demolished and the location and size of existing structures and construction that are to
4 remain on the site or plot. The building official is authorized to waive or modify the
5 requirement for a site plan when the application for permit is for alteration or repair or when
6 otherwise warranted.

6 ***

7 **19.01.106.3.3.1 — Early start authorization.**

8 Upon or after filing all materials required for issuance of a building permit and all fees
9 required for review of a building permit the applicant therefor may request, on forms
10 prescribed by the building official, early start authorization. The application shall be
11 accompanied by payment of the early start fee specified in section 19.01.108.11. Prior to
12 issuance of an early start authorization all fees associated with the project shall be paid. Such
13 authorization shall allow the applicant to commence construction on earthwork and
14 foundations for a building or structure prior to issuance of a building permit. The building
15 official shall endeavor to give early start authorization requests priority in processing over
16 previously filed building permit requests.

17 The building official may waive requirements of completeness and timeliness for good cause
18 shown by the applicant. Early start authorization shall be granted only upon a showing by the
19 applicant that:

- 18 1. — Ten working days have elapsed since the submission of a complete building
19 permit application or that it is justified because of inclement weather, an
20 emergency beyond the control of the applicant, or other special circumstances;
21 and
- 22 2. — The project is exempt from or has complied with the requirements of CBJ title
23 49, provided that the director of community development may authorize the
24 building official to issue an early start authorization limited to earthwork and
25 foundations prior to issuance of an allowable use permit. To qualify for early
start authorization, the applicant must demonstrate to the director that such
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 an allowable use permit may be denied or may be

1
2 subject to conditions inconsistent with the work performed on the project, and
3 that the applicant shall remove or modify such work to the extent necessary to
4 conform to any allowable use permit decision.

5 (Serial No. 2009-16(b), § 2, 9-21-2009)

6 **19.01.106.3.3.2 — Partial approval.**

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

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

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

- 18 1. The applicant has submitted complete plans, specifications, details and calculations
19 for the phase or phases of work for which partial approval is sought;
- 20 2. The building official has approved the project site plan and utilities plan, the basic
21 floor plan and architectural concept drawings, the project structural plans and
22 calculations, all underground work made inaccessible by the partial approval
23 construction, the soils report and the grading plan;
- 24 3. The project is exempt from or has complied with the requirements of CBJ title 49,
25 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

1
2 conform to any use permit decision, the director may limit the scope of the partial
3 approval to earthwork and foundations;

4 4. ~~The applicant has paid all building permit fees and other fees associated with the~~
5 ~~project, including plan review fees, water assessments, sewer assessments, driveway~~
6 ~~permit fees, engineering inspection fees and the partial approval fee established in~~
7 ~~section 19.01.108.12;~~

8 5. ~~The applicant has designated a qualified local representative, approved by the~~
9 ~~building official, who shall be responsible for coordinating compliance with building~~
10 ~~department requirements; and~~

11 6. ~~The applicant has submitted for approval by the building official a proposal for a~~
12 ~~special inspection program, if applicable, detailing the types of special inspection, the~~
13 ~~identity of inspectors proposed to perform the special inspection, and the frequency of~~
14 ~~such inspections. The proposed program shall be reviewed by the building official.~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 2, 7-30-2014, eff. 7-31-2014)

15 **19.01.106.3.3.3 — Special expedited authorizations.**

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

20 To qualify for special expedited authorization, the project must be exempt from or have
21 complied with the requirements of CBJ title 49, provided that the Director of the Community
22 Development Department may authorize the building official to issue a special expedited
23 authorization prior to issuance of an use permit. To qualify for special expedited authorization,
24 the applicant must demonstrate to the director that a special expedited authorization is
25 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

1
2 assessments, driveway permit fees, engineering inspection fees as well as the special expedited
3 authorization fee specified in 19.01.108.13 as determined by the building official.

4 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 2, 7-30-2014, eff. 7-31-2014~~)

5 **19.01.106.3.4 — Limitations of authorization.**

6 Any authorization granted pursuant to this section shall be limited in scope to matters
7 within the jurisdiction of the building official and is not intended to expedite review of a project
8 by other departments or agencies. ~~Early start, partial approval and special expedited~~
9 ~~authorizations shall not be construed to imply approval of the plans or performance of any~~
10 ~~portion of the work. The applicant assumes the risk that plans or work subsequent to issuance~~
11 ~~of the authorization may be disapproved and that the project may thereby become substantially~~
12 ~~more expensive, impractical, or impossible.~~

13 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 2, 7-30-2014, eff. 7-31-2014~~)

14 **19.01.106.3.5 — Authorization for specific phases of work.**

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

20 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 2, 7-30-2014, eff. 7-31-2014~~)

21 ***

22 **19.01.108.11 — Early start authorization fee.**

23 The fee for early start pursuant to section 19.01.106.3.3.1 shall be equal to 100 percent of
24 the permit fee based on the value of the work for which the early start authorization is
25 requested as determined by the building official.

(~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

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.

(~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 2, 7-30-2014, eff. 7-31-2014~~)

1
2 **19.01.108.13** ~~Special expedited authorization fee.~~

3 The fee for special expedited authorization pursuant to section 19.01.106.3.3.3 shall be
4 \$54.00.

(Serial No. 2009-16(b), § 2, 9-21-2009)

5 ***

6 **19.01.115.5 Restoration.**

7 A structure or equipment determined to be unsafe by the building official is permitted to be
8 restored to a safe condition. To the extent that repairs, alterations or additions are made or a
9 change of occupancy occurs during the restoration of the structure, such repairs, alterations,
10 additions or change of occupancy shall comply with the requirements of section 19.01.101.4.3,
11 ~~IBC Chapter 34 EBC~~ or IRC Appendix ~~JBO~~, as appropriate.

11 ***

12 **19.01.119 Adoption of new international, national and uniform codes; procedures.**

13 Upon the publication of new or updated versions of the international, national and uniform
14 codes adopted under this title, ~~the building code advisory committee, with the assistance of the~~
15 ~~building official and the fire chief, shall review the new codes and proposed changes. It is the~~
16 ~~policy of the assembly to adopt international, national and uniform codes under this title with a~~
17 ~~minimum of changes. Changes proposed should be justified primarily on the basis of conditions~~
18 ~~in the City and Borough that require additional consideration. Prior to proposing adoption of~~
19 ~~new codes and changes thereto, the building code advisory committee, with the assistance of~~
20 ~~the building official and the fire chief, shall conduct a public hearing on the proposed code and~~
21 ~~changes. After the hearing, The manager shall present an ordinance for the adoption of the~~
22 ~~new code and changes recommended by the building code advisory committee. The building~~
23 ~~official shall include with the ordinance a synopsis of the comments presented at the public~~
24 ~~hearing.~~

23 ***

24 **19.01.202 Definitions.**

25 Unless a different meaning is clearly intended, the following words and phrases shall have
the meanings ascribed below whenever used in this title and shall supersede definitions of such
words or phrases set forth in any technical code adopted under this title:

1
2 ~~ADA-SADAG~~ means Americans with Disabilities Act ~~Accessibility Guidelines for Building~~
3 ~~and Facilities Standards for Accessible Design~~, published ~~July 1, 1996~~ September 15, 2010 but
4 not including Chapter 13.

5 ***

6 **Chapter 19.02 BOARD OF APPEALS**

7 **~~19.02.010.1~~ — ~~Created; membership.~~**

8 ~~In order to determine the appropriateness of orders, decisions and determinations made by~~
9 ~~the building official or fire chief concerning the application and interpretation of the codes,~~
10 ~~there is created a board of appeals consisting of seven members. Members shall be appointed~~
11 ~~by the assembly on the basis of their general building construction expertise. General building~~
12 ~~construction expertise may include, but is not limited to, knowledge, experience, or training~~
13 ~~relating to building construction, plumbing, mechanical, electrical, property maintenance, fire~~
14 ~~safety or other similar fields. Members of the board of appeals shall be appointed by the~~
15 ~~assembly for three year staggered terms. The board of appeals shall elect from its membership~~
16 ~~a chair and a vice chair and shall adopt reasonable rules for the conduct of its proceedings. The~~
17 ~~City and Borough shall provide secretarial and other staff support required by the board of~~
18 ~~appeals.~~

19 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Ord. No. 2012-34, § 2, 8-27-2012)~~

20 **19.02.010.2 Appeals.**

21 Appeals shall be conducted in accordance with the adopted rules of procedure and must be
22 filed within ten working days ~~20 days~~ after the day the decision, notice or order was served.
23 ~~except that if the order appealed from relates to a building or structure which has been~~
24 ~~determined by the building official to be in such condition as to make it immediately dangerous~~
25 ~~to life, limb, property or safety of the occupants, the public, or adjacent property and is ordered~~
~~vacated and is posted in accordance with the applicable section of the International Property~~
~~Maintenance Code as adopted, such appeal must be filed within ten days from the date of the~~
~~service of notice and order of the building official. Appeals will be heard by a hearing officer~~
under CBJC 01.50.270.

1
2 (Serial No. 2009-16(b), § 2, 9-21-2009; Ord. No. 2012-34, § 2, 8-27-2012)

3 **19.02.010.3 Limitations of authority.**

4 An application for appeal shall be based on a claim that the true intent of the building codes
5 or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of
6 these codes do not fully apply, or an equally good or better form of construction is proposed. The
7 hearing officers board of appeals shall not be empowered to waive requirements of the building
8 codes.

9 All variance requests to IRC ~~323.3.1 through 323.3.5306~~ and IBC 1612 shall be heard by the
10 Planning Commission, under procedures established per 49.70.410.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2021-19, § 11, 8-2-2021, eff. 9-1-2021)

11 ***

12 **Chapter 19.03 BUILDING CODE**

13 **19.03.010 International Building Code (IBC) adopted.**

14 For the purpose of regulating the erection, site construction, enlargement, alteration,
15 repair, removal, demolition, conversion, occupancy, equipment, use, height, area and
16 maintenance of all buildings and structures or portions thereof in the City and Borough, there
17 is adopted by reference, as the building code of the City and Borough, that certain compilation
18 of rules and regulations prepared by the International Code Council, a nationally recognized
19 technical trade organization, which compilation is entitled "International Building Code, ~~2012~~
20 2024 Edition," (IBC) and one copy which has been filed in the office of the municipal clerk of
21 the City and Borough, or places designated by the municipal clerk for public use, inspection
22 and examination, and which compilation is made a part of this chapter as if fully set forth in
23 this section, subject only to the enumerated additions, deletions and changes in this chapter.

24 ***

25 **19.03.100 Administration.**

Delete IBC Chapter 1, Administration, except as referred to elsewhere in this code.

19.03.202 Definitions.

Add or modify the following definitions:

1
2 "~~Bed Bread and Breakfast~~ means an owner-occupied dwelling with not more than one
3 dwelling unit and not more than five guest rooms used for lodging for compensation on a
4 transient basis."

5 "~~Building, existing~~ Existing building is a building that:

- 6 (A) was erected before December 5, 1956; or
7 (B) was erected before June 5, 2017, and complies with the building code
8 regulations in effect at the time of construction." (SFM)

9 "Grade Plane means a reference plane representing the average of finished ground level
10 adjoining the building at exterior walls. Where the finished ground level slopes away
11 from the exterior walls, the reference plane shall be established by the lowest points
12 within the area between the building and the lot line, or where the lot line is more than
13 six feet from the building, between the building and a point six feet from the building.
14 When fill or other construction is placed above the original ground level of a site, that
15 fill or other construction shall not be considered in determining the grade plane of the
16 building unless that fill extends at least 20 feet from the wall with no more than a
17 uniform slope of two percent when either of the following two conditions exist:

- 18 1. The fill or construction is adjacent to an exterior wall of a building or
19 2. The fill was placed within the last five years and is excavated so that
20 exterior walls are constructed below the finished grade of the fill."

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

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

25 "International Private Sewage Disposal Code is not adopted by CBJ. The State of Alaska
Department of Environmental Conservation regulates on-site sewage disposal."

 "Mechanical ventilation is a system that delivers tempered or controlled supply air to a
space using air handling equipment. See AIR, SUPPLY in the International Mechanical
Code."

 "~~Stairways, Private~~ means stairways within commercial occupancies serving one tenant
only and not used by the public."

1
2 ~~"Townhouse. A single family dwelling unit constructed in a group of two or more~~
3 ~~attached units with property lines running between the units in which each unit~~
4 ~~extends from foundation to roof and with open space on at least two sides."~~

5 "Value or Valuation" of a building shall be the estimated cost to replace the building or
6 structure in kind, based on current replacement costs including all fixed equipment,
7 fixtures and finishes and including a value for contractor's overhead and profit as
determined in section 19.01.108, Fees."

8 Modify the following definitions by replacing the word "market value" with "City and
9 Borough of Juneau assessed value or 50 percent of appraised market value, supplied by owner
10 or applicant.":

11 "SUBSTANTIAL DAMAGE"

12 "SUBSTANTIAL IMPROVEMENT"

13 And delete item 2 under the definition of "SUBSTANTIAL IMPROVEMENT."
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;
14 Serial No. 2017-01, §§ 6, 7, 6-5-2017, eff. 7-6-2017)

15 **19.03.304.5 Detentions in a Group B occupancy.**

16 Add a new section to read:

17 "304.5 Detentions in s Group B occupancy. Detentions in a Group B occupancy, as a
18 minimum, shall comply with IBC 1010.2.1 as amended and IFC Sections 805.3,
907.2.11.2, 907.2.11.5, 907.2.11.6, 1103.8, and 1104.7.3." (SFM)

19 ***

20 **19.03.305.2.4 Family child care homes.**

21 Add a new section to read:

22 "Section 305.2.4 Family child care homes. Family child care homes occupied as their
23 primary residence (Group R-3) operating between the hours of 6:00 a.m. and 10:00 p.m.
24 may accommodate a total of 12 children of any age without conforming to the
25 requirements of this regulation for Group E occupancy, except for fire extinguishers as
required by Section 906, smoke alarms as required by Section 907.2.11.2, carbon
monoxide alarms as required by Section 908, means of egress requirements of Section
1003, and emergency escape and rescue openings, as required by section 1031, in
napping or sleeping rooms, and fire extinguisher requirements as described in the

1
2 *International Fire Code*, including children related to the staff. All stories that are not at
3 grade plane shall have access to two exits." (SFM)

4 **19.03.305.4 Combination shops.**

5 Add a new section to read:

6 "305.4 Combination shops. Shop classrooms that combine wood working with any other
7 fabrication using flame or causing spark shall be considered an F-1 occupancy and must
8 be separated from the E occupancy in accordance with Table 705.5 [602]."(SFM)

9 ~~**19.03.308.3 Group I-1.**~~

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

11 ~~"Facilities within this occupancy classification that have occupants needing physical~~
12 ~~assistance to respond in emergency situations must comply with 19.03.426." (SFM)~~
13 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;~~
14 ~~Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

15 ~~**19.03.308.4 Group I-2.**~~

16 ~~Change the last sentence to read:~~

17 ~~"A facility such as the above with five or fewer persons, including persons related to the~~
18 ~~staff, shall be classified as a Group R-3" (SFM)~~
19 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

20 ~~**19.03.308.4.1 Child care facility.**~~

21 ~~Revise to read:~~

22 ~~"A child care facility that provides care on a 24-hour basis to more than five children two~~
23 ~~and one-half years of age or less, including children related to the staff, shall be~~
24 ~~classified as Group I-2." (SFM)~~
25 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

19.03.308.6 Group I-4; day care facilities.

Amend the second sentence to read:

"A facility such as the above with five or fewer persons, including persons related to the
staff, shall be classified as a Group R-3." (SFM)
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

19.03.308.6.1 Adult care facility.

Delete the exception. (SFM)

1
2 (Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-
3 2017)

4 **~~19.03.310.1 Residential Group R.~~**

5 Add the following after the first sentence:

6 "For facilities within this occupancy classification that have occupants needing physical
7 assistance to respond in emergency situations, see Section 19.03.427." (SFM)
8 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
9 Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

10 ***

11 **~~19.03.310.6 Residential Group R; R-4.~~**

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

13 "Foster Homes: Once a provider take in six or more (non-related) children, the
14 occupancy is defined as an R-4, otherwise the occupancy if R-3." (SFM)
15 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
16 Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

17 **~~19.03.406.3.4 Motor vehicle-related occupancies; private garages and carports;
18 separation.~~**

19 Revise paragraph 1 by deleting the words "½ inch (12.7 mm) gypsum board" and replacing
20 it with "⅝ inch (15.88 mm) Type X gypsum board". (SFM)
21 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

22 ***

23 **19.03.425 429 Special security requirements for elevated buildings.**

24 Add a new section to read as follows:

25 "429.1 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."

- 1
2 3. All occupancies within an industrial area that is secured and there is no public
3 access. (SFM)

4 **~~19.03.426 — Carbon monoxide detectors and alarms.~~**

5 Add a new section to read as follows:

6 ~~426.1 Carbon Monoxide Detectors and Alarms.~~ The provisions of this section shall apply
7 to Groups I-1, I-2, and all R occupancies. At least one carbon monoxide detector or alarm
8 shall be installed on each floor level. If a floor level contains bedrooms or sleeping
9 rooms, at least one detector shall be located in the immediate vicinity of the sleeping
10 area, outside of the bedrooms or sleeping rooms. Carbon monoxide detectors and alarms
11 shall be installed in accordance with their listing. The alarm shall be clearly audible in
12 all sleeping rooms, even if the intervening doors are closed.

13 ~~Exceptions:~~

- 14 1. ~~Carbon monoxide detectors and alarms are not required in dwelling units and~~
15 ~~structures that have all of the following~~
16 A. ~~no combustion appliances~~
17 B. ~~no attached garage, and~~
18 C. ~~no vehicle parking within 25 feet of any direct air intake opening.~~
19 2. ~~Carbon monoxide detectors and alarms are not required if all combustion~~
20 ~~equipment is located within a mechanical room separated from the rest of the~~
21 ~~building by construction capable of resisting the passage of smoke. If the~~
22 ~~structure has an attached and enclosed parking garage, the garage shall be~~
23 ~~ventilated by an approved automatic carbon monoxide exhaust system designed~~
24 ~~in accordance with the 2012 I.M.C.~~

25 ~~426.2 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.

~~426.3 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

1
2 overcurrent protection. In existing construction, carbon monoxide detectors and alarms
3 may be powered by battery or a cord and plug with battery back-up.

4 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
5 Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

6 **19.03.427 — Occupants needing physical assistance.**

7 Add new sections to read as follows:

8 *427.1 Applicability.* The provisions of this section apply to all Groups I-1 and R-4
9 occupancies where the occupants need physical assistance from staff or others to
10 respond to emergencies.

11 *427.2 Definitions.* In this section:

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

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

23 *427.3 Fire Drills And Evacuation Capability Determination.* The initial determination of
24 evacuation capability will be determined by a fire drill conducted by a fire code official
25 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.

1
2 ~~427.4 Evacuation Capability and Fire Protection Requirements.~~ Fire protection
3 requirements of a facility under this section are as follows:

4 ~~427.4.1 Prompt Evacuation Capability.~~ Evacuation capability of three minutes or less
5 indicates prompt evacuation capability. In facilities maintaining prompt evacuation
6 capability, the requirements of the code for Groups I-1 or R-4 occupancies must be
7 followed.

8 ~~427.4.2 Slow Evacuation Capability.~~ Evacuation capability of more than three but less
9 than 14 minutes indicates slow evacuation capability. In facilities maintaining slow
10 evacuation capability, the facility must be protected by (a) an automatic smoke detection
11 system, using addressable smoke detectors, designed and installed in accordance with
12 the provisions of this code and N.F.P.A. 72-2007; and (b) an automatic sprinkler system,
13 with quick response or residential sprinklers, installed in accordance with section
14 903.3.1.2 (N.F.P.A. 13R-2007 "Sprinkler Systems") or 903.3.1.3 "N.F.P.A. 13D-2007
15 (Sprinkler Systems)".

16 ~~427.4.3 Impractical Evacuation Capability.~~ Evacuation capability of 14 minutes or more
17 indicates impractical evacuation capability. In facilities maintaining impractical
18 evacuation capability, the facility must be protected by (a) the protections for a facility
19 with slow evacuation capability under Section 423.4.2; (b) one-half hour fire-resistive
20 construction throughout the facility; and (c) direct egress from sleeping rooms for
21 occupants needing evacuation assistance either (i) to the exterior at grade level, to an
22 exterior porch or landing via a three-foot six-inch wide door; or (ii) if the sleeping rooms
23 are separated from the rest of the building by smoke partitions installed in accordance
24 with Section 710, by egress windows conforming to the provisions of Section 1029."
25 (SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

19.03.428 — Unfinished space.

Add a new section to read as follows:

~~428.1 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

1
2 and crawlspaces, shall be finished to habitable space standards excepting finish
3 materials.

4 Exceptions:

- 5 1. ~~Habitable space elements are not required for spaces accessed only by a 22 inch~~
6 ~~(559mm) × 30 inch (762mm) access hatch or only by a pull-down attic stair.~~
7 2. ~~Habitable space elements are not required if a deed restriction is approved by the~~
8 ~~building official limiting the uses of the unfinished space to storage only and a~~
9 ~~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.~~

10 **19.03.501.23 General building heights and areas; location on property.**

Add a new section to read as follows:

11 "501.32 *Location on property.* Buildings must adjoin or have access to a permanent
12 public way or yard on not less than one side. Required yards must be permanently
13 maintained." (SFM)

14 ~~**19.03.504.4 Height; daycare facilities.**~~

Add a new section to read as follows:

15 ~~504.4 *Daycare facilities.* Facilities that are operated in a primary residence (R-3)~~
16 ~~between the hours of 6:00 a.m. and 10:00 p.m., and accommodating up to a total of 12~~
17 ~~children of any age may use the second story of the building without providing an~~
18 ~~automatic sprinkler system, or complying with Table 508.4, Table 602, and the Type VA~~
19 ~~requirements set out in Table 503 provided all other applicable legal provisions for an E~~
20 ~~Occupancy are met. (SFM)~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

21 **19.03.Table 509.1 Incidental uses.**

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

23 "Furnace or boiler rooms in Group E, I and R-1, R-2 and R-4 occupancies regardless of
24 Btu input, and furnace rooms of all other occupancies where the largest piece of fuel
25 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 i. to read:

1
2 ~~Combination shops related to an educational facility shall be considered an F-1~~
3 ~~occupancy and shall be separated from the E occupancy according to this table. (SFM)~~
4 ~~(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-~~
5 ~~2017)~~

6 **19.03.706.6 Fire walls; vertical continuity.**

7 Add a paragraph before the exemptions to read:

8 “If buildings are on pilings, the first floor is above ground, and the area below is
9 completely open to the outside (not affected by skirting), a fire wall may terminate at
10 the first floor level if it complies with the following:

- 11 1. The wall must terminate on a structural support that extends completely the
12 length of the wall.
- 13 2. The structural support must rest upon and be completely supported by pilings.
- 14 3. The rest of the fire wall must comply with IBC Section 706.
- 15 4. If there is concealed space between the structural supports that are directly
16 supported by piles, the concealed space must have the same fire wall protection
17 rating for the depth of the concealed space.”(SFM)

18 **19.03.708.4.3 Fire partitions; continuity; fireblocks and draftstops in**
19 **combustible construction.**

20 Add a new sentence at the end of exception 4 to read:

21 “Adequate cross ventilation must be provided in accordance with Section
22 1202.2.1.”(SFM)

23 **19.03.718.4.2 — Concealed spaces; draftstopping in attics; Groups R-1 and R-2.**

24 Add a third sentence to read as follows:

25 “The intervening space between any two draft stops or walls shall be designed for
adequate cross ventilation in accordance with Section 1203.2.” (SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

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)

(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

1
2 **19.03.903.2.3 Automatic sprinkler systems; Group E.**

3 Delete and add the following:

4 "Group E. An automatic sprinkler system must be provided throughout all buildings
5 with Group E occupancies. ~~An automatic sprinkler system must also be provided for~~
6 ~~every portion of educational buildings below the level of exit discharge. The use of a~~
7 firewall or barrier does not establish a separate building or fire area for purposes of this
8 section.

9 As determined by the fire official, an automatic fire-extinguishing system approved
10 under Section 904 shall be installed in a Group E occupancy in accordance with Section
11 903.2.3 whenever alterations or additions are made to an existing structure containing a
12 Group E occupancy.

13 Exception. Buildings with Group E occupancies having an occupant load of 49 or fewer.
14 An automatic sprinkler system must also be provided for every portion of educational
15 buildings.

16 Day care uses that are licensed to care for more than five persons between the hours of
17 10:00 p.m. and 6:00 a.m. must be equipped with an automatic sprinkler system designed
18 and installed as described in Section 19.03.903.3.1.3 or an equivalent system approved
19 by the Building Official." (SFM)

20 ~~**19.03.903.2.8 Automatic sprinkler systems; Group R.**~~

21 ~~Delete entire existing section and subsections 903.2.8.1, 903.2.8.2, and 902.2.8.3, and~~
22 ~~replace with:~~

23 ~~"903.2.8 An automatic sprinkler system installed in accordance with Section 903.3 shall~~
24 ~~be provided throughout buildings containing Group R occupancies in this section."~~
25 ~~(SFM)~~

~~(Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-~~
26 ~~2017)~~

27 **19.03.903.2.8.1 Group R-1.**

28 Add a new subsection as follows:

29 "An automatic sprinkler system shall be provided throughout all buildings that contain
30 an R-1 occupancy."(SFM)

31 Exceptions:

1. ~~Five or fewer rental cabins.~~
2. ~~Rental cabins without potable water.~~
3. ~~Health clinics with transient quarters may utilize an NFPA 13R sprinkler system throughout the building.~~
4. ~~Health clinics may utilize an NFPA 13D sprinkler system in the sleeping unit only, if the sleeping unit is separated from the building with a two-hour fire barrier." (SFM)~~

~~(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

~~19.03.903.2.8.2~~ — ~~Group R-2.~~

~~Add a new subsection as follows:~~

~~"An automatic sprinkler system shall be provided throughout all buildings that contain an R-2 occupancy.~~

~~Exceptions:~~

1. ~~Buildings that are no more than two stories in height, including basements and contain four or fewer dwelling units.~~
2. ~~Buildings that are no more than two stories in height, including basements and contain 16 or fewer sleeping rooms.~~

~~For the purpose of this section, fire walls may be used to create up to three separate attached buildings. Any additional buildings must be physically separated detached in accordance with IBC Table 602705.5." (SFM)~~

~~(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

~~19.03.903.2.8.3~~ — ~~Group R-4.~~

~~Add a new subsection to read:~~

~~"An automatic sprinkler system shall be provided throughout all buildings that contain an R-4 occupancy."~~

~~(Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)~~

19.03.903.2.8.34 Automatic sprinkler systems; Group R-1.

Add a new subsection as follows:

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

6 **19.10.903.2.8.45 Automatic sprinkler systems; Group R-2.**

7 A new subsection as follows:

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

12 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-
13 6-2017)

14 **19.03.903.2.11.1 Automatic sprinkler systems; specific building areas and hazards;**
15 **stories without openings.**

16 In the first sentence, delete the words: "where the floor area exceeds 1,500 square feet
17 (139.4 m²) and".

18 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
19 Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

20 ***

21 **19.03.903.3.1.1.4 Automatic sprinkler systems; inspectors test valve.**

22 Add the following subsection:

23 903.3.1.1.4 Inspectors Test Valve. A test valve will be installed at the remote area in
24 both dry and wet systems to equal the required flow of one sprinkler head. In locations
25 that use floor control valves, the inspector test valve may be collocated where it can be
26 installed to the exterior or to an interior drain".

27 **19.03.903.5 Automatic sprinkler systems; testing and maintenance.**

28 Revise by adding a new sentence at the end of the paragraph to read:

29 "A copy of the acceptance test certificate must be forwarded to the Division of Fire and
30 Life Safety or the deferred authority having jurisdiction by the firm conducting the test
31 within 30 days of the completion of installation."

32 (Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

1
2 **~~19.03.903.6~~ — ~~Automatic sprinkler systems; existing buildings; Group E.~~**

3 Add a new section as follows:

4 "An approved automatic fire extinguishing system must be installed in Group E
5 occupancy in accordance with Section 903.2.3, as revised, whenever alterations, or
6 additions are made to an existing structure containing a Group E occupancy."

7 (Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

8 **~~19.03.904.1~~ — ~~Alternative automatic fire extinguishing systems; general.~~**

9 Add a new sentence at the end of the paragraph to read:

10 "A copy of the acceptance test certificate must be forwarded to the Division of Fire and
11 Life Safety or the deferred authority having jurisdiction by the firm conducting the test
12 within 30 days of the completion of the installation."

13 (Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

14 ***

15 **~~19.03.904.12~~ — ~~Alternative automatic fire extinguishing systems; water mist~~
16 ~~systems.~~**

17 Add a new section as follows:

18 "Water mist fire extinguishing systems shall be installed, maintained, periodically
19 inspected and tested in accordance with NFPA 750 and their listing."

20 (Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

21 **~~19.03.906.1~~ — ~~Portable fire extinguishers; where required.~~**

22 Delete exception in item 1. (SFM)

23 (Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

24 **19.03.907.2.1 Fire alarm and detection systems; Group A.**

25 Add to first paragraph:

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

(Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

19.03.907.2.2 Group B.

Revise by deleting the Exception.

1
2 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

3 **19.03.907.2.3 Fire alarm and detection systems; Group E.**

4 Revise exception 1 by replacing "50" with "49".

5 Add a second paragraph after the exceptions to read as follows:

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

8 **19.03.907.2.4 Group F.**

9 Revise by deleting the Exception.

10 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

11 **19.03.907.2.6.1 Group I-1.**

12 Revise by deleting Exception 1.

13 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

14 **19.03.907.2.7 Group M.**

15 Revise by deleting Exception 2.

16 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

17 **19.03.907.2.8.1 Group R-1; Manual fire alarm systems.**

18 Revise by deleting Exception

19 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

20 **19.10.907.2.9.1 Group R-2; Manual fire alarm systems.**

21 Revise by deleting Exception 2.

22 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

23 ~~**19.03.907.2.11 Fire alarm and detection systems; single and multiple station
24 smoke alarms.**~~

25 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)

~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)~~

~~**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:

1
2 "or other habitable room over 70 square feet or more and not used for cooking, eating or
3 living room uses".

4 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

5 **19.03.907.2.11.2 — Fire alarm and detection systems; single and multiple station**
6 **smoke alarms; where required; Groups R-2, R-3, R-4 and I-1.**

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

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

10 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

11 **19.03.907.2.11.3 5 Fire alarm and detection systems; interconnection.**

12 Add a new paragraph to read:

13 "If more than 12 smoke alarms are interconnected the interconnecting means must be
14 supervised in accordance with NFPA 72."

15 (Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

16 **19.03.907.7.2 — Fire alarm and detection systems; record of completion.**

17 Add a new sentence to read:

18 "A copy of the acceptance test certificate verifying completion in accordance with
19 N.F.P.A. 72, as adopted by reference, must be forwarded by the firm conducting the test
20 to the division of fire and life safety or the deferred jurisdiction having authority within
21 30 days of the completion of the installation." (SFM)

22 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

23 **19.03.909.18 — Acceptance tests.**

24 Add a new sentence at the end of the paragraph to read:

25 "A copy of the acceptance test certificate must be forwarded to the Division of Fire and
Life Safety or the deferred authority having jurisdiction by the firm conducting the test
within 30 days of the completion of the installation."

(Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)

19.03.910.1 Smoke and heat vents; general.

Revise by deleting Exception 2. Delete the second exception. (SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 **19.03.Table 1006.2.1 Spaces with one exit or exit access doorway**

3 Add footnote reference superscript “h” after “R-2” in the “occupancy” column, footnote “h” to
4 read:

5 “R-2 buildings without automatic sprinkler system will have a 75 feet maximum
6 common path of egress travel distance.”(SFM)

7 **19.03.Table 1006.3.4(1) Stories and occupiable roofs with one exit or access to one**
8 **exit for R-2 occupancies.**

9 Add footnote reference superscript “d” after “R-2” in the “occupancy” column, footnote “d” to
10 read:

11 “R-2 buildings without automatic sprinkler system will have a 75 feet maximum
12 common path of egress travel distance.”(SFM)

13 **19.03.1007.1009.6 Areas of refuge.**

14 Add the following sentence:

15 "Fire department hose connections and valves shall not be located in areas of refuge."
16 (Serial No. 2009-16(b), § 2, 9-21-2009)

17 **19.03.1008.1.5 Floor elevation.**

18 Add the following exception:

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

21 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

22 **19.03.1010.2.1 Door operations: unlatching.**

23 Revise exception one by adding a sentence to read:

24 Detentions in group B occupancies require a minimum reverse deadbolt and a pass
25 through handle. (SFM)

26 **19.03.1009.4 Stairways; stairway width.**

27 Add the following exception:

28 "5. Private Stairways may be 32 inches wide."

29 (Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-
30 2017)

31 **19.03.1009.7.2 Stairways; stair treads and risers.**

32 Delete Exception 5 and add the following:

1
2 5. ~~Private Stairways shall have stair riser heights of eight inches maximum and~~
3 ~~stair tread depths of nine inches minimum."~~

4 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;~~
5 ~~Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

6 **19.03.1009.811.6 Stairway landings.**

7 Add the following exception 4 to read:

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

10 **19.03.1009.911.7.1 Stairway construction; stairway walking surface.**

11 Modify exception 2 to add ",R-3," after "H"

12 ~~Change the second exception to read as follows:~~

13 ~~In Group R-3 and U occupancies, other than areas of parking structures accessible to~~
14 ~~the public, openings in treads and landings shall not be prohibited provided a sphere~~
15 ~~with a diameter of 1½ inches (29 mm) cannot pass through the opening.~~

16 **19.03.1009.911.7.2 Stairway construction; outdoor conditions.**

17 Modify the sentence to add ",snow, or ice" after "water"

18 Add the following sentence:

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

23 **19.03.1010.1012.78.2 Ramp construction; outdoor conditions.**

24 Modify the sentence to add ",snow, or ice" after "water"

25 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 that are part of exterior ramps in~~
~~climates with snow or ice shall be designed to minimize the accumulation of the snow or~~
~~ice."~~

19.03.1015.2.2 ~~Three or more exits or exit access doorways.~~

Add the following exception:

1
2 "Exception: Where access to three or more exits is required, the separation distance of
3 the third exit door or exit access doorway shall not be less than one third of the length of
4 the maximum overall diagonal dimension of the area served."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

5 **19.03.1018.120.2 Corridors; ~~construction~~ fire resistant rating.**

6 Add footnote reference "e" after "R" in the "occupancy" column and add footnote "e" to read:

7 R occupancies with an occupant load greater than 10 shall have one-hour rated when
8 the R occupancies are allowed to not have a sprinkler system and:

9 At the end of the paragraph add:

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

- 12 1. serves less than four or fewer dwelling units or 16 or fewer sleeping rooms; and
13 2. is less than three not more than two stories in height. (SFM)

14 **19.03.1019.1021.1 Egress balconies; general.**

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

17 **19.03.1021.2 Number of exists and exit configuration; exits from stories.**

18 Add an exception to read:

19 Exception 8. Basements or the first level below the first story in all occupancies except
20 R-3, used exclusively for the service of the building may have access to only one exit.
21 Any other use of the basement or first level below the first story must have at least two
22 exits arranged in accordance with Section 1015.2. For purposes of this exception, storage
23 rooms, laundry rooms, maintenance offices and similar uses may not be considered as
24 providing service to the building." (SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

25 **19.03.1029.131.2 Emergency escape and rescue; general where required.**

Replace this section with the following:

"In addition to the means of egress required by this chapter, provisions shall be made
for emergency escape and rescue openings in sleep rooms in any occupancy type.
Basements and sleeping rooms below the fourth story above grade plane shall have not

1
2 fewer than one emergency escape and rescue opening in accordance with this section.
3 Where basements contain one or more sleeping rooms, an emergency escape and rescue
4 opening shall be required in each sleeping room, but shall not be required in adjoining
5 areas of the basement. Such openings shall open directly into a public way or to a yard
6 or court that opens to a public way, or to an egress balcony that leads to a public way.

7 Exceptions:

- 8 1. Emergency escape and rescue openings are not required from basements or
9 sleeping rooms that have an exit door or exit access door that opens directly into a
10 public way or to a yard, court or exterior egress balcony that leads to a public
11 way.
- 12 2. Storm shelters are not required to comply with this section where the shelter is
13 constructed in accordance with ICC 500.
- 14 3. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the
15 building is equipped throughout with an automatic sprinkler system installed in
16 accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in
17 basements shall not be required to have emergency escape and rescue openings
18 provided that the basement has one of the following:
- 19 3.1. One means of egress and one emergency escape and rescue opening.
- 20 3.2. Two means of egress.”(SFM)

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

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

24 and delete exceptions 1 and 3. (SFM, deletions only)

25 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

26 **~~19.03.1029.6~~ Replacement emergency escape and rescue windows.**

27 Add a new subsection and new exceptions as follows:

28 "1029.6 Replacement emergency escape and rescue windows. Replacement windows for
29 emergency escape and rescue shall meet full egress dimensions per IBC Sections 1029.1
30 through 1029.3 where rough openings allow.

31 Exceptions:

- 1
2 1. ~~Where the existing rough opening does not allow for full emergency escape and~~
3 ~~rescue per IBC Sections 1029.1 through 1029.3, replacement windows shall have~~
4 ~~a minimum opening of 20 inches clear width, 22 inches clear minimum height,~~
5 ~~four square feet minimum of net opening and a finished sill height of not more~~
6 ~~than 48 inches to a permanent walkable surface. If the existing rough opening~~
7 ~~cannot accommodate these dimensions, the rough opening shall be enlarged or a~~
8 ~~new opening created to allow installation of a full emergency escape and rescue~~
9 ~~window per IBC Sections 1029.1 through 1029.3.~~
10 2. ~~Where the rough opening is not required to be enlarged to meet the minimum~~
11 ~~clear width, height, or area, then the finished sill height restriction may be met~~
12 ~~with the installation of one or more permanently affixed steps. These steps shall~~
13 ~~extend the full width of the window and meet the current codes rise/run~~
14 ~~requirements so the top step is no greater than 44 inches to the top of the sill."~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

15 ***

16 **19.03.1103.2.16 Accessibility; scoping requirements; general exceptions.**

17 Insert a new subsection as follows:

18 "~~1103.2.16 Home occupation change-of-use mixed use occupancies.~~

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

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

(Serial No. 2009-16(b), § 2, 9-21-2009)

19.03.1103.2.17 15 Temporary structures.

Add a new section 1103.2.17, Temporary structures, as follows:

"1103.2.17 Temporary structures. Temporary structures as defined in 19.01.202 shall be
accessible as follows:

- 1
- 2 ~~1) Construction related: no accessibility requirements,~~
- 3 21) Event related: the structure shall meet the accessibility requirements of the code,
- 4 except that in regard to toilet facilities: when approved by the building official,
- 5 temporary accessible bathrooms may be used, and/or accessible bathrooms in
- 6 another accessible building on the same site or an adjacent or nearby site may be
- 7 used when a signed use agreement is provided.
- 8 32) Seasonal structures: Toilet facilities may be as per (2) above. The seasonal
- 9 building itself shall be wheelchair accessible per the ICC/ANSI A117.1 or ADA-
- 10 SAD guidelines if more than the owner(s) will be allowed in the building."
- 11 Exception: Access is always required for kiosks used by the public. For employee-only
- 12 kiosks, a "broker" kiosk requires a five-foot turning diameter due to potentially more
- 13 than one person working inside; "vendor" or one-person working kiosks can delete the
- 14 five-foot circle as long as the door is wide enough for a wheelchair and the employee can
- 15 back into the vendor kiosk and work from within. Also, when only employees use these
- 16 vendor kiosks (never the public), then ICC/ANSI A117.1 or ADA-SAD complying
- 17 entrance platforms and ramps are not required; rather, a portable ramp stored on-site is
- 18 an acceptable alternate.
- 19 43) First phase buildings: Toilet facilities may be as per (2) above. The first phase
- 20 building itself shall be wheelchair accessible per the ICC/ANSI A117.1 or ADA-
- 21 SAD guidelines.
- 22 54) Temporary fabric covered buildings: Access for the disabled is required when
- 23 building permits are required by Title 19 for uses which require access for
- 24 persons with disabilities. Access is required per (2) or (3) above when more than
- 25 the owners enter or occupy the building.
- ~~6) Caretaker facilities: no accessibility requirements."~~

(Serial No. 2009-16(b), § 2, 9-21-2009)

~~19.03.1104.1 Accessible route; site arrival points.~~

~~Add the following to the end of the sentence:~~

~~"At least one building entrance shall be on an accessible route unless it is structurally impracticable to do so because of the terrain or unusual characteristics of the site."~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

1
2 **19.03.1106.6** — ~~Accessibility; parking and passenger loading facilities; location.~~

3 Add the following in the second exception after the word "facilities":

4 ", public or private,"

5 And at the end of the sentence add the follow:

6 "if approved by the CBJ Community Development Department."

7 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

8 **19.03.1203.1** — ~~Interior environment; ventilation; general.~~

9 Add the following to the end of the first paragraph:

10 "In newly created spaces or when the use of a space changes, mechanical ventilation will
11 be required in all spaces that are used as offices if the total aggregate area for the office
12 use exceeds 1,000 square feet on each floor. No allowance for natural ventilation by
13 openable windows is allowed. The system shall deliver not less than the air volume of
14 outside or return air or both as required by this code."

15 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

16 **19.03.1203.2.1** — ~~Openings into attic.~~

17 Change " 1/16inch" to "¼ inch" and "¼ inch" to "½ inch".

18 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014~~)

19 **19.03.1203.4.2** — ~~Ventilation; contaminants exhausted.~~

20 Delete 1203.4.2.1, Bathrooms and add the following:

21 "~~1203.4.2.1 Moist Environment Rooms.~~ All bathrooms, water closet compartments,
22 laundry rooms with more than one clothes washer and one clothes dryer, kitchens and
23 similar moist environment rooms shall be provided with a mechanical exhaust system
24 connected directly to the outside with a minimum rated exhaust capacity of 50 cubic feet
25 per minute and 100 cubic feet per minute for kitchens. Reduced exhaust capacity may
be approved when continuous ventilation is provided from whole house or heat recovery
ventilation systems as long as an exhaust intake is located in each moist environment
room."

(~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

19.03.1204.1 — ~~Temperature control; equipment and systems.~~

Change to the following:

1
2 "Every dwelling unit or guest room which is situated on a lot any part of which is within
3 one-quarter mile of a public or private road from which the owner may gain legal access
4 to the lot or which is situated on a lot any part of which is within one-quarter mile of a
5 public utility electric power distribution line shall be provided with heating facilities
6 capable of maintaining a room temperature on the design heating day of 68 degrees F at
7 a point three feet (914 mm) above the floor in all habitable rooms without involving the
8 combustion of a solid fuel."

(Serial No. 2009-16(b), § 2, 9-21-2009)

9 **19.03.1207.1** ~~Sound transmission; scope.~~

10 Add the following to the end of the last sentence:

11 "or between dwelling units and commercial uses."

12 And add the following sentence:

13 "Guest rooms shall have the same requirements as dwelling units."

(Serial No. 2009-16(b), § 2, 9-21-2009)

14 **19.03.1301 Energy efficiency; general; scope.**

15 Delete and add the following:

16 "1301.1 Scope. Newly created buildings or portions of buildings containing R Occupancy
17 Groups or buildings where the occupancy group is changed to Group R shall comply with
18 the energy efficiency requirements of IRC Chapter 11 as in sections 19.04.N1101
19 through 19.04. N1104."

19 **19.03.1504.9 Roof assemblies and rooftop structures; performance
20 requirements; sliding snow and ice.**

21 Add a new subsection as follows:

22 "*1504.9 Sliding snow and ice.* Roofs shall be designed so that snow is not discharged
23 onto public ways, onto adjoining property, onto or against other buildings, in a manner
24 that blocks any required exit or driveway from any building; or in a manner that may
25 damage property. Snow cleats or other devices may be approved where there are
practical difficulties in complying with this section."

**19.03.1607.9-312.5 Live loads; impact loads; gGeophysical hazard and snow
impact loads.**

Add a new subsection as follows:

1
2 "1607.9.312.5 Geophysical hazard and snow impact loads. Impact loads shall be
3 considered in the design and construction of any structure where impact loads may
4 occur such as in moderate and severe geophysical hazard zones referred to in
5 CBJ19.04.301.9 or snow shedding from upper roofs."

6 **19.03.1607.12.2.114.1 Roof loads; ordinary roof, awnings, and canopies.**

7 Delete the second paragraph.

8 ~~19.03.1608.1.1~~ **Snow loads; flat roof snow loads.**

9 Add a new subsection as follows:

10 "1608.1.1 flat roof snow loads. The minimum flat roof snow load, Psf, shall be 50 pounds
11 per square foot."

12 (Serial No. 2009-16(b), § 2, 9-21-2009)

13 ~~19.03.1608.2~~ **Snow loads; ground snow loads.**

14 Delete section in its entirety and add the following:

15 "1608.2 Ground snow loads (GSL). The GSL for determining Design Snow Loads are
16 given below.

17 1608.2.1 GSL for elevations up to and including 500 feet above MLLW. For all
18 elevations up to and including 500 feet above MLLW, the GSL shall be 70 pounds per
19 square foot (3.4 kN/m²).

20 1608.2.2 GSL for elevations higher than 500 feet above MLLW. For elevations more
21 than 500 feet above MLLW, the GSL shall be determined using site specific case
22 studies. Determination of the GSL shall be based on an extreme value statistical
23 analysis of data available in the vicinity of the site using a value with a two percent
24 annual probability of being exceeded (50-year mean recurrence interval). In cases where
25 statistical data is unavailable or determination of the GSL would be prohibitively
expensive, other methods for determining the GSL may be proposed to the building
official for consideration. The GSL shall be approved by the building official."

In IBC Table 1608.2, Location of Juneau, delete "60" and add "See CBJ 19.03.1608.2".

(Serial No. 2009-16(b), § 2, 9-21-2009)

19.03.1609.3 Basic wind speed.

Delete section in its entirety and add the following:

1
2 "When determining the basic wind speeds for use under IBC Section 1609 or ASCE 7,
3 Section 6.5.4, the minimum basic wind speed in miles per hour shall be determined
4 using the Juneau 3 Second Gust Wind Speed Map dated ~~October 22, 2009~~January 1,
5 2017. For elevations above 500 feet above MLLW, the minimum basic wind speed shall
6 be determined by the building official."

7 **19.03. Figure 1609 Basic Wind Speed (3-Second Gust).**

8 Add the following note after the figure:

9 "Note: For design in the City and Borough of Juneau, the Juneau 3 Second Gust Wind
10 Speed Map supersedes this map. Conversions to Basic Wind Speed can be accomplished
11 using Table 1609.3.1, Equivalent Basic Wind Speeds."

12 (Serial No. 2009-16(b), § 2, 9-21-2009)

13 **19.03.1610.1 Soil lateral load.**

14 Add the following after the last sentence:

15 "Walls retaining more than four feet of unbalanced earth shall be designed as retaining
16 walls."

17 (Serial No. 2009-16(b), § 2, 9-21-2009)

18 ~~**19.03.1612.2 Flood loads; definitions.**~~

19 Modify the following definitions by replacing the word "market value" with "City and
20 Borough of Juneau assessed value or 50 percent of appraised market value, supplied by owner
21 or applicant,"

22 "SUBSTANTIAL DAMAGE
23 SUBSTANTIAL IMPROVEMENT."

24 And delete item 2 under the definition of "SUBSTANTIAL IMPROVEMENT."

25 (Serial No. 2009-16(b), § 2, 9-21-2009)

19.03.1612.3 Flood loads; establishment of flood hazard areas.

Delete paragraph and replace with the following:

"Flood hazard maps, studies and related supporting data along with revisions thereto as
adopted under City and Borough of Juneau Land Use Code, Title 49.70, Article IV Flood
Hazard Areas are hereby adopted by reference and declared to be part of this section."

~~**19.03.1612.5 Flood hazard documentation.**~~

Add "and other engineered foundations" after "pile" in item number 2.2.

1
2 (Serial No. 2009-16(b), § 2, 9-21-2009)

3 **19.03.1803.5.2 — ~~Geotechnical investigations; questionable soil.~~**

4 Delete the subsection and add the following:

5 ~~"1803.5.2 Questionable Soil. Each application for a permit for construction in an area~~
6 ~~which has been previously filled without a grading permit, was an exception to the~~
7 ~~building code grading provisions, of the applicable building code in effect at the time fill~~
8 ~~was placed; or was not filled in compliance with the applicable building code provisions~~
9 ~~in effect when the fill was placed or which appears to the building official to have an~~
10 ~~inadequate soil bearing capacity for the proposed construction shall be accompanied by~~
11 ~~a foundation and soils investigation (hereinafter called the Report). The Report shall be~~
12 ~~prepared by a Registered Engineer in the State of Alaska having expertise in the~~
13 ~~preparation of soils and foundation reports. The building official shall incorporate those~~
14 ~~recommendations contained in the Report as well as other requirements deemed~~
15 ~~necessary to ensure the stability and safety of the proposed construction in the building~~
16 ~~permit. Foundation and soils investigations shall comply with the provisions of Sections~~
17 ~~1803.2 through 1803.6."~~

18 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)

19 **19.03.1805.1 Dampproofing and waterproofing; general.**

20 Delete the first paragraph and add the following:

21 ~~"1805.1 Where required. Walls or portions thereof that retain earth and enclose interior~~
22 ~~spaces and floors below grade shall be waterproofed and dampproofed in accordance~~
23 ~~with this section. All crawlspace walls below exterior grade shall be dampproofed."~~

24 **19.03.1809.5 Shallow foundations; frost protection.**

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

And add the following exceptions:

- 26 "4. Foundations for exterior decks, landings, and platforms; without roofs; not
27 rigidly attached to a building or structure; and not greater than 30 inches above
28 finish grade may bear directly on the ground.
- 29 "5. Foundations within mobile home parks for manufactured homes, and its
30 additions or accessory buildings may bear directly on the ground."

1
2 **19.03.1809.12 Timber footings.**

3 Add the following to the end of the paragraph:

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

9 ~~**19.03.2703 Electrical; meters.**~~

10 ~~Add a new section as follows:~~

11 ~~"2703 Meters. Energy use, where practical, shall be separately metered in buildings with
12 three or more dwelling units."~~

12 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

13 **19.03.2308.2.3 Conventional light-frame construction; limitations; allowable**
14 **loads.**

15 Delete items 3.3 and 4.

16 **19.03.2308.8.8 11 Conventional light-frame construction; floor joists framing; rim**
17 **joists.**

18 Add the following subsection:

19 "**2308.8.8 11 Rim joists.** Rim joists adjacent to unconditioned spaces shall be constructed
20 of pressure preservative treated wood or other decay resistant or synthetic products
21 approved for such use.

22 *Exception:* Decay resistant rim joists are not required when a minimum of two inches of
23 foam insulation is applied inside or outside the rim joist. Insulation is to be well sealed.
24 Fiberglass insulation shall not be placed in direct contact with untreated rim joists in
25 crawl spaces."

24 **19.03.2308.8.9 12 Conventional light-frame construction; floor joists framing; vapor**
25 **retarder.**

Add the following subsection:

"**2308.8.9 12 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

1
2 that all edges are lapped a minimum of 6 inches (152 mm) and sealed with a permanent
3 compatible sealing compound or adhesive. Such vapor retarder shall extend vertically
4 up the foundation wall a minimum of 6 inches (152 mm) and be attached and sealed
5 with a permanent compatible sealing compound or adhesive to the foundation wall.
6 Vapor retarder shall not be attached to wood other than pressure preservative treated
7 wood. Vapor retarder is to be contoured so as to avoid damage from walking upon it. All
8 penetrations of vapor retarder shall be well sealed. Comparable substitutions of
9 materials and or installation methods may be used as approved by the building official."

10 **19.03.2308.10.1 Conventional light-frame construction; rRoof and ceiling framing;**
11 **wind uplift.**

12 Add a new sentence reading:

13 "Such ties or other mechanical devices shall be spaced no farther than 48 inches apart."

14 ***

15 **19.03.Table 2902.1 Plumbing systems; minimum number of required plumbing**
16 **fixtures.**

17 In the column header entitled Water Closets, delete the parenthetical section and add the
18 following:

19 "In each toilet room, for each urinal added in excess of the minimum required, one water
20 closet may be deducted. The number of water closets shall not be reduced to less than
21 two-thirds ($\frac{2}{3}$) of the minimum water closet requirement."

22 And in assembly areas containing auditoriums, convention halls, stadiums, and casinos,
23 the ratios of fixtures shall be as follows:

- 24 "1. the number of water closets required for females are changed to provide
- 25 a. four water closets for 1—50 females;
 - b. six water closets for 51—100 females;
 - c. 10 water closets for 101—200 females;
 - d. 14 water closets for 201—400 females;
 - e. one additional water closet for each 100 females over 400 females; and
- "2. the number of lavatories required for females and males are changed to
- a. one lavatory for each water closet up to four water closets; and

- 1
2 b. one additional lavatory for each two additional water closets beyond four
3 water closets. (Changes number 1. and 2., DOL)"

4 In the column header entitled Classification at row number 8, delete the parenthetical
5 section and add the following:

6 "(see Sections 2902.2, 2902.4, 2902.4.1 and 19.03.2902.6)"

7 Delete the "Other" column of this table.

8 Delete footnote a. and replace with the following:

- 9 "a. The fixtures shown are based on one fixture being the minimum required for the
10 number of persons indicated. Any fraction greater than one is to be rounded to
11 the nearest whole number."

12 Add footnote e to apply to Drinking Fountains column heading. Footnote e to read as
13 follows:

- 14 "e. No drinking fountains are required for occupant loads less than 60. The rate of
15 drinking fountains required in this table applies to the number of occupants after
16 the first 60 occupants. Where water is served in restaurants or other food
17 establishment where water is provided without charge, drinking fountains shall
18 not be required. In other occupancies, where drinking fountains are required,
19 bottled water dispensers shall be permitted to be substituted for not more than
20 50 percent of the required drinking fountains. Drinking fountains shall not be
21 installed in toilet rooms."

22 ~~**19.03.2902.2.1 Plumbing systems; separate facilities; family or assisted-use toilet**~~
23 ~~**facilities serving as separate facilities.**~~

24 ~~In the first sentence after "family/assisted use" add "/unisex."~~
25 ~~(Serial No. 2017-01, § 5, 6-5-2017, eff. 7-6-2017)~~

26 **19.03.2902.3.2 3 Plumbing systems; location of toilet facilities in occupancies**
27 **other than covered mall buildings.**

28 ~~In the exception, a~~ Add a second paragraph as follows sentence to read:

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

31 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)~~

1
2 **19.03.2902.6 § Plumbing systems; unoccupied storage occupancies.**

3 Add a new section as follows:

4 *2902.6 § Unoccupied storage occupancies.* Plumbing fixtures shall not be required in
5 buildings which are primarily S occupancies where there are no employees and no
6 owner operated business' such as mini-storage units, and private storage
7 condominiums."

7 ***

8 ~~**19.03.3401.3 Existing structures; compliance with other codes.**~~

9 Revise section to read as follows:

10 ~~"Alterations, repairs, additions and changes of occupancy to existing structures must~~
11 ~~comply with the provisions for alterations, repairs, additions and changes of occupancy~~
12 ~~in the International Fire Code, NFPA 70, the Uniform Plumbing Code, the International~~
13 ~~Mechanical Code, the International Fuel Gas Code, the International Property~~
14 ~~Maintenance Code and the National Electrical Code as adopted in this Title. Provisions~~
15 ~~of the International Existing Building Code may also be used." (SFM, partial)~~
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

16 ~~**19.03.3401.7 Existing structures; general; fire hazard in existing non-high rise**~~
~~**structures.**~~

17 Add a new subsection as follows:

18 ~~"Section 3401.7 Fire hazard. An existing building, regardless of occupancy, that exceeds~~
19 ~~the areas and heights allowed by Chapter 5 of this code or that does not conform to the~~
20 ~~requirements of Section 704, Fire resistive rated construction, Exterior walls, and in the~~
21 ~~building official's opinion presents a serious fire threat to adjacent property, will be~~
22 ~~required to have installed an approved automatic sprinkler system, fire walls, a~~
23 ~~combination of both, or other approved means intended to reduce the fire threat."~~
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;
24 Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

25 ~~**19.03.3409.2 Historic buildings; flood hazard areas.**~~

Delete the exception.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

1
2 **19.03.3410.1** — **Moved structures.**

3 Delete section and add the following:

4 "~~3410.1 Buildings, structures and their building service equipment moved into or within~~
5 ~~the jurisdiction shall comply with the provisions of the International Existing Building~~
6 ~~Code.~~"

7 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;~~
8 ~~Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

9 **19.03.3411.1** — **Accessibility for existing buildings; scope.**

10 Add an exception as follows:

11 "1. — ~~For existing R-3 buildings in residential zoned neighborhoods, disabled access~~
12 ~~requirements are not required for converting an R-3 to a mixed use, R-3 and~~
13 ~~commercial use building, as long as the owner of the commercial use both lives~~
14 ~~and works in the building. Presence of employees or public use does not reinstate~~
15 ~~disabled access requirements for this type of Home Occupation R-3 mixed use.~~
16 ~~Disabled access for the commercial use is required when the Home Occupation's~~
17 ~~commercial use is an E-occupancy."~~

18 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014;~~
19 ~~Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

20 **19.03.3412.2** — **Compliance alternatives; applicability.**

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

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

23 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)~~

24 **19.03. Chapter 35** — **Referenced standards. (SFM)**

25 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.

(~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014)~~

1
2 **19.03.Appendix A Employee qualifications.**

3 ~~Delete IBC Appendix A, Employee Qualifications, in its entirety is not adopted.~~

4 **19.03.Appendix B Board of appeals.**

5 ~~Delete IBC Appendix B, Board of Appeals, in its entirety and refer to CBJ 01.50 is not~~
6 adopted.

7 **19.03.Appendix C Group U - Agricultural buildings.**

8 IBC Appendix C, ~~Group U - Agricultural buildings~~, is hereby adopted.

9 **19.03.Appendix D Fire districts.**

10 ~~Delete IBC Appendix D, Fire Districts, in its entirety is not adopted.~~
(Serial No. 2009-16(b), § 2, 9-21-2009)

11 **19.03.Appendix E Supplementary site accessibility requirements.**

12 IBC Appendix E, ~~Supplementary site accessibility requirements~~, is hereby adopted.

13 **19.03.Appendix F Rodent proofing.**

14 ~~Delete IBC Appendix F, Rodent Proofing, in its entirety is not adopted.~~

15 **19.03.Appendix G Flood resistant construction.**

16 ~~Delete IBC Appendix G, Flood Resistant Construction, in its entirety is not adopted.~~

17 **19.03.Appendix H Signs.**

18 IBC Appendix H, ~~Signs~~, is hereby adopted with the following modification:

19 Delete Section H104 Identification in its entirety.

20 **19.03.Appendix I Patio covers.**

21 IBC Appendix I, ~~Patio covers~~, is hereby adopted.

22 **19.03.Appendix J Grading.**

23 ~~Delete IBC Appendix J, Grading, in its entirety. See CBJ Title 19.12 Grading is not~~
24 adopted.

25 **19.03.Appendix K ~~ICC Electrical Code~~ Administrative provisions.**

~~Delete IBC Appendix K, ICC Electrical Code, in its entirety is not adopted.~~

19.03.Appendix L Earthquake recording instrumentation.

IBC Appendix L is not adopted.

19.03.Appendix M Tsunami-generated flood hazards.

IBC Appendix M is not adopted.

19.03.Appendix N Replicable buildings.

1
2 IBC Appendix N is not adopted.

3 **19.03.Appendix O Performance based application.**

4 IBC Appendix O is not adopted.

5 **19.03.Appendix P Sleeping lofts**

6 IBC Appendix P is not adopted.

7 **Chapter 19.04 RESIDENTIAL CODE**

8 ***

9 **19.04.R010.1 Adoption of residential code.**

10 For the purpose of regulating the erection, construction, prefabrication, enlargement,
11 alteration, repair, replacement, removal, demolition, conversion, occupancy, equipment, use,
12 location and maintenance of all detached one- and two-family dwellings including up to five
13 guestrooms and multiple single-family dwellings (townhouses), not more than three stories in
14 height with a separate means of egress, and their accessory structures located within the City
15 and Borough, there is adopted by reference as the residential code of the City and Borough that
16 compilation of rules and regulations prepared and, published by the International Code
17 Council, a nationally recognized technical trade organization, which compilation is entitled
18 "International Residential Code, 2012 ~~2024~~ Edition", and one copy which has been filed in the
19 office of the municipal clerk of the City and Borough or in such place designated by the
20 municipal clerk for public use, inspection and examination and which compilation is made a
21 part of this chapter as if fully set forth in this section, subject only to the enumerated additions,
22 deletions and changes in this chapter.

23 **19.04.R010.2 Other codes applicable to one- and two-family dwellings.**

24 In addition to the requirements of this chapter, one- and two-family dwellings shall comply
25 with all other applicable codes of the City and Borough including the following codes as
modified in Title 19 and where applicable:

Title 19.01, Juneau Building Codes Administrative Code;

Title 19.02, Board of Appeals;

Title 19.12, Excavation and Grading Code;

~~2012~~ 2024 IPMC, Property Maintenance Code;

~~2012~~ 2024 IEBC, Existing Building Code;

~~2012~~ 2024 IBC Chapter 32, Encroachments into the Public Right-of-Way;

1
2 ~~2012~~ 2024 UPC, Uniform Plumbing Code and Title 19.06, Plumbing Code;
3 ~~2012~~ 2024 IFC, International Fire Code, in particular, Section 503, Fire Department
4 Access and Appendix D, Fire Apparatus Access Roads.

5 **~~19.04.R010.3~~ ——— Applicability.**

6 ~~One and two family dwellings are not required to meet the requirements of the building,~~
7 ~~electrical, mechanical or fuel gas codes except as specifically required in CBJ 19.04.~~

8 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

9 **~~19.04.R010.4~~ ——— Unfinished space.**

10 Add the following section:

11 ~~"Unfinished space equal to or greater than 70 sq ft accessed by a person door and/or~~
12 ~~open doorway, other than garages and crawlspaces, shall be finished to habitable space~~
13 ~~standards excepting finish materials.~~

14 ~~Exceptions:~~

- 15 1. ~~——— Habitable space elements are not required for spaces accessed only by a 22"~~
16 ~~(559mm) × 30" (762mm) access hatch or only by a pull-down attic stair.~~
- 17 2. ~~——— Habitable space elements are not required if a deed restriction is approved by the~~
18 ~~building official limiting the uses of the unfinished space to storage only and a~~
19 ~~copy of that recorded deed restriction is submitted to building official.~~
- 20 3. ~~——— Finish material is not exempted where foam products are exposed to the room."~~

21 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

22 **~~19.04.R100~~ Accessibility Administration.**

23 Delete IRC Chapter 1, Administration, except as referred to elsewhere in this code, and add
24 the following:

25 ~~"R101 Accessibility. Where disabled access is provided but not otherwise required by the~~
26 ~~codes, either IBC Chapter 11, Accessibility, the Americans with Disabilities Act (ADA-~~
27 ~~AG) or the Fair Housing Accessibility Guidelines may be used as guidelines. Where~~
28 ~~disabled access is required, work shall comply with IBC Chapter 11, Accessibility and~~
29 ~~ICC/ANSI A117.1-2003."~~

30 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

31 **~~19.04.R202~~ General building definitions.**

32 Add the following definitions:

1
2 "Alley. An alley is a public space or thoroughfare, 20 feet or less, but not less than ten
3 feet in width, which has been dedicated for public use."

4 "Flashing. Flashing is sheet material designed to lead water to the building exterior."

5 "Guestroom. Any room or rooms used for sleeping or living, but not for cooking purposes
6 for compensation accessory to an owner occupied dwelling with not more than one
7 dwelling unit. Guestrooms that are greater than 150 square feet (13.9m²) shall be
8 considered as one guestroom for every 100 square feet (9.3m²) of superficial floor area or
9 increment thereof used for lodging for compensation. Guest rooms may be in an
10 accessory building having no kitchen facilities and not rented or otherwise used as a
11 separate dwelling unit."

12 "Minor additions means additions to a dwelling unit that result in an increase of less
13 than 15 percent in the floor area."

14 "Remodeling means structural and nonstructural changes to a dwelling unit which do
15 not result in an increase in the floor area."

16 "Semi-conditioned space means a room or other enclosed space within a structure which
17 may be heated or cooled by the presence of components of a heating or cooling system or
18 by thermal transmission from an adjoining conditioned space."

19 "Unconditioned space means a room or other space which is not provided by design with
20 a source of heat or cooling."

21 "Zero-lot. A townhouse with only two dwelling units."

22 Add the following to the definition of "Grade Plane":

23 "Grade Plane. When fill or other construction is placed above the original ground level of
24 a site, that fill or other construction shall not be considered in determining the grade
25 plane of the building unless that fill extends at least 20 feet from the wall with no more
than a uniform slope of two percent when either of the following two conditions exist:

1. The fill or construction is adjacent to an exterior wall of a building or
2. The fill was placed within the last 5 years and is excavated so that exterior walls
are constructed below the finished grade of the fill."

~~Delete the definition of "Townhouse" and substitute the following:~~

1
2 "Townhouse. A single family dwelling unit constructed in a group of two or more
3 attached units with property lines running between the units in which each unit
4 extends from foundation to roof and with open space on at least two sides."

5 "SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure for which
6 the cost of restoring the structure to its before-damaged condition would equal or exceed
7 50 percent of the City and Borough of Juneau assessed value or 50 percent of appraised
8 market value, supplied by owner or applicant, of the structure before the damage
9 occurred.

10 SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, addition
11 or improvement of a building or structure, the cost of which equals or exceeds 50 percent
12 of the City and Borough of Juneau assessed value or 50 percent of appraised market
13 value, supplied by owner or applicant, of the structure before the improvement or repair
14 is started. If the structure has sustained substantial damage, any repairs are considered
15 substantial improvement regardless of the actual repair work performed. The term does
16 not include any project for improvement of a building required to correct existing health,
17 sanitary or safety code violations identified by the building official and that are the
18 minimum necessary to assure safe living conditions."

19 **19.04.Table_R301.2(1) Climatic and geographic design criteria.**

20 Delete Table R301.2(1), Climatic and Geographic Design Criteria, retain the table notes and
21 insert the following new table:

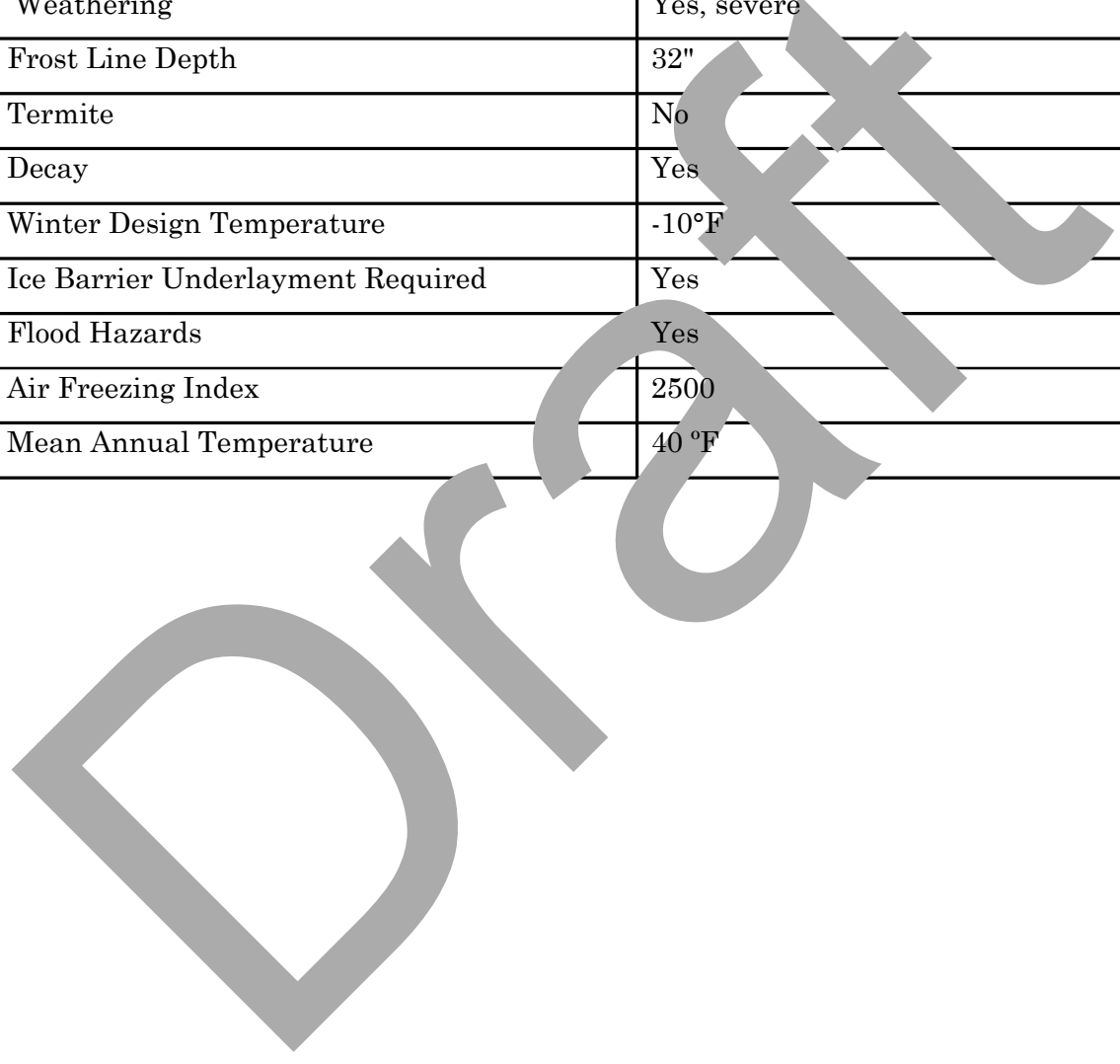
22 TABLE NO. R301.2(1)

23 CLIMATIC AND

24 GEOGRAPHIC DESIGN CRITERIA
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Roof Snow load (lbs. per sq. ft.)	50
Wind Speed (mph)	105 or 116 ^{k.1}
Seismic Condition by Zone	D1
Subject to Damage from:	
Weathering	Yes, severe
Frost Line Depth	32"
Termite	No
Decay	Yes
Winter Design Temperature	-10°F
Ice Barrier Underlayment Required	Yes
Flood Hazards	Yes
Air Freezing Index	2500
Mean Annual Temperature	40 °F



1
2 Change footnote g to read as follows:

3 "g. Flood hazard maps, studies and related supporting data along with revisions
4 thereto as adopted under City and Borough of Juneau Land Use Code, Title 49,
5 Article IV Flood Hazard Areas are hereby adopted by reference."

6 Add Notes k and l to read:

7 "k. For elevations above 500 feet above MLLW, the wind speed shall be determined
8 by the building official."

9 "l. Basic wind speed shall be determined by the building official using the Juneau 3
10 Second Gust Wind Speed Map, dated 12/17/08."

(Serial No. 2009-16(b), § 2, 9-21-2009)

11 ***

12 **19.04.R301.6 Roof load.**

13 Add the following as the second sentence:

14 "For elevations more than 500 feet above MLLW, the snow load shall be determined by
15 the building official."

16 **19.04.R301.9 Geophysical hazards.**

17 Add a new section as follows:

18 "301.9 Geophysical hazards. In moderate and severe avalanche hazard areas shown on
19 the Avalanche Hazard Designation Mapping, dated April 27, 2022, and attached to
20 Serial No. 2023-18(am) as Appendix A, or when the director of engineering and public
21 works determines that development is proposed in an area similar in nature to those
22 studied in the above referenced documents but outside of the study area, an engineered
23 structural analysis shall be submitted with the permit application."

24 ***

25 **19.04.R302.1.1 Fire-resistant construction; exterior walls; location on property.**

Add a new subsection to read as follows:

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

19.04.R302.2 Fire-resistant construction; townhouse.

Change the Exception to read:

1
2 "A common 2-hour fire-resistance-rated wall assembly is permitted for townhouse if
3 such walls do not contain plumbing or mechanical equipment, ducts or vents in the
4 cavity of the common wall. Electrical installations shall be installed in accordance with
5 Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance
6 with Section R302.4.

(Serial No. 2017-01, § 10, 6-5-2017, eff. 7-6-2017)

7 **19.04.R306.1.7 Protection of water supply and sanitary sewage systems.**

8 Delete the following from the second sentence:

9 "...in accordance with the plumbing provisions of this code and Chapter 3 of the
10 International Private Sewage Disposal Code."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

11 **19.04.R306.2.1 Flood-resistant construction; flood hazard areas (including A**
12 **Zones); elevation requirements.**

13 Replace item 2 with the following:

14 "2. In areas of shallow flooding (AO Zones), buildings and structures shall have the
15 lowest floor (including basement) elevated at least as high above the highest
16 adjacent grade as the depth number specified in feet (mm) on the FIRM. Where
17 elevation is unspecified on FIRM or from another authoritative source, the
18 elevation may be determined by reasonable local judgment based on historical
19 data, high water marks, photographs of past flooding, or other similar or relevant
20 data. Failure to elevate construction at least 2 feet (610 mm) above grade in
21 these areas may result in higher insurance rates."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

22 **19.04.R306.3.2 Flood-resistant construction; coastal high-hazard areas (including**
23 **V Zones and coastal A zones, where designated); elevation requirements.**

24 Replace requirement number 5 with the following:

25 "5. The use of fill for structural support of buildings within V Zones may be allowed
only when certified by an engineer licensed to practice in the State of Alaska that
the fill, foundation and structure attached thereto is adequately anchored to
resist floatation, collapse and lateral movement due to the effects of wind and
water loads acting simultaneously on any and all building structural

1
2 components. The use of fill for structural support shall not be permitted where
3 soil investigations that are required in accordance with Section R401.4 indicate
4 that soil material under the proposed fill is subject to scour or erosion from wave-
5 velocity flow conditions. Wind and water loading values shall each have a one
6 percent chance of being equaled or exceeded in any given year (100-year mean
7 recurrent interval)."

8 **19.04.R303.925.8 Required heating.**

9 Add the following to the first sentence:

10 ". . . without involving the combustion of a solid fuel."

11 **19.04.R307R327.1 Toilet, bath, and shower spaces; space required.**

12 On Figure ~~R307R327.1~~ Minimum Fixture Clearances delete "21 in." clearance on water
13 closets and water bidet and replace with the following:

14 "(24 in."

15 Delete both "30 in. min." on Shower figure and replace with the following:

16 "See ~~2012~~ Uniform Plumbing Code Section ~~4114~~408.7 for shower dimension
17 requirements."

18 **~~19.04.R310.1~~ Emergency escape and rescue openings.**

19 In the first sentence after "~~. . . sleeping room . . .~~," add the following:

20 "~~or other habitable room equal to or greater than 70 square feet and not used for~~
21 ~~cooking, eating, living room or other dedicated, non sleeping uses."~~

22 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

23 **~~19.04.R310.6~~ Replacement of existing nonconforming windows required for**
24 **~~emergency escape and rescue.~~**

25 Add a new subsection and new exception as follows:

~~"R310.6 Replacement of existing nonconforming windows required for emergency escape~~
~~and rescue. Replacement windows for emergency escape and rescue shall meet the~~
~~dimensions of this subsection. Where the existing rough opening does not allow for~~
~~replacement window dimensional requirements of this subsection the rough opening~~
~~shall be enlarged and the replacement window shall meet the full emergency escape and~~
~~rescue openings per IRC Section R310.1 through R310.5.~~

1
2 *R310.6.1 Minimum opening area.* All emergency escape and rescue openings shall have
3 a minimum net clear opening of 4 square feet (0.372 m²).

4 *R310.6.2 Minimum opening height.* The minimum net clear opening height shall be 22
5 inches (559 mm).

6 *R310.6.3 Minimum opening width.* The minimum net clear opening width shall be 20
7 inches (508 mm).

8 *R310.6.4 Minimum sill height.* Where emergency escape and rescue openings are
9 provided they shall have a sill height of not more than 48 inches (1118 mm) above the
10 floor.

11 *Exception:* Installation of one or more permanently affixed steps extending the full
12 width of the window opening constructed to the current adopted International
13 Residential codes rise and run requirements so the top step is no greater than 44 inches
14 to the top of the sill."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

14 **19.04.R311.9 — Ladders.**

15 Add a new subsection to read:

16 "*R311.9 Ladders.* Stairs or ladders used only to attend equipment or to access
17 unoccupied spaces are exempt from the requirements of this section.

18 Sleeping and other lofts or similar separate spaces of not over 250 square feet and not
19 containing primary kitchens or bathrooms may be accessed by alternating tread stair
20 with handrails on each side. Alternating tread stairs are defined in IBC Section 202."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

21 **19.04.R314.3 — Smoke alarms; location.**

22 Add the following item:

23 "4. — In any habitable room equal to or greater than 70 square feet and not used for
24 cooking, eating, living room or other dedicated, non-sleeping uses."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

25 **19.04.R315.1 — Carbon monoxide alarms.**

R315.1 Carbon monoxide alarms.

Exceptions:

1
2 1. ~~Carbon monoxide detectors and alarms are not required in dwelling units and~~
3 ~~structures that have no combustion appliances, attached garage, or other vehicle~~
4 ~~parking within 25 feet of any direct opening.~~

5 2. ~~Carbon monoxide detectors and alarms are not required if all combustion~~
6 ~~equipment is located within a mechanical room separated from the rest of the~~
7 ~~building by construction capable of resisting the passage of smoke. If the~~
8 ~~structure has an attached and enclosed parking garage, the garage shall be~~
9 ~~ventilated by an approved automatic carbon monoxide exhaust system designed~~
10 ~~in accordance with the 2006 I.M.C.~~

11 ~~*R315.4.1 Interconnection.* In new construction, all carbon monoxide detectors and~~
12 ~~alarms located within a single dwelling unit shall be interconnected in such a manner~~
13 ~~that actuation of one alarm shall activate all of the alarms within the individual~~
14 ~~dwelling unit.~~

15 ~~*R315.4.2 Power source.* In new construction, carbon monoxide detectors and alarms~~
16 ~~shall receive their primary power from the building wiring if the wiring is served from a~~
17 ~~commercial source, and shall be equipped with a battery backup. Wiring shall be~~
18 ~~permanent and without a disconnecting switch other than what is required for~~
19 ~~overcurrent protection. In existing construction, carbon monoxide detectors and alarms~~
20 ~~may be powered by battery or a cord-and-plug with battery backup." (SFM)~~

21 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)~~

22 ~~**19.04.R317.1 — Protection of wood and wood based productions against decay;**~~
23 ~~**location required.**~~

24 ~~In item 2, delete remainder of sentence after "exterior foundation walls".~~

25 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)~~

~~**19.04.R319.3 — Protection against decay; fasteners.**~~

~~Delete the first exception.~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

~~**19.04.R320 — Accessibility.**~~

~~Delete this section in its entirety.~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)~~

1
2 **19.04.R322.1.7 — Protection of water supply and sanitary sewage systems.**

3 Delete the following from the second sentence:

4 "...in accordance with the plumbing provisions of this code and Chapter 3 of the
5 International Private Sewage Disposal Code."

6 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

7 **19.04.R322.1.9 — Flood resistant construction; general; manufactured homes.**

8 Delete the last sentence and replace with the following:

9 "Manufactured homes shall not be placed in identified flood ways."

10 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

11 **19.04.R322.2.1 — Flood resistant construction; flood hazard areas (including A
12 Zones); elevation requirements.**

13 Replace item 2 with the following:

14 "2. — In areas of shallow flooding (AO Zones), buildings and structures shall have the
15 lowest floor (including basement) elevated at least as high above the highest
16 adjacent grade as the depth number specified in feet (mm) on the FIRM. Where
17 elevation is unspecified on FIRM or from another authoritative source, the
18 elevation may be determined by reasonable local judgment based on historical
19 data, high water marks, photographs of past flooding, or other similar or relevant
20 data. Failure to elevate construction at least 2 feet (610 mm) above grade in
21 these areas may result in higher insurance rates."

22 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

23 **19.04.R322.3.2 — Flood resistant construction; coastal high hazard areas (including
24 V Zones); elevation requirements.**

25 Replace requirement number 3 with the following:

"3. — The use of fill for structural support of buildings within V Zones may be allowed
only when certified by an engineer licensed to practice in the State of Alaska that
the fill, foundation and structure attached thereto is adequately anchored to
resist floatation, collapse and lateral movement due to the effects of wind and
water loads acting simultaneously on any and all building structural
components. The use of fill for structural support shall not be permitted where
soil investigations that are required in accordance with Section R401.4 indicate

1
2 that soil material under the proposed fill is subject to scour or erosion from wave-
3 velocity flow conditions. Wind and water loading values shall each have a one
4 percent chance of being equaled or exceeded in any given year (100-year mean
5 recurrent interval)."

6 Replace requirement number 4 and its exception with the following:

7 "4. — Walls and partitions enclosing areas below the design flooded elevation shall meet
8 the requirements of Sections R324.3.4 and R324.3.5."

9 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

10 **19.04.R401.1 — Foundations; application.**

11 Add the following exceptions:

12 "3. — Foundations for unroofed exterior decks, landings, and platforms not rigidly
13 attached to a building or structure, and not greater than 30 inches above finish
14 grade may bear directly on the ground.

15 4. — Foundations for one-story wood or metal frame buildings not used for human
16 occupancy and not over 400 square feet (37.2 m²) in floor area may be
17 constructed with walls supported on a wood foundation plate when approved by
18 the building official."

19 (Serial No. 2009-16(b), § 2, 9-21-2009)

20 ***

21 **19.04.R403.1.1 Footings; minimum size.**

22 Delete the subsection and add the following:

23 "Minimum standards for concrete and masonry footings shall be as set out in the City
24 and Borough "Standard CBJ Foundations" dated ~~July 1, 2005~~ January 2016. The
25 building official may approve a stamped, engineered foundation in lieu of the City and
Borough standard."

19.04.R403.3 — Frost protected shallow foundations.

Add the following as the last sentence of this section:

"For purposes of this section only, the air freezing index for Juneau is 3,000."

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 **19.04.R406.1** ~~Concrete and masonry foundation dampproofing.~~

3 Delete section R406.1.

4 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

5 ***

6 **19.04.R408.5 Removal of debris.**

7 Add the following sentence:

8 "For skirted buildings placed over muskeg, muskeg may remain but shall be covered
9 with minimum ~~six~~ ten mil ground cloth of polyethylene sheeting."

10 **19.04.R408.6 Finished grade.**

11 Add the following at the end of the sentence:

12 "including sump pumps ~~in the crawl space.~~"

13 **19.04.R502.14 15 Floors; wood floor framing; rim joists.**

14 Add the following subsection:

15 "*R502.14 Rim joists.* Rim joists adjacent to unconditioned interior spaces shall be
16 constructed of pressure preservative treated wood or other decay resistant or synthetic
17 products approved for such use.

18 ~~Exception:~~

19 ~~Decay resistant rim joists are not required when a minimum of two inches of foam
20 insulation is applied inside or outside the rim joist. Insulation is to be well sealed.~~

21 ~~Fiberglass insulation shall not be placed in direct contact with untreated rim joists in
22 crawl spaces."~~

23 **19.04.R502.15 16 Conventional light-frame construction; floor joists; vapor
24 retarder.**

25 Add the following subsection:

"*R502.15 Vapor retarder.* Under floor spaces and crawlspaces shall have a vapor
retarder that is a minimum of 6 mil thick (0.15 mm) class 1 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

1
2 treated wood. Vapor retarder is to be contoured so as to avoid damage from walking
3 upon it. All penetrations of vapor retarder shall be well sealed. Comparable
4 substitutions of materials and or installation methods may be used as approved by the
5 building official."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

6 **~~19.04.R602.3.1~~ — ~~Wood wall framing; stud size, height and spacing.~~**

7 ~~Delete the words "Table R602.3(5)" and add "Tables R602.3(5) and R602.3(6)".~~

8 ~~Table R602.3(5)~~

9 ~~MAXIMUM STUD SPACING (Inches)~~

10
11
12 ~~116 MPH WIND SPEED~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Wall Height	Stud Size and Minimum Grade	EXPOSURE D Supporting			EXPOSURE C Supporting			EXPOSURE B Supporting		
		Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling	Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling	Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling
8 ft.	2 x 6 HEM FIR STUD	16	16	16	24	16	16	24	24	16
	2 x 6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
9 ft.	2 x 6 HEM FIR STUD	16	16	12	16	16	12	24	16	16
	2 x 6 HEM FIR NO. 2	16	16	16	24	24	16	24	24	16
10 ft.	2 x 6 HEM FIR STUD	12	12	—	16	12	12	16	16	12

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	2x6	16	16	16	24	16	16	24	16	16
	HEM FIR									
	NO. 2									

Draft

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Footnotes:

- (1) ~~Roof and ceiling loads represent trusses spanning 32 feet with 20 psf dead load, 50 psf snow load and a two foot eave.~~
- (2) ~~Each floor load represents ten foot tributary area with a 20 psf dead load and 40 psf live load.~~
- (3) ~~Wind loads determined per 2006 International Building Code.~~
- (4) ~~Studs supporting two floors, roof and ceiling are limited to 16 inch spacing due to plate crushing.~~
- (5) ~~Alternate stud sizes, grades, spacing and heights are allowed if sealed by an engineer registered in the State of Alaska.~~

~~Table R602.3(6)~~

~~MAXIMUM STUD SPACING (Inches)~~

~~105 MPH WIND SPEED~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Wall Height	Stud Size and Minimum Grade	EXPOSURE D Supporting			EXPOSURE C Supporting			EXPOSURE B Supporting		
		Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling	Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling	Roof & Ceiling	One Floor, Roof & Ceiling	Two Floors, Roof & Ceiling
8 ft.	2 x 4 HEM FIR NO. 2	—	—	—	—	—	—	16	12	—
	2 x 6 HEM FIR STUD	24	16	16	24	24	16	24	24	16
	2 x 6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
9 ft.	2 x 4 HEM FIR No. 2	—	—	—	—	—	—	12	—	—
	2 x 6 HEM FIR STUD	16	16	16	16	16	16	24	16	16

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	2x6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
10 ft.	2x6 HEM FIR STUD	16	12	12	16	16	12	16	16	16
	2x6 HEM FIR NO. 2	24	16	16	24	16	16	24	24	16

Draft

Footnotes:

- (1) — ~~Roof and ceiling loads represent trusses spanning 32 feet with 20 psf dead load, 50 psf snow load and a two-foot eave.~~
- (2) — ~~Each floor load represents ten foot tributary area with a 20 psf dead load and 40 psf live load.~~
- (3) — ~~Wind loads determined per 2006 International Building Code.~~
- (4) — ~~Studs supporting two floors, roof and ceiling are limited to 16 inch spacing due to plate crushing.~~
- (5) — ~~Alternate stud sizes, grades, spacing and heights are allowed if sealed by an engineer registered in the State of Alaska.~~

(Serial No. 2009-16(b), § 2, 9-21-2009)

~~19.04.Table R602.3(5) — Size, height and spacing of wood studs.~~

~~Delete Table R602.3(5), and replace with the attached tables: Table R602.3(5), Maximum Stud Spacing — 116 mph and Table R602.3(6), Maximum Stud Spacing — 105 mph.~~

(Serial No. 2009-16(b), § 2, 9-21-2009)

~~19.04.R602.10 — Wall bracing.~~

~~Delete Section 602.10 of the 2012 International Residential Code and refer to Section 602.10 of the 2006 International Residential Code.~~

(Serial No. 2017-01, § 10, 6-5-2017, eff. 7-6-2017)

~~19.04.R602.11 — Wall anchorage.~~

~~Delete Section 602.11 of the 2012 International Residential Code and refer to Section 602.11 of the 2006 International Residential Code.~~

(Serial No. 2017-01, § 10, 6-5-2017, eff. 7-6-2017)

~~19.04.R703.2 — Water resistive barrier.~~

~~Delete exception 2-~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

~~19.04.R703.3.2.5.3 — Horizontal siding.~~

Add the following:

"Exterior type plywood siding with a grooved pattern shall not be installed horizontally as the weather resistant siding."

1
2 **9.04.R802.3 .4.2 Framing details.**

3 Add a paragraph as follows:

4 "Minimum depth from roof sheathing to wall plate at exterior walls to be ~~nine~~ twelve
5 inches for habitable spaces."

6 (Serial No. 2009-16(b), § 2, 9-21-2009)

7 **19.04.R802.10.2 Trusses.**

8 Add the following sentence to the end of the paragraph as follows:

9 "Minimum depth of truss at exterior wall plate to be ~~nine~~ twelve inches for habitable
10 spaces."

11 **19.04.R802.11.1 Roof tie-down; uplift resistance.**

12 Add the following sentence to ~~the second~~ paragraph:

13 "Uplift ties shall be spaced no farther than 48 inches apart."

14 ***

15 **~~19.04.R905.7.1.1 — Requirements for roof coverings; wood shingles; Solid sheathing~~**
16 **~~required.~~**

17 Delete section 905.7.1.1.

18 (Serial No. 2009-16(b), § 2, 9-21-2009)

19 **~~19.04.R.905.8.1.1 — Requirements for roof coverings; wood shakes; Solid sheathing~~**
20 **~~required.~~**

21 Delete section 905.8.1.1.

22 (Serial No. 2009-16(b), § 2, 9-21-2009)

23 ***

24 **~~19.04.N1101.10 — Climate zones.~~**

25 Delete this section in its entirety and replace with the following:

"For the purpose of this chapter the City and Borough of Juneau shall be classified as
being located in Climate Zone 6."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

19.04.N1102.2.10 Energy efficiency; building thermal envelope; crawl space walls.

In the first sentence, delete the words "when the crawl space is not vented to outside."

And ~~a~~ Add the following as the last sentence:

1
2 "Any openings provided for ventilation or access shall be capable of being positively
3 closed to prevent winter air infiltration. The closure shall provide nominal R-10
4 minimum thermal performance. Insulation installed on the exterior of crawlspace walls
5 shall be of waterproof materials."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

6 ~~19.04.N1103.3 — Energy efficiency; mechanical systems.~~

7 Add the following subsection:

8 "~~N1103.3.2 Piping insulation.~~ All piping subject to damage from freezing shall be
9 protected from freezing."

10 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017; Memo of~~
~~3-28-2018)~~

11 ***

12 ~~19.04.Table M1306.2.2 — Clearances, in inches with specified forms of protection.~~

13 Insert the following table: (SFM)

14 ~~TABLE M1306.2.2 CLEARANCES, IN INCHES WITH SPECIFIED FORMS OF~~
15 ~~PROTECTION. (1,2)~~

1										
2		Where the standard clearance in Table M1306.2.1 with no protection is								
3	TYPE OF PROTECTION	36 Inches			18 Inches			12 Inches		
4	Applied to the									
5	Combustible									
6	Material Unless									
7	Otherwise									
8	Specified and									
9	Covering All									
10	Surfaces within									
11	the Distance									
12	Specified as the									
13	Required									
14	Clearance with No									
15	Protection									
16	<i>(Thicknesses Are Minimum)</i>	<i>(× 25.4 for mm)</i>								
17	<i>(× 25.4 for mm)</i>	<i>Above</i>	<i>Sides And Rear</i>	<i>Chimney or Vent Connector</i>	<i>Above</i>	<i>Sides And Rear</i>	<i>Chimney or Vent Connector</i>	<i>Above</i>	<i>Sides And Rear</i>	<i>Chimney or Vent Connector</i>
18	1. ¼" in	30	18	30	15	9	12	9	6	6
19	insulating mill									
20	board spaced									
21	out 1" (3)									
22	2. 0.013" (No. 28	24	18	24	12	9	12	9	6	4
23	manufacturer's									
24	standard gage)									
25	steel sheet on									
	¼" insulating									
	millboard									

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

3.	0.013" (No. 28 manufacturer's standard gage) steel sheet spaced out 1" (3)	18	12	18	9	6	9	6	4	4
4.	0.013" (No. 28 manufacturer's standard gage) steel sheet on 1/8" insulating mill board spaced out 1" (3)	18	12	18	9	6	9	6	4	4
5.	1 1/2" insulating cement covering on heating appliance	18	12	36	9	6	18	6	4	9
6.	1/4" insulating millboard on 1" mineral fiber batts reinforced with wire mesh or equivalent	18	12	18	6	6	6	4	4	4

1
2
3 1. ~~For appliances complying with 2006 IMC Sections 304.2 and 304.3.~~

4 2. ~~Except for the protection described in Item 5, all clearances shall be measured~~
5 ~~from the outer surface of the appliance to the combustible material, disregarding~~
6 ~~any intervening protection applied to the combustible material.~~

7 3. ~~Spacers shall be of noncombustible material.~~

8 NOTE: ~~Insulating millboard is a factory-made product formed of noncombustible~~
9 ~~materials, normally fibers, and having a thermal conductivity of 1 Btu-inch per square~~
10 ~~foot per degree Fahrenheit [1.73W/(m K)] or less.~~

(Serial No. 2009-16(b), § 2, 9-21-2009)

11 **19.04.M1502.1 — Clothes dryer exhaust; general; outdoor discharge.**

Delete the exception and add the following sentence:

"Condensing (ductless) clothes dryers shall not be used."

(Serial No. 2009-16(b), § 2, 9-21-2009)

13 ***

14 **19.04.M1506.2 — Exhaust ducts; bathroom, laundry room, kitchen, HRV and listed**
15 **exhaust ducts.**

Add a new subsection as follows:

17 "*M1506.2 Bathroom, laundry room, kitchen, HRV and listed exhaust ducts.* Bathroom,
18 laundry room and kitchen room exhaust ducting and HRV ducting may be of smooth
19 plastic, smooth metal or flexible metal. Corrugated ducting including metal corrugated
20 or expandable type shall not be used. Ducting included as a part of a listed appliance
21 may also be used as listed with that appliance."

(Serial No. 2009-16(b), § 2, 9-21-2009)

22 **19.04.M1601.4.1 — Duct construction; installation, joints, seams, and connections.**

Add the following as the last sentence:

"No cloth tape, mesh or similar tapes are allowed. The use of foil tape is approved."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)

25 ***

19.04.M2101.11 — Hydronic piping systems installation; occupant protection.

Add a new subsection to read as follows:

1
2 *"M2101.11 Occupant protection. The surface temperature of piping located within*
3 *normal reach of building occupants shall not exceed 120 degrees F."*

4 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

5 ***

6 **19.04.G2413.3 Pipe sizing; sizing.**

7 Add the following item:

8 "4. Sections ~~1216~~ 1215 and 1217 in the 2006 Uniform Plumbing Code shall be
9 considered an acceptable method of sizing gas piping."

10 **~~19.04.G2414.10.1~~ Pipe joints.**

11 ~~Add the following sentence to the end of the paragraph:~~

12 "All joints in underground ferrous piping shall be welded when any of the following
13 conditions apply:

- 14 1. ~~The nominal pipe diameter is 2½ inch or larger.~~
15 2. ~~The pipe is installed under a driveway.~~
16 3. ~~Medium pressure systems."~~

17 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

18 **~~19.04.G2414.10.2~~ Tubing joints.**

19 Add the following sentence to the end of the paragraph:

20 "All joints in underground copper shall be brazed with wrought copper fittings. No
21 underground joints shall be permitted unless the underground length of run exceeds 60
22 feet (18.3 m). All pipe to tubing transitions shall be made above ground."

23 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

24 **~~19.04.G2414.10.49.5~~ Metallic fittings.**

25 Delete the words "or cast iron" from item 1.

19.04.G2427.8 Venting system ~~location~~ terminal clearances.

~~Change Item 3 to read~~ Add the following sentence and conditions:

"With these conditions:

"~~3~~1. The vent terminal of a direct-vent appliance shall be as required in the
manufacturer's installation instructions. If such instructions do not specify the

1
2 minimum dimension to air openings into the building, then that dimension shall
3 be not less than 24 inches."

4 Also add a new item 5 to read as follows:

5 "25. An anticipated snow depth of 12 inches shall be used when determining the
6 manufacturer's minimum vent termination height. Measurements shall be made
7 to the bottom of the vent outlet."

8 ***

9 **19.04.Part VIII — Electrical.**

10 Delete IRC Part VIII, Chapters 34 through 41, and refer to Title 19.08 for adoption of the
11 National Electrical Code.

12 (~~Serial No. 2017-01, § 10, 6-5-2017, eff. 7-6-2017~~)

13 **19.04.Appendix A — (IFGS) Sizing and capacities of gas piping.**

14 IRC Appendix A (IFGS) Sizing and Capacities of Gas Piping is hereby adopted.

15 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

16 **19.04.Appendix B — (IFGS) Sizing of venting systems serving appliances
17 equipped with draft hoods, category I appliances, and appliances listed for use and
18 type B vents.**

19 IRC Appendix B, (IFGS) Sizing of Venting Systems Serving Appliances Equipped with
20 Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents is hereby
21 adopted.

22 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

23 **19.04.Appendix C — (IFGS) Exit terminals of mechanical draft and direct vent
24 venting systems.**

25 IRC Appendix C, (IFGS) Exit Terminals of Mechanical Draft and Direct Vent Venting
Systems is hereby adopted.

(~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

**19.04.Appendix D — (IFGS) Recommended procedure for safety inspection of an
existing appliance installation.**

IRC Appendix D, (IFGS) Recommended Procedure for Safety Inspection of an Existing
Appliance Installation is hereby adopted.

(~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

1
2 **19.04. Appendix E ——— Manufactured housing used as dwellings.**

3 IRC Appendix E, Manufactured Housing used as Dwellings is hereby adopted.
4 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

5 **19.04. Appendix F ——— Radon control methods.**

6 IRC Appendix F, Radon Control Methods is not adopted.
7 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

8 **19.04. Appendix G ——— Swimming pools, spas and hot tubs.**

9 IRC Appendix G, Swimming Pools, Spas and Hot Tubs is hereby adopted.
10 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

11 **19.04. Appendix H ——— Patio covers.**

12 IRC Appendix H, Patio Covers is hereby adopted.
13 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

14 **19.04. Appendix CH Private Sewage Disposal.**

15 IRC Appendix I, Private Sewage Disposal-CH is not adopted.
16 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

17 **19.04. Appendix J ——— Existing buildings and structures.**

18 IRC Appendix J, Existing Buildings and Structures is hereby adopted.
19 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

20 **19.04.AJ102.5 ——— Appendix J Existing building and structures; compliance; flood hazard areas.**

21 Delete this section and replace with the following:

22 "AJ102.5 Flood Hazard areas. Work performed in existing buildings that are determined to be substantial improvement or substantial damage, located in a flood hazard area as established by Table R301.2(1), shall meet the requirements of Section R323."

23 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

24 **19.04.AJ201.1 ——— Appendix J Existing building and structures; definitions.**

25 Add the following definitions:

"SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure for which the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the City and Borough of Juneau assessed value or 50 percent of appraised

1
2 market value, supplied by owner or applicant, of the structure before the damage
3 occurred.

4 ~~SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, addition~~
5 ~~or improvement of a building or structure, the cost of which equals or exceeds 50 percent~~
6 ~~of the City and Borough of Juneau assessed value or 50 percent of appraised market~~
7 ~~value, supplied by owner or applicant, of the structure before the improvement or repair~~
8 ~~is started. If the structure has sustained substantial damage, any repairs are considered~~
9 ~~substantial improvement regardless of the actual repair work performed. The term does~~
10 ~~not include any project for improvement of a building required to correct existing health,~~
11 ~~sanitary or safety code violations identified by the building official and that are the~~
12 ~~minimum necessary to assure safe living conditions."~~

13 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

14 ~~**19.04.Appendix K — Sound transmission.**~~

15 ~~IRC Appendix K, Sound Transmission is hereby adopted.~~

16 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

17 ~~**19.04.Appendix L — Permit Fees.**~~

18 ~~IRC Appendix L, Permit Fees is not adopted.~~

19 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

20 ~~**19.04.Appendix M — Home Day care R-3 occupancy.**~~

21 ~~IRC Appendix M, Home Day care R-3 occupancy is not adopted.~~

22 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

23 ~~**19.04.Appendix N — Venting methods.**~~

24 ~~IRC Appendix N Venting methods is not adopted.~~

25 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

~~**19.04.Appendix O — Gray water recycling systems.**~~

~~IRC Appendix O Gray water recycling systems is not adopted.~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

~~**19.04.Appendix P — Sprinkling.**~~

~~IRC Appendix P, Sprinkling is not adopted.~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

1
2 **19.04.Appendix Q ——— ICC International Residential Electrical**
3 **Provisions/National Electrical Code cross reference.**

4 IRC Appendix Q, ICC International Residential Electrical Provisions/National Electrical
5 Code cross reference is hereby adopted.
6 (Serial No. 2009-16(b), § 2, 9-21-2009)

7 **19.04.Appendix AA Board of appeals.**

8 IRC Appendix AA is not adopted.

9 **19.04.Appendix AB Permit fees.**

10 IRC Appendix AB is not adopted.

11 **19.04.Appendix BA Manufactured housing used as dwellings.**

12 IRC Appendix BA is hereby adopted

13 **19.04.Appendix BB Tiny houses.**

14 IRC Appendix BB is hereby adopted.

15 **19.04.Appendix BC Accessory dwelling units.**

16 IRC Appendix BC is not adopted.

17 **19.04.Appendix BD Home day care – R-3 occupancy.**

18 IRC Appendix BD is not adopted.

19 **19.04.Appendix BE Radon control methods.**

20 IRC Appendix BE is not adopted.

21 **19.04.Appendix BF Patio covers.**

22 IRC Appendix BF is hereby adopted.

23 **19.04.Appendix BG Sound transmission.**

24 IRC Appendix BG is hereby adopted.

25 **19.04.Appendix BH Automatic vehicle gates.**

IRC Appendix BH is not adopted.

19.04.Appendix BI Light straw-clay construction.

IRC Appendix BI is not adopted.

19.04.Appendix BJ Strawbale construction.

IRC Appendix BJ is not adopted.

19.04.Appendix BK Cob construction (monolithic construction).

IRC Appendix BK is not adopted.

1
2 **19.04.Appendix BL Hemp-line (hemperete) construction.**

3 IRC Appendix BL is not adopted.

4 **19.04.Appendix BM 3D-printed building construction.**

5 IRC Appendix BM is not adopted.

6 **19.04.Appendix BN Extended plate wall construction.**

7 IRC Appendix BN is not adopted.

8 **19.04.Appendix BO Existing Buildings and structures.**

9 IRC Appendix BO is hereby adopted.

10 **19.04.Appendix BO102.7 Appendix BO Existing building and structures; compliance;**
11 **flood hazard areas.**

12 Replace "Section R104.3.1" with "Section R306".

13 **19.04.Appendix CA Sizing and capacities of gas piping.**

14 IRC Appendix CA is hereby adopted.

15 **19.04.Appendix CB Sizing of venting systems serving appliances equipped with**
16 **draft hoods, category I appliances, and appliances listed for use and type B vents.**

17 IRC Appendix CB is hereby adopted.

18 **19.04.Appendix CC Recommended procedure for safety inspection of an**
19 **existing appliance installation.**

20 IRC Appendix CC is hereby adopted.

21 **19.04.Appendix CD Piping standards for various applications.**

22 IRC Appendix CD in not adopted.

23 **19.04.Appendix CE Venting methods.**

24 IRC Appendix CE is not adopted.

25 **19.04.Appendix CF Sizing of water piping systems.**

IRC Appendix CF is not adopted.

19.04.Appendix CG Nonsewered sanitation systems.

IRC Appendix CG is not adopted.

19.04.Appendix CH Private sewage disposal.

IRC Appendix CH is not adopted.

1
2 **19.04.Appendix NB Solar-ready provisions – detached one- and two- family**
3 **dwellings and townhouses.**

4 IRC Appendix NB is not adopted.

5 **19.04.Appendix NC Zero net energy residential building provisions.**

6 IRC Appendix NC is not adopted.

7 **19.04.Appendix ND Electric energy storage systems.**

8 IRC Appendix ND is not adopted.

9 **19.04.Appendix NE Electric vehicle charging infrastructure.**

10 IRC Appendix NE is not adopted.

11 **19.04.Appendix NF Alternative building thermal envelope insulation R-value**
12 **options.**

13 IRC Appendix NF is not adopted.

14 **19.04.Appendix NG 2024 IECC stretch code.**

15 IRC Appendix NG is not adopted.

16 **19.04.Appendix NH Operational carbon rating and energy reporting.**

17 IRC Appendix NH is not adopted.

18 **19.04.Appendix NI On-site renewable energy.**

19 IRC appendix NI is not adopted.

20 **19.04.Appendix NJ Demand responsive controls.**

21 IRC Appendix NJ is not adopted.

22 **19.04.Appendix NK Electric-ready residential building provisions.**

23 IRC Appendix NK is not adopted.

24 **19.04.Appendix NL Renewable energy infrastructure.**

25 IRC Appendix NL is not adopted.

Chapter 19.05 EXISTING BUILDING CODE

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

1
2 organization, which compilation is entitled "International Existing Building Code, ~~2012~~ 2024
3 Edition," (IEBC) and one copy which has been filed in the office of the municipal clerk of the
4 City and Borough, or places designated by the municipal clerk for public use, inspection and
5 examination, and which compilation is made a part of this chapter as if fully set forth in this
6 section, subject only to the enumerated additions, deletions and changes in this chapter.

6 ***

7 **19.05.702.4 Alterations - level 1; materials and methods.**

8 Delete reference to "International Energy Conservation Code".

9 Delete reference to "International Plumbing Code" and replace with "Uniform Plumbing
10 Code".

11 **19.05.708~~7~~ Alterations - level 1; energy conservation.**

12 Delete this section in its entirety.

13 ~~**19.05.810.1 Alterations - level 2; plumbing; minimum fixtures.**~~

14 ~~Delete reference to "International Plumbing Code" and replace with "International Building~~
15 ~~Code" or "International Residential Code" as applicable.~~

16 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 11, 6-5-2017, eff. 7-6-2017)~~

17 **19.05.809~~11~~ Alterations - level 2; energy conservation.**

18 Delete this section in its entirety.

19 **19.05.907~~8~~ Alterations - level 3; energy conservation.**

20 Delete this section in its entirety.

21 ~~**19.05.10.0910.1 Change of occupancy; plumbing; increased demand Plumbing.**~~

22 Delete all references to "International Plumbing Code" in section and replace with
23 "International Building Code" or "International Residential Code" or "Uniform Plumbing Code"
24 as applicable.

25 ~~**19.05.1012.8 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

1
2 access requirements for this type of Home Occupation R-3 mixed use. This exception
3 does not apply when Home Occupation is combined with an E occupancy serving more
4 than 12 children.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 5, 7-30-2014, eff. 7-31-2014;
5 Serial No. 2017-01, § 11, 6-5-2017, eff. 7-6-2017)

6 ~~19.05.1401.2 Performance compliance methods; applicability.~~

7 Delete the phrase starting with "[Date to be inserted by the jurisdiction?" and insert the
8 following: "the date specified in the definition of Existing Building in section 202, Definitions."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 11, 6-5-2017, eff. 7-6-2017)

9 **19.05 Appendix A Guidelines for the seismic retrofit of existing buildings.**

10 Appendix ~~Chapter~~ A is hereby adopted.

11 **19.05 Appendix B Supplementary accessibility requirements for existing**
12 **buildings and facilities.**

13 Appendix ~~Chapter~~ B is hereby adopted.

14 **19.05 Appendix C Guidelines for the wind retrofit of existing buildings.**

15 Appendix C is hereby adopted.

16 **19.05 Appendix D Board of appeals.**

17 Appendix D is not adopted.

18 **19.05 Appendix E Temporary emergency uses.**

19 Appendix E is hereby adopted.

20 ***

21 **Chapter 19.06 PLUMBING CODE**

22 **19.06.1.010 Uniform Plumbing Code (UPC) adopted.**

23 For the purpose of regulating the erection, construction, reconstruction, addition,
24 enlargement, conversion, equipment, use and maintenance of all plumbing within and without
25 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, ~~2012~~ 2024 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

1
2 by the municipal clerk, for public use, inspection and examination and which compilation is
3 made a part of this chapter as if fully set forth in this section, subject only to the enumerated
4 additions, deletions and changes in this chapter.

5 ***

6 **19.06.1.312.1** ~~Protection of piping, materials, and structures.~~

7 Add the following sentence to the end of the paragraph:

8 "Sleeve to have an internal diameter 2" larger than the pipe the sleeve is protecting
9 when penetrating a foundation wall. Pipe to be centered in sleeve to allow 1" of annular
10 space around the pipe."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

11 **19.06.1.312.7** ~~Protection of piping, materials and structures.~~

12 Delete remainder of sentence after Table 14-1.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 6, 7-30-2014, eff. 7-31-2014;
13 Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

14 **19.06.1.422.0** **Minimum number of required fixtures.**

15 Delete section in its entirety and refer to IBC Section 2902.1, Table 2902.1, Minimum
16 Number of Plumbing Facilities except that for assembly areas containing auditoriums,
17 convention halls, stadiums, and casinos, the ratios of fixtures shall be as follows:

- 18 1. ~~the number of water closets required for females are changed to provide~~
 - 19 a. ~~four water closets for 1-50 females;~~
 - 20 b. ~~six water closets for 51-100 females;~~
 - 21 c. ~~10 water closets for 101-200 females;~~
 - 22 d. ~~14 water closets for 201-400 females; and~~
 - 23 e. ~~one additional water closet for each 100 females over 400 females; and~~
- 24 2. ~~the number of lavatories required for females and males are changed to~~
 - 25 a. ~~one lavatory for each water closet up to four water closets; and~~
 - b. ~~one additional lavatory for each two additional water closets beyond four
water closets. (DOL)~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

1
2 **19.06.1.507.5 ——— Relief valve discharge.**

3 Delete section 507.5.

4 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017; Memo of
5 3-28-2018)

6 ***

7 **19.06.1.Table 604.1 ——— Materials for building supply and water distribution piping
8 and fittings.**

9 Delete "Asbestos Cement" from the table.

10 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

11 **19.06.1.604.2 Materials; copper or copper alloy tube.**

12 Delete the exception.

13 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

14 **19.06.1.608.5 Discharge piping**

15 Delete (7).

16 **19.06.1.608.7 ——— Vacuum relief valves.**

17 Add the following after "elevation":

18 "more than one story".

19 (Serial No. 2009-16(b), § 2, 9-21-2009)

20 **19.06.1.609.3(2) ——— Installation; under concrete slab.**

21 Add the following as the first sentence:

22 "Copper pipe and tubing shall be protected from direct contact with concrete or cinder
23 blocks by a minimum of 0.025 inch (0.64mm) approved sheathing or wrapping."

24 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

25 **19.06.1.701.12(2) Drainage; piping.**

Delete the words "Chapter 15 14 "Firestop Protection and replace with the words "the
Building Ceode".

19.06.1.701.12(7) Drainage; piping.

Add a new exception as follows:

"701.1(7) ABS, PVC, and cast iron shall not be used underground where it passes
underneath the foundation within one foot of building walls or footings unless

1
2 adequately sleeved with schedule 40 steel or ductile iron with a minimum one inch
3 annular space to a point two feet on each side of the wall or footing."

4 **~~19.06.1.710.3(3) — Sanitary drainage; drainage of fixtures located below the next~~**
5 **~~upstream manhole or below the main sewer level; sewage ejector pumps.~~**

6 Delete the words "three (3) inches (80 mm)" and replace with the words "two (2) inches
7 (50mm)."

8 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

9 **~~19.06.1.801.3 — Bar and fountain sink traps.~~**

10 Delete the words "5 feet" from the last sentence and substitute the words "15 feet."
11 (Serial No. 2009-16(b), § 2, 9-21-2009)

12 **~~19.06.1.811.9 — Chemical wastes.~~**

13 Add a new section as follows:

14 "811.9 Dental vacuum systems may be installed with schedule 40 PVC pipe and fittings,
15 above and below grade."

16 (Serial No. 2009-16(b), § 2, 9-21-2009)

17 **19.06.1.903.1(2) Vents; materials; applicable standards.**

18 Delete reference to "Chapter 145 Firestop Protection" and replace with "the Building Code."

19 **~~19.06.1.908.2 — Horizontal wet venting for bathroom groups.~~**

20 Delete this section in its entirety.

21 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 6, 7-30-2014, eff. 7-31-2014)

22 **~~19.06.1.1002.2 — Horizontal lengths of trap arms.~~**

23 Add footnote ** after the words "Horizontal lengths of Trap Arm" and below Table 1002.2
24 add the following:

25 "** Trap arms for residential floor drains may be extended beyond the limits of Table
1002.2 to where they pass under the nearest wall before installing the required vent."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 6, 7-30-2014, eff. 7-31-2014;

Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

~~19.06.1014.0 — Grease interceptors.~~

19.06.1.1014.1 Grease interceptors; general. ~~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

1
2 regulated by the Department of Environmental Conservation, Division of Environmental
3 Health Food Safety and Sanitation. An approved type of grease interceptor(s) complying with
4 the provisions of this section shall be correctly sized and properly installed in grease waste
5 line(s) leading from sinks and drains, such as floor drains, floor sinks and other fixtures or
6 equipment in serving establishments such as restaurants, cafes, lunch counters, cafeterias,
7 bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other
8 establishments where grease is introduced into the drainage or sewage system in quantities
9 that can effect line stoppage or hinder sewage treatment or private sewage disposal.

10 Add the following exception.

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

14 **~~19.06.1.1101.5.1~~ — Subsoil drains; discharge.**

15 Add the following to the beginning of the paragraph:

16 "When required by the administrative authority..."

17 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017~~)

18 **19.06.1.1101.6 7 Building subdrains.**

19 Delete the word "public" and insert the word "storm."

20 **~~19.06.1.1101.1112.1~~ Primary roof drainage.**

21 Delete the first sentence and replace with the following:

22 "Roof areas of a building shall be drained by roof drains, gutters, scuppers, or sheet flow
23 off the edge of the roof."

24 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

25 **~~19.06.1.1101.1112.2.2~~ Secondary roof drains.**

Delete "or 1101.1112.2.2.2" from the last sentence.

~~19.06.1.1101.1112.2.2(b).2~~ Combined systems.

Delete this subsection in its entirety.

~~19.06.1.11081105.0~~ Controlled-flow roof drainage.

Delete Subsections ~~11081105.1~~ and ~~11081105.2~~ in their entirety.

1
2 **19.06.1.Chapter 12 ——— Fuel gas piping.**

3 In addition to the fuel gas pipe sizing requirements in this chapter, the fuel gas pipe sizing
4 methods in the International Fuel Gas Code shall be considered acceptable methods of sizing
5 fuel gas piping.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

6 **19.06.1.1316.9 ——— Materials.**

7 Add a new subsection as follows:

8 "1316.9 Dental vacuum systems may be installed with schedule 40 PVC pipe and
9 fittings, above and below grade."

(Serial No. 2009-16(b), § 2, 9-21-2009)

10 **19.06.1.Chapter 145 Firestop protection.**

11 Delete UPC Chapter 145 in its entirety. Refer to Chapter 7 of the International Building
12 Code.

13 **19.06.1.Chapter 16 — Gray water systems.**

14 Delete UPC Chapter 16 in its entirety.

15 **APPENDICES**

16 If a specific appendix is not listed as adopted, it is deleted.

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 12, 6-5-2017, eff. 7-6-2017)

17 **19.06.1.UPC Appendix A Recommended rules for sizing the water supply**
18 **system.**

19 UPC Appendix A is hereby adopted.

20 **19.06.1.UPC Appendix B Explanatory notes on combination waste and vent**
21 **systems.**

22 UPC Appendix B is hereby adopted.

(Serial No. 2009-16(b), § 2, 9-21-2009)

23 **19.06.1.UPC Appendix C Alternate plumbing systems.**

24 UPC Appendix C is hereby adopted.

25 **19.06.1.UPC Appendix D Sizing stormwater drainage systems.**

UPC Appendix D is hereby adopted with the following change:

UPC Table D1, Maximum Rates of Rainfall for Various Cities, Storm Drainage, and
substitute the following:

"Roof drainage rate in Juneau shall be based on a rainfall of one inch per hour."

19.06.1.UPC Appendix E Manufactured/mobile home parks and recreational vehicle parks.

UPC Appendix E is hereby adopted.

19.06.1.UPC Appendix G Sizing of gas venting.

UPC Appendix G is hereby adopted.

19.06.1.UPC Appendix H Private sewage disposal systems.

UPC Appendix H is not adopted.

19.06.1.UPC Appendix J Combination of indoor and outdoor combustion and ventilation opening design.

UPC Appendix J is hereby adopted.

19.06.1.UPC Appendix K ~~Private sewage disposal~~ Potable rainwater catchment-systems.

UPC Appendix K is ~~not~~ hereby adopted.

(Serial No. 2009-16(b), § 2, 9-21-2009)

19.06.1.UPC Appendix L Sustainable practices.

UPC Appendix L is not adopted

19.06.1.UPC Appendix M Peak water demand calculator.

UPC Appendix M is not adopted

19.06.1.UPC Appendix N Impact of water temperature on the potential for scalding and legionella growth.

UPC Appendix N is not adopted

19.06.1.UPC Appendix O Non-sewered sanitation systems.

UPC Appendix O is not adopted

19.06.1.UPC Appendix P Professional qualifications.

UPC Appendix P is not adopted

19.06.1.UPC Appendix Q Indoor horticultural facilities.

UPC Appendix Q is not adopted

1
2 **19.06.1.UPC Appendix R Tiny houses.**

3 UPC Appendix R is hereby adopted

4 **19.06.1.UPC Appendix S Onsite stormwater treatment systems.**

5 UPC Appendix S is not adopted

6 ***

7 **Chapter 19.07 MECHANICAL CODE**

8 **19.07.010 International Mechanical Code (IMC) adopted.**

9 For the purpose of regulating the erection, installation, alterations, repair, relocation,
10 replacement, addition to, use, design, quality of materials, location and maintenance of
11 heating, ventilating, cooling and refrigeration systems, incinerators, and other miscellaneous
12 heat-producing appliances within and without all buildings and structures and portions thereof
13 within the City and Borough, there is adopted by reference as the mechanical code of the City
14 and Borough that compilation of rules and regulations prepared and published by the
15 International Code Council, a nationally recognized technical trade organization, which
16 compilation is entitled "International Mechanical Code, ~~2012~~ 2024 Edition," (IMC) and one
17 copy which has been filed in the office of the municipal clerk of the City and Borough or at such
18 other places designated by the municipal clerk, for public use, inspection and examination and
19 which compilation is made a part of this chapter as if fully set forth in this section, subject only
20 to the enumerated additions, deletions and changes in this chapter.

21 ***

22 **19.07.301.6 Fuel gas appliances and equipment.**

23 Delete the words "fuel gas distribution and equipment,"(SFM)

24 **19.07.303.3 Prohibited locations.**

25 ~~In exception 3 insert the words "tightly gasketed" before "solid" to read "tightly gasketed
solid door."~~

 Delete the words "~~weather stripped~~ in accordance with the exterior door air leakage
requirements of the International Energy Conservation Code ~~and.~~" from the third
exception.(SFM) ~~(SFM partial)~~

~~**19.07.304.9 Clearances to combustibile construction.**~~

 Delete section 304.9 and add the following:

1
2 ~~304.9 Construction clearances to combustible construction. Heat producing equipment~~
3 ~~and appliances shall be installed to maintain the required clearances to combustible~~
4 ~~construction as specified in the listing and manufacturer's instructions. Such clearances~~
5 ~~shall be reduced only in accordance with Section 308. Certain unlisted, heat producing~~
6 ~~equipment shall be allowed provided it is installed in a manner so as to maintain the~~
7 ~~clearances to combustible construction specified in Tables 304.7 and 304.8. Clearances~~
8 ~~to combustibles shall include such considerations as door swing, drawer pull, overhead~~
9 ~~projections or shelving and window swing, shutters, coverings and drapes. Devices such~~
10 ~~as doorstops or limits, closers, drapery ties or guards shall not be used to provide the~~
11 ~~required clearances." (SFM)~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 7, 7-30-2014, eff. 7-31-2014)

11 ***

12 ~~**19.07. Table 304.9 — Clearances, in inches with specified forms of protection.**~~

13 Insert the following table: (SFM)

14 Table 304.9 Clearances, in inches with specified forms of protection. (1,2)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TYPE OF PROTECTION		Where the standard clearance in Table 304.7 with no protection is											
		36 Inches			18 Inches			12 Inches			6 Inches		
Applied to the Combustible Material Unless Otherwise Specified and Covering All Surfaces within the Distance Specified as the Required Clearance with No Protection (Thicknesses Are Minimum)		(× 25.4 for mm)											
		Above	Sides And Rear	Chimney or Vent Connector	Above	Sides and Rear	Chimney or Vent Connector	Above	Sides and Rear	Chimney or Vent Connector	Above	Sides and Rear	Chimney or Vent Connector
1.	¼" in insulating mill board spaced out 1" (3)	30	18	30	15	9	12	9	6	6	3	2	3
2.	0.013" (No. 28 manufacturer's standard gage) steel sheet on ¼" insulating millboard	24	18	24	12	9	12	9	6	4	3	2	2
3.	0.013" (No. 28 manufacturer's standard gage) steel sheet spaced out 1" (3)	18	12	18	9	6	9	6	4	4	2	2	2
4.	0.013" (No. 28 manufacturer's standard gage) steel sheet on ½" insulating mill board spaced out 1" (3)	18	12	18	9	6	9	6	4	4	2	2	2
5.	1½" insulating cement covering on heating appliance	18	12	36	9	6	18	6	4	9	2	1	6

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

6.	¼" insulating millboard on 1" mineral fiber batts reinforced with wire mesh or equivalent	18	12	18	6	6	6	4	4	4	2	2	2
----	---	----	----	----	---	---	---	---	---	---	---	---	---

— 1. For appliances complying with Sections 304.2 and 304.3.

— 2. Except for the protection described in Item 5, all clearances shall be measured from the outer surface of the appliance to the combustible material, disregarding any intervening protection applied to the combustible material.

— 3. Spacers shall be of noncombustible material.

NOTE: Insulating millboard is a factory-made product formed of noncombustible materials, normally fibers, and having a thermal conductivity of 1 Btu-inch per square foot per degree Fahrenheit [1.73W/(m·K)] or less.



1
2 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

3 ***

4 **~~19.07.308.12~~ — ~~Clearance reduction; steam and hot water pipes.~~**

5 Add the following new subsection:

6 "308.12 Steam and hot water pipes. Coverings or insulation used on steam or hot water
7 pipes shall be of material suitable for the operating temperature of the system. The
8 insulation or jackets shall be of noncombustible materials, or the insulation or jackets
9 and lap seal adhesives shall be tested as a composite product. Such composite product
10 shall have a flame spread rating of not more than 25 and a smoke-developed rating not
11 to exceed 50."

12 (Serial No. 2009-16(b), § 2, 9-21-2009)

13 ***

14 **~~19.07.403.3~~ — ~~Outdoor airflow rate.~~**

15 Delete the first sentence and add the following:

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

20 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 7, 7-30-2014, eff. 7-31-2014)

21 **~~19.07. Table 403.3~~ — ~~Minimum ventilation rates.~~**

22 Add a footnote i as follows:

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

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 7, 7-30-2014, eff. 7-31-2014)

~~19.07.501.3~~ — ~~Exhaust discharge.~~

Delete the exceptions and add the following to the second sentence:

"unless it is part of any engineered ventilation system."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 7, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

1
2 **19.07.504.1 — Clothes dryer exhaust; installation.**

3 Delete the exception and add the following sentence:

4 "Condensing (ductless) clothes dryers shall not be used."

5 (Serial No. 2017-01, § 13, 6-5-2017, eff. 7-6-2017)

6 **19.07.505.1 — Domestic kitchen exhaust equipment; domestic systems.**

7 In Exception 1, delete the words "or natural" and add the word "exhaust" in their place.

8 And add the following Exception:

9 "3. — Ducting included as a part of a listed appliance may be used as listed with that
10 appliance."

11 (Serial No. 2009-16(b), § 2, 9-21-2009)

12 ***

13 **19.07.511.1 — Dust, stock and refuse conveying systems.**

14 Add the following exception:

15 "Exception: Listed dust collectors and separators designed and installed in accordance
16 with NFPA 664."

17 (Serial No. 2009-16(b), § 2, 9-21-2009)

18 ***

19 **19.07.603.1 — Duct construction and installation; general.**

20 Add the following sentence:

21 "Bathroom, laundry room and kitchen room exhaust ducting and HRV ducting may be of
22 smooth plastic, or smooth metal. Ducting included as a part of a listed appliance may
23 also be used as listed with that appliance."

24 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

25 ***

19.07.604.1 — Duct systems; insulation; general.

Delete the words "and the International Energy Conservation Code." (SFM)

Add to the end of the paragraph:

All supply and return air ducts and plenums shall be insulated with a minimum of R-5
insulation when located in unconditioned spaces and with a minimum of R-12~~8~~
insulation when located outside the building envelope. When located within a building

1
2 envelope assembly, the duct or plenum shall be separated from the building exterior or
3 unconditioned or exempt spaces by a minimum of R-8 insulation.

4 Exceptions:

- 5 1. When located within equipment.
6 2. When the design temperature difference between the interior and exterior of the
7 duct or plenum does not exceed 15°F (8°C).

8 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

9 **19.07.605.1 Air filters; general.**

10 Add exception:

11 "Exception: Filters may be installed downstream of any heat exchanger or coil when
12 environmental conditions are such that filters installed upstream of a heat exchanger or
13 coil degrade system performance.(SFM)

14 ~~**19.07.802.3 Chimney and vents; installation.**~~

15 ~~Add the following sentences:~~

16 ~~"If Direct vent appliances manufacturer's installation instructions do not specify the
17 minimum dimension to air openings into the building, then that dimension shall be not
18 less than 24 inches. An anticipated snow depth of 12 inches shall be used when
19 determining the manufacturer's minimum vent termination height. Measurements shall
20 be made to the bottom of the vent outlet."~~

21 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

22 **19.07.804.1 Direct-vent terminations.**

23 Add the following sentence to the end of the paragraph:

24 "For direct-vent terminal clearances not specified by the manufacturer, the minimum
25 dimension to air openings into the building shall be 24 inches. An anticipated snow
depth of 12 inches shall be used when determining the manufacturer's minimum vent
termination height. Measurements shall be made to the bottom of the vent outlet."

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."~~(SFM)

1
2 **19.07.92129.1 Unvented Vented room heaters.**

3 Add a new section as follows second sentence to read:

4 *19.07.929.1 Unvented Room Heaters.*" Unvented room heaters shall not be used."

5 **19.07.1001.1 Boilers, water heaters and pressure vessels; scope.**

6 ~~In exception 7, add the following sentence:~~

7 "See AS 18.60.180 – 18.60.395." Revised, with exceptions remaining, to read:

8 Scope. This chapter governs the installation, alteration, and repair of boilers, water
9 heaters, and pressure vessels not subject to the provisions of the Department of Labor
10 and Workforce Development under AS 18.60.180-18.60.395." (SFM)

11 ~~**19.07.1006.7 Boilers, water heaters and pressure vessels; boiler safety devices.**~~

12 ~~Add ", Table 10 A," after the word "instructions."~~

13 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

14 ~~**19.07. Table 10A Controls and limit devices for automatic boilers.**~~

15 ~~In IMC Chapter 10, add a new Table 10A, as follows:~~

16 ~~TABLE 10A- CONTROLS AND LIMIT DEVICES FOR AUTOMATIC BOILERS~~

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

SAFETY CONTROL TIMING												
(Nominal Maximum Time in Seconds)												
Trials for Main Burner Flame												
Boiler Group	Fuel	Fuel Input Range ¹ (Inclusive) (* 0.203071 For W)	Type of Pilot ²	Trial for Pilot	Direct Electric Ignition	Flame Pilot	Main Burner Flame Failure ³	Assured Fuel Supply Control ⁴	Assured Air Supply Controls ⁵	Low-Fire Start-Up Control ⁶	Pre-Purging Control ⁷	Hot Water Temperature and Low Water Limit Controls ⁸
A	Gas	0—400,000 Btu/h	Any type	90	Not Required	90	90	Not Required	Required	Not Required	Not Required	Required
B	Gas	400,001—2,500,000 Btu/h	Interrupted or intermittent	15	15	15	2—4	Not Required	Required	Not Required	Not Required	Required
C	Gas	2,500,001—5,000,000 Btu/h	Interrupted or intermittent	15	15	15	2—4	Required	Required	Required	Required	Required
D	Gas	Over 5,000,000 Btu/h	Interrupted	15	15	15	2—4	Required	Required	Required	Required	Required
E	Oil	0—400,000 Btu/h	Any type	Not Required	90	90	90	Not Required	Required	Not Required	Not Required	Required
F	Oil	400,001—1,000,000 Btu/h	Interrupted	Not Required	30	30	2—4	Required	Required	Not Required	Not Required	Required
G	Oil	Over 3,000,000 Btu/h	Interrupted	Not Required	15	15	2—4	Required	Required	Not Required	Not Required	Required
H	Oil	Over 3,000,000 Btu/h	Interrupted	15	15	60	2—4	Required	Required	Required	Required	Required
	Electric	All	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Required

1
2
3 ¹Fuel input shall be determined by one of the following:

4 ^{1.1}The maximum burner input as shown on the burner nameplate or as otherwise
5 identified by the manufacturer.

6 ^{1.2}The nominal boiler rating, as determined by the building official, plus 25
7 percent.

8 ²Automatic boilers shall have one flame failure device on each burner which shall prove
9 the presence of a suitable ignition source at the point where it will reliably ignite the
10 main burner, except that boiler Groups A, B, E, F and G which are equipped with direct
11 electric ignition shall monitor the main burner, and all boiler groups using interrupted
12 pilots shall monitor only the main burner after the prescribed limited trial and ignition
13 periods, Boiler Group A equipped with continuous pilot shall accomplish 100 percent
14 shutoff within 90 seconds upon pilot flame failure. The use of intermittent pilots in
15 boiler Group C is limited to approved burner units.

16 ³In boiler Groups B, C and D, a 90-second main burner flame failure limit may apply if
17 continuous pilots are provided on manufacturer assembled boiler burner units which
18 have been approved by an approved testing agency as complying with nationally
19 recognized standards approved by the building official, Boiler Groups F and G equipped
20 to reenergize their ignition system within 0.8 second after main burner flame failure
21 will be permitted 30 seconds for Group F or 15 seconds for Group G to reestablish its
22 main burner flame.

23 ⁴Boiler Groups C and D shall have controls interlocked to accomplish a non-recycling
24 fuel shutoff upon high or low gas pressure, and boiler Groups F, G and H using steam or
25 air for fuel atomization shall have controls interlocked to accomplish a non-recycling
26 fuel shutoff upon low atomizing steam or air pressure. Boiler Groups F, G and H
27 equipped with a preheated oil system shall have controls interlocked to provide fuel
28 shutoff upon low oil temperature.

29 ⁵Automatic boilers shall have controls interlocked to shut off the fuel supply in the
30 event of draft failure if forced or induced draft fans are used or, in the event of low
31 combustion airflow, if a gas power burner is used. Where a single motor directly driving
32 both the fan and the oil pump is used, a separate control is not required.

1
2 ⁶Boiler Groups C, D and H, when firing in excess of 400,000 Btu (117 kW) per
3 combustion chamber, shall be provided with low fire start of its main burner system to
4 permit smooth light-off. This will normally be a rate of approximately one third of its
5 maximum firing rate.

6 ⁷Boiler Groups C, D and H shall not permit pilot or main burner trial for ignition
7 operation before a purging operation of sufficient duration to permit a minimum of four
8 complete air changes through the furnace, including combustion chamber and the boiler
9 passes. Where this is not readily determinable, five complete air changes of the furnace,
10 including combustion chamber up to the first pass, will be considered equivalent. An
11 atmospheric gas burner with no mechanical means of creating air movement or an oil
12 burner which obtains two thirds or more of the air required for combustion without
13 mechanical means of creating air movement shall not require purge by means of four air
14 changes so long as its secondary air openings are not provided with means of closing. If
15 such burners have means of closing secondary air openings, a time delay must be
16 provided which puts these closures in a normally open position for four minutes before
17 an attempt for ignition. An installation with a trapped combustion chamber shall in
18 every case be provided with a mechanical means of creating air movement for purging.

19 ⁸Every automatic hot water heating boiler, low pressure hot water heating boiler, and
20 power hot water boiler shall be equipped with two high temperature limit controls with
21 a manual reset on the control with the higher setting interlocked to shut off the main
22 fuel supply, except that manual reset on the high temperature limit control shall not be
23 required on any automatic package boiler not exceeding 400,000 Btu/h (117 kW) input
24 and which has been approved by an approved testing agency. Every automatic hot water
25 heating, power boiler and package hot water supply boiler shall be equipped with one
low water level limit control with a manual reset interlocked to shut off the fuel supply
so installed as to prevent damage to the boiler and to permit testing of the control
without draining the heating system except on boilers used in Group R Occupancies of
less than six units and in Group M Occupancies and further, except that the low water
level limit control is not required on package hot water supply boilers approved by a
nationally recognized testing agency. However, a low water flow limit control installed

1
2 in the circulating water line may be used instead of the low water level limit control for
3 the same purpose on coil type boilers.

4 ⁹Every automatic low pressure steam heating boiler, small power boiler and power
5 steam boiler shall be equipped with two high steam pressure limit controls interlocked
6 to shut off the fuel supply to the main burner with manual reset on the control with the
7 higher setting and two low water level limit controls, one of which shall be provided
8 with a manual reset device and independent of the feed water controller. Coil type flash
9 steam boilers may use two high temperature limit controls, one of which shall be
10 manually reset in the hot water coil section of the boiler instead of the low water level
11 limit control.

12 ¹⁰Boiler Groups C, D and H shall use an approved automatic reset safety shutoff valve
13 for the main burner fuel shutoff, which shall be interlocked to the programming control
14 devices required. On oil burners where the safety shutoff valve will be subjected to
15 pressures in excess of 10 psi (69 kPa) when the burner is not firing, a second safety
16 shutoff valve shall be provided in series with the first. Boiler Groups C and D, using gas
17 in excess of 1 pound per square inch (6.9 kPa) pressure or having a trapped combustion
18 chamber or employing horizontal fire tubes, shall be equipped with two approved safety
19 shutoff valves, one of which shall be an automatic reset type, one of which may be used
20 as an operating control, and both of which shall be interlocked to the limit control
21 devices required. Boiler Groups C and D using gas in excess of 1 pound per square inch
22 (6.9 kPa) pressure shall be provided with a permanent and ready means for making
23 periodic tightness checks of the main fuel safety shutoff valves.

24 ¹¹Control and limit device systems shall be grounded with operating voltage not to
25 exceed 150 volts, except that, on approval by the building official, existing control
equipment to be reused in an altered boiler control system may use 220-volt single
phase with one side grounded, provided such voltage is used for all controls. Control and
limit devices shall interrupt the ungrounded side of the circuit. A readily accessible
means of manually disconnecting the control circuit shall be provided with controls so
arranged that when they are deenergized the burner shall be inoperative."

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 **19.07.1105.3** ————— **Machinery room, general requirements; refrigerant detector.**

3 Add a second sentence to read as follows:

4 "Refrigerant detectors shall alarm both inside and outside the machinery room."
5 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

6 ***

7 **19.07.1204.2** ————— **Hydronic piping; pipe insulation; required thickness.**

8 Delete section 1204.2 and add the following:

9 "*1204.2 Required Insulation.* The surface temperature of piping located within normal
10 reach of building occupants shall not exceed 120 degrees Fahrenheit." (SFM, partial)
11 (Serial No. 2009-16(b), § 2, 9-21-2009)

12 **19.07.1305.2.1** ————— **Fuel oil system installation; flood hazard.**

13 Add a second paragraph as follows:

14 "In flood hazard areas, tank inlets, fill openings, outlets, and vents shall be at or above
15 the design flood elevation or fitted with covers designed to prevent the inflow of
16 floodwater or outflow of the contents of the tanks during conditions of the design flood."
17 (Serial No. 2009-16(b), § 2, 9-21-2009)

18 **19.07.1401.1** **Solar systems; general.**

19 Delete Sections 1401 through 1404 and insert a new Section 1401.1 as follows:

20 "*1401.1 General.* Solar energy equipment and appliances must be installed in
21 compliance with the Solar Energy Code as adopted by 8 AAC 63.010, as amended from
22 time to time." (SFM)

23 **19.07. Chapter 15 Referenced standards.**

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

25 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.

Add to the list of referenced UL Standards:

UL 2790-2019 Revision Standard for Commercial Incinerators, adopted by reference.
(SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 7, 7-30-2014, eff. 7-31-2014)

1
2 **19.07. IMC Appendix A ~~Combustion air openings and e~~Chimney connector pass-**
3 **throughs.**

4 IMC Appendix A is hereby adopted as a part of this Code.
(Serial No. 2009-16(b), § 2, 9-21-2009)

5 **19.07. IMC Appendix B Recommended permit fee schedule.**

6 IMC Appendix B is not adopted.
7 (Serial No. 2009-16(b), § 2, 9-21-2009)

8 **19.07. Appendix C Board of appeals.**

9 IMC Appendix C is not adopted.

10 **19.07. Appendix D Clean air delivery.**

11 IMC Appendix D is not adopted.

12 **19.07. Appendix E Clean air delivery and monitoring.**

13 IMC Appendix E is not adopted.

14 **Chapter 19.08 ELECTRICAL CODE**

15 **19.08.010 National Electrical Code (NEC) adopted.**

16 For the purpose of regulating the construction, reconstruction, addition, enlargement,
17 conversion, equipment, use and maintenance of all electrical wiring and devices within and
18 without all buildings and structures within the City and Borough, there is adopted, as the
19 electrical code of the City and Borough, that certain compilation of rules and regulations
20 prepared and published by the National Fire Protection Association, a nationally recognized
21 technical trade association, which compilation is entitled "National Electrical Code, ~~2011~~ 2023
22 Edition," (NEC) and one copy which has been filed in the office of the municipal clerk of the
23 City and Borough or in such place designated by the municipal clerk for public use, inspection
24 and examination and which compilation is made a part of this chapter as if fully set forth in
25 this section, subject only to the enumerated additions, deletions and changes in this chapter.

~~19.08.100(1) Definitions, general.~~

Add the following definition:

~~"Abandoned. Wherever used in a requirement to remove existing, unused cables of all
types in the National Electrical Code, "Abandoned" shall mean unused cables left in
sufficient quantity to constitute a hazardous situation as determined by the building
official."~~

1
2 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

3 ***

4 ~~**19.08.210.19(A)(4) Branch circuit ratings; other loads.**~~

5 In the first sentence change "14 AWG" to "12 AWG".

6 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

7 ~~**19.08.210.19(A)(5) Branch circuit ratings; water heaters.**~~

8 Add a new subsection as follows:

9 "~~(5) Water heaters.~~ For each storage-type electric water heater, the minimum conductor
10 size shall be AWG No. 10 copper."

11 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

12 **19.08.225.31(B)2 Outside branch circuits and feeders; location.**

13 In the first paragraph delete the words "be installed either inside or outside of the building
14 or structure served or where the conductors pass through the building or structure" and replace
15 with the following:

16 "be accessible from the exterior of the building or in a room with direct access to the
17 exterior. Such room shall be separated from remainder of the building by construction
18 capable of resisting the passage of smoke. Doors shall be self-closing or automatic
19 closing upon detection of smoke. Doors shall not have air transfer openings and shall not
20 be undercut in excess of the clearance permitted in accordance with NFPA 80."

21 ***

22 **19.08.230.28 Overhead service-drop conductors; service masts as supports.**

23 ~~Number the existing paragraph as (A) and a~~Add a new subsection (CB) ~~reading~~ as follows:

24 "CB Exterior service equipment shall be protected from roof drainage and snow from
25 roof eaves. Masts for aerial services shall be a minimum of two-inch rigid steel conduit".

**19.08.334.14 Nonmetallic-sheathed cable: Types NM, and NMC, ~~and~~ NMS;
abandoned cables.**

Add the following section:

"334.14 Abandoned cables. The accessible portion of abandoned cables shall be
removed."

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 ***

3 **Chapter 19.09 FUEL GAS CODE**

4 **19.09.010 International Fuel Gas Code (IFGC) adopted.**

5 For the purpose of regulating the installation, alterations, repair, relocation, replacement,
6 addition to, use, design, quality of materials, location and maintenance of fuel gas piping
7 systems, fuel gas utilization equipment and related accessories within and without all
8 buildings and structures and portions thereof within the City and Borough, there is adopted by
9 reference as the Mechanical Code of the City and Borough that compilation of rules and
10 regulations prepared and published by the International Code Council, a nationally recognized
11 technical trade organization, which compilation is entitled "International Fuel Gas Code, ~~2012~~
12 2024 Edition," and one copy which has been filed in the office of the clerk of the City and
13 Borough or at such other places designated by the clerk, for public use, inspection and
14 examination and which compilation is made a part of this chapter as if fully set forth in this
15 section, subject only to the following enumerated additions, deletions and changes.

14 **19.09.101 Administration, general.**

15 Delete Sections 101.3 through ~~114.409.7~~.

16 ***

16 **19.09.202 General definitions.**

17 Add the following definitions:

18 "ICC Electrical Code shall mean appropriate corresponding references in the ~~2014~~
19 National Electrical Code adopted at CBJC 19.08.010."

20 ***

20 **19.09.306.4 Appliances under floors.**

21 Add the following as the first sentence:

22 "Installation of gas burning appliances in underfloor crawlspaces is prohibited ~~unless~~
23 ~~prior written approval is obtained from the administrative authority.~~"

(Serial No. 2009-16(b), § 2, 9-21-2009)

24 **19.09.403.109.1 Pipe joints.**

25 Add the following at the end of the paragraph:

"All joints in underground ferrous piping shall be welded when any of the following
conditions apply:

- 1
- 2 1. The nominal pipe diameter is 2½ inch or larger.
- 3 2. The pipe is installed under a driveway.
- 4 3. Medium pressure systems."

5 (Serial No. 2009-16(b), § 2, 9-21-2009)

6 **19.09.403.109.2 Copper Tubing joints.**

7 Add the following sentence at the end of the paragraph:

8 "All joints in underground copper shall be brazed with wrought copper fittings. No
9 underground joints shall be permitted unless the underground length of run exceeds 60
10 feet (18.3 m). All pipe to tubing transitions shall be made above ground."

11 (Serial No. 2009-16(b), § 2, 9-21-2009)

12 **19.09.403.10.49.5 Metallic fittings.**

13 In Item 2, delete the words "or cast iron." and delete Item 5.

14 **19.09.404.20 21 Piping system installation; frost heave.**

15 Add a new subsection as follows:

16 *404.20 Frost heave.* At all points where fuel gas piping enters or leaves the ground there
17 shall be installed, above ground, a connection capable of absorbing relative motion due
18 to frost heave action. Such connectors shall be of a type approved by the building official
19 and installed in such a manner to absorb a 6-inch (152 mm) displacement in any
20 direction. A wire braided kink-proof flexible connection with woven jacket and oil proof
21 synthetic tube and cover and neoprene liner may be used. Supporting wire shall run the
22 full length of hose. Hose-to-pipe connectors are to be of the removable metal
23 compression type.

24 Temperature range shall be -40 degrees F (-40c) to +250 degrees F (121c). (Aeroquip
25 #1503 medium-pressure single-wire braid hose equipped with non-swivel male pipe
26 fittings is an example of a suitable connector.)"

27 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014;
28 Serial No. 2017-01, § 16, 6-5-2017, eff. 7-6-2017)

29 **19.09.404.21.22 Piping system installation; flex connectors.**

30 Add a new subsection as follows:

1
2 404.21 *Flex connectors*. Flex connectors listed for outdoor use may be used between
3 meter and house main. No flex connector may pass through any wall, partition, panel or
4 other barrier. Solid fittings shall be used on each end."

5 **19.09.404.22 23 Piping system installation; mobile homes.**

6 Add a new subsection as follows:

7 404.22 *Mobile homes*. Pounds to inches water-column regulators serving mobile homes
8 and connected to copper tubing shall be attached directly to the inlet connection on the
9 exterior of the mobile home, and shall not be located under the mobile home. An
10 approved gas valve shall be installed immediately preceding the regulator."

11 ***

12 ~~19.09.409.5.2 Vented decorative appliances and room heaters.~~

13 Delete section in its entirety.

14 (Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

15 ~~19.09.409.5.3 Located at manifold.~~

16 Delete section in its entirety.

17 (Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

18 ~~19.09.501.7 Connection to fireplace.~~

19 Delete this section and replace with the following:

20 "Gas-fired appliances shall not be connected to fireplace chimneys without prior
21 approval of the Administrative Authority."

22 (Serial No. 2009-16(b), § 2, 9-21-2009)

23 ***

24 **19.09.503.8 Venting system termination location.**

25 Change Item 3 to read Make the Exception 1. and add the following exception:

26 "23. The vent terminal of a direct-vent appliance shall be as required in the
27 manufacturer's installation instructions. If such instructions do not specify the
28 minimum dimension to air openings into the building, then that dimension shall
29 be not less than 24 inches."

30 Also, add a new Item 5 to read as follows:

1
2 "5. An anticipated snow depth of 12 inches shall be used when determining the
3 manufacturer's minimum vent termination height. Measurements shall be made
4 to the bottom of the vent outlet."

5 ***

6 **19.09. Appendix A (IFGS) Sizing and capacities of gas piping.**

7 IFGC Appendix A (IFGS) Sizing and capacities of gas piping is hereby adopted.

8 **19.09. Appendix B (IFGS) Sizing of venting systems serving appliances**
9 **equipped with draft hoods, category I appliances, and appliances listed for use with**
10 **type B vents.**

11 IFGC Appendix B (IFGS) Sizing of venting systems serving appliances equipped with draft
12 hoods, category I appliances, and appliances listed for use with type B vents is hereby adopted.

13 ~~**19.09. Appendix C (IFGS) Exit terminals of mechanical draft and direct vent venting**~~
14 ~~**systems.**~~

15 ~~IFGC Appendix C (IFGS) Exit Terminal of Mechanical Draft and Direct Vent Venting~~
16 ~~Systems is hereby adopted.~~

17 ~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

18 **19.09. Appendix CD (IFGS) Recommended procedure for safety inspection of an**
19 **existing appliance installation.**

20 IFGC Appendix CD (IFGS) Recommended procedure for safety inspection of an existing
21 appliance installation is hereby adopted.

22 **19.09. Appendix D Board of appeals.**

23 IFGC Appendix D is not adopted.

24 **Chapter 19.10 FIRE CODE**

25 **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, ~~2012~~ 2024 Edition," (IFC) and once copy which has been filed in the office of the

1
2 municipal clerk of the City and Borough or such other places as designated by the municipal
3 clerk for public use, inspection and examination and which compilation is made a part of this
4 chapter as if fully set forth in this section, subject only to the enumerated additions, deletions
5 and changes in this chapter.

6 ***

7 **19.10.101.1 Accessibility.**

8 Add the following new subsection:

9 *"101.1 Accessibility.* When buildings or facilities (or portions thereof) are covered by IBC
10 Chapter 11, Accessibility, installations such as switches and controls, receptacles,
11 signage, elevators and lifts, protective signaling systems, alarm systems, telephone
12 listening devices and other operable equipment and the height of operable parts such as
13 receptacles, switches, thermostats, panelboards, controls and other operable equipment
14 shall meet or exceed the requirements of ICC/ANSI A117.1- 2009."

15 **19.10.105 Permits.**

16 Delete subsections 105.6, Required operational permits and 105.7, Required construction
17 permits except where referred to in CBJC 19.01.105.1.5, Fire Code Permits Required. All
18 references to permit requirements in IFC chapters 3 through 44 are deleted except in those
19 sections corresponding to the required permits in CBJC 19.01.105.1.5.

20 **19.10.202 Definitions.**

21 ~~The first sentence of the definition of "Airport" is revised to delete the words "with an
22 overall length greater than 39 feet (11887 mm) and an overall exterior fuselage width greater
23 than 6.6 feet (2012 mm)". (SFM)~~

24 ~~In IFC Section 202, "Occupancy classifications", "Educational Group E", delete the
25 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~~

1
2 detectors and alarms as described in Subsection 907.2.10; carbon monoxide detectors
3 and alarms as specified in 19.03.425; means of egress requirements of Section 1003,
4 including emergency escape and rescue openings, as required by Section 1029, in
5 napping or sleeping rooms; and portable fire extinguisher requirements as described in
6 Section 906." (SFM)

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

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

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

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

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

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

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

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

25 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:

1
2 "A facility in this occupancy classification that has occupants who need physical
3 assistance to respond in emergency situations must comply with the International
4 Building Code, Section 19.03.423 19.03.426."

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

7 "Facilities within this occupancy classification that have occupants needing physical
8 assistance to respond in emergency situations must comply with the International Fire
9 Code, Section 405."

10 And add the following definitions:

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

13 "STAIRWAYS, PRIVATE" are stairways within commercial occupancies serving one
14 tenant only and not used by the public."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014;
15 Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

16 ***

17 **19.10.308.1 — Open flame.**

18 Delete IFC Section 308.1 and add the following:

19 ~~"308.1 Open flame. The use of open flame in connection with a public meeting or
20 gathering for the purposes of deliberation, worship, entertainment, amusement,
21 instruction, education, recreation, awaiting transportation or similar purposes in
22 assembly or educational occupancies shall be done in consultation with the fire
23 department." (SFM)~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

24 **19.10.311.5 — Vacant premises; placards.**

25 Delete sections 311.5 through 311.5.5. (SFM)

(Serial No. 2009-16(b), § 2, 9-21-2009)

19.10.405.10 — Emergency evacuation drills; false alarms.

Add a new subsection to read;

~~"405.10 False alarms. False alarms may not be counted as a fire drill for the purposes of
this section." (SFM)~~

1
2 (Serial No. 2009-16(b), § 2, 9-21-2009)

3 **19.10.405.11** ~~Emergency evacuation drills; occupants needing physical~~
4 ~~assistance. (SFM)~~

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

7 *19.10.405.11.1 Applicability.* The provisions of this section apply to all Groups I-1 and R-
8 4 occupancies where the occupants need physical assistance from staff or others to
9 respond to emergencies. (SFM)

10 *19.10.405.11.2 Definitions.* In this section, "evacuation capability" means the ability of
11 occupants, residents, and staff as a group either to evacuate a building or to relocate
12 from the point of occupancy to a point of safety; "point of safety" means a location that
13 (a) is exterior to and away from a building; or (b) is within a building of any type
14 construction protected throughout by an approved automatic sprinkler system and that
15 is either (1) within an exit enclosure meeting the requirements of I.B.C. Section 1020; or
16 (2) within another portion of the building that is separated by smoke partitions meeting
17 the requirements of I.B.C. Section 711, with not less than a one-half hour fire resistance
18 rating, and the portion of the building has access to a means of escape or exit that
19 conforms to the requirements of this code and does not require return to the area of the
20 fire." (SFM)

21 *19.10.405.11.4 Evacuation capability and fire protection requirements.* Fire protection
22 requirements of a facility under this section are as follows: (SFM)

23 *19.10.405.11.4.1 Prompt evacuation capability.* Evacuation capability of three
24 minutes or less indicates prompt evacuation capability. In facilities maintaining
25 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

1
2 (b) an automatic sprinkler system, with quick response or residential sprinklers,
3 installed in accordance with Section 903.3.1.2 N.F.P.A. 13R (Sprinkler Systems);
4 (SFM)

5 ~~19.10.405.11.4.3 Impractical evacuation capability.~~ Evacuation capability of 14
6 minutes or more indicates impractical evacuation capability. In facilities
7 maintaining impractical evacuation capability, the facility must be protected by
8 (a) the protections for a facility with slow evacuation capability under Section
9 405.11.4.2; (b) one half hour fire resistive construction throughout the facility;
10 and (c) direct egress from sleeping rooms for occupants needing evacuation
11 assistance either (i) to the exterior at grade level, to an exterior porch or landing
12 by a three foot six inch wide door; or (ii) if the sleeping rooms are separated from
13 the rest of the building by smoke partitions installed in accordance with I.B.C.
14 Section 711, by egress windows conforming to the provisions of Section 1026.
15 (SFM)

16 (Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

17 **19.10.407.1 ——— Hazard communication; general.**

18 Delete IFC Section 407.1 and add the following:

19 "~~407.1 General.~~ The provisions of Sections 407.2 through 407.7 shall be applicable, in
20 the discretion of the fire chief, where hazardous materials are located on the premises."

21 (SFM)

22 (Serial No. 2009-16(b), § 2, 9-21-2009)

23 **19.10.408.3.5 ——— Use and occupancy-related requirements; (Group E, I, and R-2
24 college and university buildings); false alarms.**

25 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)

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

19.10.501.2 — Fire service features; general; permits.

Delete IFC Section 501.2 in its entirety.

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 **19.10.501.3 — Fire service features; general; construction documents.**

3 Add a second paragraph to read:

4 "The fire chief of the registered department may require fire apparatus access roads,
5 premises identification, key boxes, fire protection water supplies, fire protection and
6 utility equipment identification and access, and emergency responder radio coverage in
7 accordance with this chapter. Documentation shall be provided indicating that the fire
8 chief has been involved in discussion regarding fire apparatus access roads, premises
9 identification, key boxes, fire protection water supplies, fire protection and utility
10 equipment identification and access, and emergency responder radio coverage."

(Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

11 **19.10.503.1.1 — Fire apparatus access roads; buildings and facilities.**

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

(SFM)

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

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

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

1
2 Section 507.1 of the I.F.C., the first sentence is revised to read: "The chief of the registered
3 fire department having jurisdiction may require that an approved water supply capable of
4 supplying the required fire flow for fire protection be provided to premises upon which
5 facilities, buildings, or portions of facilities or buildings are constructed or moved into or within
6 the jurisdiction on or after September 15, 2001."; (SFM)

7 (Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

8 ***

9 **19.10.507.6 — Fire protection water supplies; damage protection.**

10 Add a new subsection as follows:

11 *"507.6 Damage Protection. When exposed to probable vehicular damage due to proximity
12 to alleys, driveways or parking areas, standpipes, post indicator valves and sprinkler
13 system or standpipe system connections shall be protected by guard posts or other
14 approved means."*

15 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

16 ***

17 **19.10.603.3.1 — Fuel fired appliances; maximum outside fuel oil storage above
18 ground.**

19 Add the following to the end of the last sentence:

20 "and have a minimum distance to nearest important building of not less than five feet."

21 (SFM)

22 (Serial No. 2009-16(b), § 2, 9-21-2009)

23 **19.10.4102605.10 — Portable electric space heaters.**

24 Delete "through 605.10.4" in the first sentence and replace with "through 605.10.6"

25 Add a new subsection as follows:

*"605.10.54102.2.6 Building greater than 35 feet in height. Portable, electric space
heaters shall not be operated in buildings greater than 35 feet in height.*

605.10.64102.1.5 Replace with I occupancy groups and ambulatory care facilities.

*Portable, electric space heaters shall not be operated within portions of buildings
containing I occupancies."*

(Serial No. 2009-16(b), § 2, 9-21-2009)

1
2 **19.10.703.2.3.1 — Door operation; operation.**

3 Add a new subsection as follows:

4 "~~703.2.3.1 Operation. Fire assemblies shall not be obstructed or otherwise impaired from~~
5 ~~their proper operation at any time. When two or more self-closing fire assemblies within~~
6 ~~a building have been documented as having been obstructed or impaired during three or~~
7 ~~more inspections, the fire code official may order the installation of automatic closing~~
8 ~~devices meeting the requirements of Subsection 1008.1.9.9 and item 5 of the IBC."~~

(SFM)

9 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017~~)

10 **19.10.901.4.1.1 — Fire protection systems; installation; required fire protection**
11 **systems; licenses.**

11 Add a new subsection as follows:

12 "~~901.4.1.1 Licenses. All work on fire suppression systems is to be done by a person~~
13 ~~licensed by the State of Alaska, Department of Public Safety, for the work being~~
14 ~~performed."~~

15 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

16 **19.10.901.4.7.5 Fire protection systems; installation; marking of fire protection**
17 **equipment and fire hydrants.**

17 Add a new subsection as follows:

18 "~~901.4.7 Marking of fire protection equipment and fire hydrants. Fire Department~~
19 ~~connection devices for building sprinkler systems in new and existing buildings shall be~~
20 ~~identified by the installation of approved reflective markers or signs installed above the~~
21 ~~device in an unobstructed location at approximately 7 feet above grade."~~

22 **19.10.901.5 — Fire protection systems; installation acceptance testing.**

22 Add the following at the end of the last sentence:

23 "~~and all results of such tests must be conveyed to the Fire Marshal within 30 days."~~

24 (SFM)

25 (~~Serial No. 2009-16(b), § 2, 9-21-2009~~)

25 **19.10.901.6.2.2 — Fire protection systems; inspection, testing and maintenance;**
records; reports.

Add a new subsection as follows:

1
2 "901.6.2.2 Reports. A copy of all services reports shall be sent to the fire code official.
3 Each system shall be tagged by the inspection agency, indicating the date of service and
4 whether or not the system is in conformance with the associated standards." (SFM,
5 partial)

6 ***

7 **~~19.10.901.6.4~~ — ~~Fire protection systems; inspection, testing and maintenance;~~
8 ~~certification of operable systems.~~**

9 Add the following new subsection:

10 "~~901.6.4 Certification of operable systems. Certification of a system's condition shall~~
11 ~~include, at a minimum, the relevant information specified in 2008 NFPA 25, Appendix~~
12 ~~B.~~"

13 (Serial No. 2009-16(b), § 2, 9-21-2009)

14 **~~19.10.903.2.1.2~~ — ~~Automatic sprinkler systems; Group A-2.~~**

15 In item 2 change "100" to "50."

16 (Serial No. 2009-16(b), § 2, 9-21-2009)

17 **19.03.903.2.3 Automatic sprinkler systems; Group E.**

18 Delete and add the following:

19 "Group E. An automatic sprinkler system must be provided throughout all buildings
20 with Group E occupancies. The use of a firewall or barrier does not establish a separate
21 building or fire area for purposes of this section.

22 As determined by the fire official, an automatic fire-extinguishing system approved
23 under Section 904 shall be installed in a Group E occupancy in accordance with Section
24 903.2.3 whenever alterations or additions are made to an existing structure containing a
25 Group E occupancy.

Exception. Buildings with Group E occupancies having an occupant load of 49 or fewer.
An automatic sprinkler system must also be provided for every portion of educational
buildings.

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)

1
2 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

3 **~~19.10.903.2.3~~ Automatic sprinkler systems; Group E.**

4 Delete IFC Section ~~903.2.3~~, and add the following:

5 ~~"903.2.3 Group E. An automatic sprinkler system shall be provided throughout all~~
6 ~~buildings in Group E occupancies and for every portion of educational buildings below~~
7 ~~the level of exit discharge. The use of a firewall does not constitute a separate building~~
8 ~~for the purposes of this section.~~

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

10 ~~Day care uses that are licensed to care for more than 5 persons between the hours of~~
11 ~~10:00 p.m. and 6:00 a.m. shall be equipped with an automatic sprinkler system designed~~
12 ~~and installed in accordance with Subsection 903.3.1.3, or an approved equivalent~~
13 ~~system." (SFM)~~

14 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014;
15 Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

16 **~~19.10.903.2.8~~ Automatic sprinkler systems; Group R.**

17 ~~Revise 903.2.8 as follows:~~

18 ~~An automatic sprinkler system must be installed in Group R occupancies except as~~
19 ~~required in 903.2.8.1 through 903.2.8.4.~~

20 (Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-
21 6-2017)

22 **~~19.10.903.2.8.34~~ Automatic sprinkler systems; Group R-1.**

23 Add a new subsection as follows:

24 Health Clinics with Transient Quarters may utilize a 13D sprinkler system throughout
25 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.

26 **19.10.903.2.8.5 Automatic sprinkler systems; Group R-2.**

27 A new subsection as follows:

28 An automatic sprinkler system or a residential sprinkler system installed in accordance
29 with Section 903.3.1.2 must be provided throughout all buildings with a Group R-2 fire

1
2 area that are more than two stories in height, including basements, or that have more
3 than four dwelling units or 16 sleeping rooms.";

4 **19.10.903.2.11.3 Automatic sprinkler systems; Buildings ~~55~~ 35 feet or more in**
5 **height.**

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

7 *"903.2.11.3 Buildings over three stories or more than 35 feet in height. An automatic fire*
8 *sprinkler system shall be installed throughout all buildings more than three stories in*
9 *height or where any portion is more than 35 feet above or below fire department vehicle*
10 *access. This requirement shall not affect the sprinkler substitutions in IBC Chapter 5,*
11 *General Building Heights and Areas and IBC Chapter 7, Fire Resistance-Rated*
12 *Construction."*

13 ~~**19.10.903.3.1.1.2 Automatic sprinkler systems; elevator hoistways and machine**~~
14 ~~**rooms.**~~

15 Add the following subsection:

16 ~~*"903.3.1.1.2 Elevator Hoist Ways and Machine Rooms. When the provisions of this code*~~
17 ~~*require the installation of automatic sprinkler systems, the installation in elevator hoist*~~
18 ~~*ways and machine rooms must occur as described in NFPA 13-2007 Elevator Hoistways*~~
19 ~~*and Machine Rooms and adopted by reference and the American Society for Mechanical*~~
20 ~~*Engineers (A.S.M.E.) A17.1 Safety Code for Elevators and Escalators 2000 Edition and*~~
21 ~~*adopted by reference.*~~

22 Exception:

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

- 25 (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,~~
- (4) ~~fire extinguisher is provided in the elevator machine room," (SFM)~~

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

19.10.903.3.1.1.34 Automatic ~~S~~sprinkler ~~S~~systems; ~~I~~inspectors test valve.

Add the following subsection:

1
2 903.3.1.1-34 *Inspectors Test Valve*. A test valve will be installed at the remote area in
3 both dry and wet systems to equal the required flow of one sprinkler head. In locations
4 that use floor control valves, the inspector test valve may be collocated where it can be
5 installed to the exterior or to an interior drain".

6 ~~19.10.903.3.6~~ ~~Automatic Sprinkler Systems~~ ~~Hose threads.~~

7 Revise by deleting "the fire code official" and replace with "AS 18.70.084"
(Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

8 ~~19.10.903.3.7~~ ~~Fire department connections.~~

9 Add the following at the end of the sentence:

10 ~~"and equipped with an approved locking caps."~~

11 (Serial No. 2009-16(b), § 2, 9-21-2009)

12 ~~19.10.903.4.2~~ ~~Automatic sprinkler systems; alarms.~~

13 In the first sentence, add "and visual strobe" after "audible".

14 (Serial No. 2009-16(b), § 2, 9-21-2009)

15 ~~19.10.903.6.1~~ ~~Automatic sprinkler systems; existing buildings; educational~~
16 ~~occupancies.~~

17 Add a new subsection as follows:

18 ~~"903.6.1-Educational occupancies. An approved automatic fire extinguishing system~~
19 ~~shall be installed in an E Occupancy in accordance with Section 903.2.2, as revised,~~
20 ~~whenever alterations, repairs or additions are made to an existing structure containing~~
21 ~~an E Occupancy." (SFM)~~

22 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

23 ***

24 ~~19.10.904.11.6~~ ~~14.5~~ ~~Alternative automatic fire-extinguishing systems;~~
25 ~~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."~~

 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

1
2 **19.10.906.1 — Portable fire extinguishers; where required.**

3 Delete exception in item 1. (SFM)

4 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014~~)

5 **19.10.907.1.2 — Fire alarm and fire detection systems; fire alarm shop drawings.**

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

7 "14. — System riser diagrams."

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

9 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014~~)

10 **19.10.907.1.4 — Fire alarm and detection systems; licenses.**

11 Add a new subsection as follows:

12 "~~907.1.4 Licenses.~~ All work on fire alarm Fire alarm and fire detection systems is to be
13 done by a person licensed by the State of Alaska, Department of Public Safety, for the
14 work being performed."

15 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014~~)

16 **19.10.907.2.1 Fire alarm and detection systems; Group A.**

17 Delete Add exception and replace with to first paragraph:

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

20 **19.10.907.2.2 Group B.**

21 Revise by deleting the Exception.

22 **19.10.907.2.3 Fire alarm and detection systems; Group E.**

23 Revise exception 1 by replacing "50" with "49".

24 Add a second paragraph after the exceptions to read:

25 "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)

(~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014;~~

Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)

19.10.907.2.3 — Fire alarm and detection systems; Group E.

Add a second paragraph as follows:

1
2 "Rooms used for sleeping or napping purposes within a day care use of a Group E
3 occupancy must be provided with smoke alarms that comply with the requirements of
4 section 907.2.12.2." (SFM)

5 ~~And delete exception 3. (SFM)~~

6 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014;
7 Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

8 ***

9 **19.10.907.2.7.1 Group M.**

10 Revise by deleting Exception 2.

11 ***

12 ~~**19.10.907.2.10.1 Group R-4; Manual fire alarm systems.**~~

13 Revise by deleting Exception 2.

14 ~~(Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)~~

15 ***

16 ~~**19.10.907.2.11.2 Fire alarm and detection systems; single and multiple station
17 smoke alarms; Where required - new buildings and structures; Groups R-2, R-3, R-4
18 and I-1.**~~

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

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

22 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)~~

23 ~~**19.10.909.18 Smoke control systems; acceptance testing.**~~

24 Add a new sentence as follows:

25 "A copy of the acceptance test certificate must be forwarded to the Fire Chief by the firm
conducting the test within 30 days of the completion of the installation." (SFM)

~~(Serial No. 2009-16(b), § 2, 9-21-2009)~~

~~**19.10.1002.1 Definitions.**~~

Add the following definition:

"STAIRWAYS, PRIVATE" are stairways within commercial occupancies serving one
tenant only and not used by the public."

1
2 (Serial No. 2009-16(b), § 2, 9-21-2009)

3 **19.10.Table 1006.2.1 Spaces with one exit or exit access doorway.**

4 Add footnote reference superscript “h” after “R-2” in the “occupancy” column, footnote “h” to
5 read:

6 “R-2 buildings without automatic sprinkler system will have a 75 feet maximum
7 common path of egress travel distance.”(SFM)

8 **19.10.Table 1006.3.4(1) Stories and occupiable roofs with one exit or access to one**
9 **exit for R-2 occupancies.**

10 Add footnote reference superscript “d” after “R-2” in the “occupancy” column, footnote “d” to
11 read:

12 “R-2 buildings without automatic sprinkler system will have a 75 feet maximum
13 common path of egress travel distance.”(SFM)

14 **19.10.1007.1009.6 Areas of refuge.**

15 Add the following sentence:

16 "Fire department hose connections and valves shall not be located in areas of refuge."

17 **19.10.1008.1.5 Floor elevation.**

18 Add the following exception:

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

21 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014)

22 **19.10.1009.0 Stairways; scope.**

23 Add a new subsection as follows:

24 ~~"1009.0 Scope. Stairs and ladders used only to attend equipment, to access non-~~
25 ~~habitable spaces or in window wells are exempt from the requirements of this section."~~
(SFM, partial)

(Serial No. 2009-16(b), § 2, 9-21-2009)

19.10.1009.41011.2 Stairway width.

Add the following exception:

"54. Private Stairways, as defined in Chapter 2, may be 32 inches wide."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

1
2 **~~19.10.1009.7.21011.5~~ Stairways; stair treads and risers; riser height and tread**
3 **~~depth.~~**

4 Add the following:

5 "8.6 Private Stairways, as defined in Chapter 2, shall have stair riser heights of 8 inches
6 maximum and stair tread depths of 9 inches minimum."

7 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017~~)

8 **~~19.10.1009.81011.6~~ Stairway landings.**

9 Add the following exception 4 to read:

10 "2.4 Landings are not required at the top or bottom of stairways accessing non-
11 habitable building equipment rooms."

12 **~~19.10.1011.7.1~~ Stairway construction; stairway walking surface.**

13 Modify exception 2 to add ",R-3," after "H".

14 **~~19.10.1011.7.2~~ Stairway construction; outdoor conditions.**

15 Modify the sentence to add ",snow, or ice" after "water".

16 **~~19.10.1009.9.2~~ Stairway construction; outdoor conditions.**

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

18 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014;~~

19 ~~Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017~~)

20 **~~19.10.1009.13~~ Alternating tread devices.**

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

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

25 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014;~~

~~Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017~~)

~~19.10.10101012.87.2~~ Ramp construction; outdoor conditions.

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

~~19.10.1021.1~~ Egress balconies; general.

Add a sentence to read:

1
2 "Exterior exit balconies shall be designed to minimize the accumulation of snow and ice
3 that impedes the means of egress."

4 (Serial No. 2014-19(c), § 3, 7-30-2014, eff. 7-31-2014)

5 **19.03.1031.2 Emergency escape and rescue; where required.**

6 Replace this section with the following:

7 "In addition to the means of egress required by this chapter, provisions shall be made
8 for emergency escape and rescue openings in sleep rooms in any occupancy type.
9 Basements and sleeping rooms below the fourth story above grade plane shall have not
10 fewer than one emergency escape and rescue opening in accordance with this section.
11 Where basements contain one or more sleeping rooms, an emergency escape and rescue
12 opening shall be required in each sleeping room, but shall not be required in adjoining
13 areas of the basement. Such openings shall open directly into a public way or to a yard
14 or court that opens to a public way, or to an egress balcony that leads to a public way.

15 Exceptions:

- 16 1. Emergency escape and rescue openings are not required from basements or
17 sleeping rooms that have an exit door or exit access door that opens directly into
18 a public way or to a yard, court or exterior egress balcony that leads to a public
19 way.
- 20 2. Storm shelters are not required to comply with this section where the shelter is
21 constructed in accordance with ICC 500.
- 22 3. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the
23 building is equipped throughout with an automatic sprinkler system installed in
24 accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in
25 basements shall not be required to have emergency escape and rescue openings
provided that the basement has one of the following:
 - 26 3.1. One means of egress and one emergency escape and rescue opening.
 - 27 3.2. Two means of egress."(SFM)

28 **19.10.1029.1031.21 Emergency escape and rescue; general.**

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

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

1
2 And delete exceptions 1, 2, 3, 4, 5 and 7. (SFM, partial)
3 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014~~)

4 ~~19.10.1029.61031.7~~ **Replacement emergency escape and rescue windows.**

5 Add a new subsection and new exceptions as follows:

6 "~~1029.6 Replacement emergency escape and rescue windows. Replacement windows for~~
7 ~~emergency escape and rescue shall meet full egress dimensions per IFC Sections 1029.1~~
8 ~~through 1029.3 where rough openings allow.~~

9 **Exceptions:**

10 1. ~~Where the existing rough opening does not allow for full emergency escape and~~
11 ~~rescue per IFC Sections 1029.1 through 1029.3, replacement windows shall have~~
12 ~~a minimum opening of 20 inches clear width, 22 inches clear minimum height,~~
13 ~~4.0 square feet minimum of net opening and a finished sill height of not more~~
14 ~~than 48 inches to a permanent walkable surface. If the existing rough opening~~
15 ~~cannot accommodate these dimensions, the rough opening shall be enlarged or a~~
16 ~~new opening created to allow installation of a full emergency escape and rescue~~
17 ~~window per IFC Sections 1029.1 through 1029.3.~~

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

23 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014~~)

24 **19.10.3201.2 High-piled combustible storage; permits.**

25 Delete IFC Section 3201.2 and replace with the following:

"A permit shall be required as set forth in 19.01.108.15.1." 105.5.24

19.10.4102.1 Portable electric space heaters.

Add a new subsection as follows:

4102.2.6 Building greater than 35 feet in height. Portable, electric space heaters shall
not be operated in buildings greater than 35 feet in height.

1
2 4102.1.5 Replace with I occupancy groups and ambulatory care facilities. Portable,
3 electric space heaters shall not be operated within portions of buildings containing I
4 occupancies."

5 (Serial No. 2009-16(b), § 2, 9-21-2009)

6 **19.10.5001.5 Hazardous materials - general provisions; permits.**

7 Add a new paragraph at the end of the subsection as follows:

8 "For purposes of storage and transport of hazardous materials at, through or near
9 marine facilities, NFPA 307-~~1995~~2021, Standard for the Construction and Fire
10 Protection of Marine Terminals, Piers and Wharves, shall apply."

11 **19.10.5601.1.3 ~~Explosives and fireworks; general; fireworks.~~**

12 Section ~~5601.1.3~~ is revised, with the exceptions remaining, to read: "The storage, use, and
13 handling of fireworks is prohibited except as allowed in this section and AS 18.72." (SFM)
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2011-16, § 2, 7-11-2011, eff. 8-11-2011; Serial
14 No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

15 **19.10.5608.2 ~~Fireworks display; permit application.~~**

16 Delete and add the following:

17 "~~Permit application.~~ A license or permit must be obtained from the State Fire Marshal's
18 office to conduct fireworks activities as described in Section 105.6 of the IFC including:

- 19 (1) ~~a Wholesaler's License, as described in AS 18.72, to sell, or possess for sale, 1.4G~~
20 ~~or 1.3G fireworks at wholesale;~~
21 (2) ~~a Retailer's Permit, as described in AS 18.72, for each location where the~~
22 ~~applicant intends to sell, or possess for sale, 1.4G fireworks at retail;~~
23 (3) ~~a Pyrotechnic Operator's Permit to conduct a fireworks display or non-routine~~
24 ~~testing of 1.3G fireworks, or to possess fireworks for display or non-routine~~
25 ~~testing of 1.3G fireworks;~~
(4) ~~a Fireworks Event Permit for each event involving public or private display of~~
~~any amount of 1.3G fireworks or 250 gross pounds (113.4 kg) of salable fireworks;~~
~~or~~
(5) ~~an Annual Permit for routine testing of 1.3G fireworks.~~

A permit under (5) of this subsection may be obtained from the State Fire Marshal's
office or, on a form approved by the State Fire Marshal, from the fire chief.

1
2 An applicant for a Fireworks Event Permit under item (4) of this subsection or for
3 testing under item (5) of this subsection must hold a valid Pyrotechnic Operator's
4 Permit under item (3) of this subsection." (SFM, partial)
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

5 **19.10.5608.2.3 Fireworks display; permit application; delivery of fireworks.**

6 Add a new subsection as follows:

7 "5608.2.3. *Delivery of fireworks.* The delivery of fireworks to locations within this
8 jurisdiction is prohibited unless the vendor first obtains a license or permit from the
9 state fire marshal and operates in a manner consistent with AS 18.72 and this section."

10 ~~**19.10.5608.6.1 Fireworks display; installation of mortars; mortar construction.**~~

11 ~~Add a new subsection to read:~~

12 ~~"5608.6.1 *Mortar construction.* Mortars must be constructed of, paper, high density
13 plastic pipe, or metal other than cast iron." (SFM)~~

14 ~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

15 ***

16 **19.10.5703.4 Flammable and combustible liquids; storage; spill control and
17 secondary containment.**

18 Add the following sentence to the end of the paragraph:

19 "Dikes shall be constructed as per NFPA Standard 30, Section 2-3.4.3"

20 **19.10.5704.2.13.1.4 Flammable and combustible liquids; tanks abandoned in place.**

21 Delete item 5;

22 And add the following to the end of item 3:

23 "such as sand or concrete."

24 ***

25 ~~**19.10.5801.3 Flammable gases; general; plan review.**~~

~~Add a new subsection to read:~~

~~"5801.3 *Plan Review.* Where a single container or the aggregate capacity of all
containers at a site is over 500-gallon (1892.7 L) water capacity, the installer shall
submit plans for review before installation in accordance with 13 AAC 50.027." (SFM)~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

1
2 **19.10. Chapter 80 — Referenced standards; NFPA.**

3 In IFC Chapter 80, NFPA, add the following standards to those listed and delete listings for
4 other years' editions of the same standards:

5 NFPA 10, 2010, NFPA 13, 2010, NFPA 13D, 2010, NFPA 13R, 2010, NFPA 14, 2010,
6 NFPA 72, 2010, NFPA 750, 2010. (SFM partial)

7 (~~Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 10, 7-30-2014, eff. 7-31-2014;~~
8 ~~Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

9 ***

10 **Chapter 19.11 PROPERTY MAINTENANCE CODE**

11 **19.11.010 International Property Maintenance Code (IPMC) adopted.**

12 For the purpose of regulating all existing residential and nonresidential structures and all
13 existing premises, and establishing the minimum requirements and standards for premises,
14 structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection
15 from the elements, life safety, safety from fire and other hazards, and for safe and sanitary
16 maintenance; the responsibility of owners, operators and occupants; and the occupancy of
17 existing structures and premises in the City and Borough, there is adopted by reference, as the
18 property maintenance code of the City and Borough, that certain compilation of rules and
19 regulations prepared by the International Code Council, a nationally recognized technical trade
20 organization, which compilation is entitled "International Property Maintenance Code, ~~2012~~
21 2024 Edition," (IPMC) and one copy which has been filed in the office of the municipal clerk of
22 the City and Borough, or places designated by the municipal clerk for public use, inspection
23 and examination, and which compilation is made a part of this chapter as if fully set forth in
24 this section, subject only to the enumerated additions, deletions and changes in this chapter.

25 ***

19.11.201.3 Definitions; terms defined in other codes.

Delete reference to the International Zoning Code and International Plumbing Code. Insert
"International Existing Building Code Uniform Plumbing Code" after "International Building
Residential Code".

19.11.602.3 Heating facilities; heat supply.

Replace the words "during the period from [DATE] to [DATE]" to read:

1
2 "year round"

3 In Exception 1, replace the words "the locality shall be as indicated in Appendix D of the
4 International Plumbing Code." to read:

5 "Juneau shall be -10° F."

6 **19.11.702.4 — Emergency escape openings.**

7 Add a new sentence at the end of the section as follows:

8 ~~"In the absence of a determination of code requirements or if no code was adopted at the~~
9 ~~time of construction, a window is approved for emergency escape or rescue when it has a~~
10 ~~minimum opening of 20 inches of clear width, 22 inches of clear height, 4.0 square feet~~
11 ~~of net clear opening and a finished sill height of not more than 48 inches to a walking~~
12 ~~surface."~~

13 (Serial No. 2009-16(b), § 2, 9-21-2009)

14 **19.11.705.1 — Fire safety requirements; carbon monoxide detectors and alarms.**

15 Add a new section as follows:

16 ~~"705.1 Carbon Monoxide Detectors and Alarms. The provisions of this section shall~~
17 ~~apply to Groups I-1, I-2, and all R-occupancies. At least one carbon monoxide detector or~~
18 ~~alarm shall be installed on each floor level. If a floor level contains bedrooms or sleeping~~
19 ~~rooms, at least one detector shall be located in the immediate vicinity of the sleeping~~
20 ~~area, outside of the bedrooms or sleeping rooms. Carbon monoxide detectors and alarms~~
21 ~~shall be installed in accordance with their listing. The alarm shall be clearly audible in~~
22 ~~all sleeping rooms, even if the intervening doors are closed.~~

23 ~~Exceptions:~~

- 24 1. ~~Carbon monoxide detectors and alarms are not required in dwelling units and~~
25 ~~structures that have no combustion appliances, attached garage, or other vehicle~~
~~parking within 25 feet of any direct 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 2006 I.M.C.~~

1
2 ~~705.2 Interconnection. In new construction, all carbon monoxide detectors and alarms~~
3 ~~located within a single dwelling unit shall be interconnected in such a manner that~~
4 ~~actuation of one alarm shall activate all of the alarms within the individual dwelling~~
5 ~~unit.~~

6 ~~705.3 Power source. In new construction, carbon monoxide detectors and alarms shall~~
7 ~~receive their primary power from the building wiring if the wiring is served from a~~
8 ~~commercial source, and shall be equipped with a battery backup. Wiring shall be~~
9 ~~permanent and without a disconnecting switch other than what is required for~~
10 ~~overcurrent protection. In existing construction, carbon monoxide detectors and alarms~~
11 ~~may be powered by battery or a cord and plug with battery backup." (SFM)~~

12 (Serial No. 2009-16(b), § 2, 9-21-2009)

13 **19.11. Appendix A Boarding Standard.**

14 ~~Adopted in its entirety IPMC Appendix A is hereby adopted.~~

15 (Serial No. 2014-19(c), § 11, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 19, 6-5-2017, eff. 7-
16 6-2017)

17 **19.11. Appendix B Board of appeals.**

18 IPMC Appendix B is not adopted.

19 ***

20 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
21 adoption.

22 Adopted this _____ day of _____, 2025.

23 _____
24 Beth A. Weldon, Mayor

25 Attest:

Breckan L. Hendricks, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Wade Bryson, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Request to Purchase City Property on Meander Way
DATE: July 30, 2025

In July 2025, Sarah Griffith, property owner of 3503 Meander Way, submitted an application to purchase City property adjacent to their home. Both properties are along the Mendenhall River. The application states the reason to purchase the property is to increase privacy. "With the construction occurring the trees on the CBJ lot were removed and there is not a clear marking of public property from private resulting in public trespassing on our private property without knowing they are doing so." Griffith also states that "with the flooding for two years and the construction there has increased public interest and trespass onto our property. The purchase of the CBJ lot I believe would help resolve this as the property could be clearly all marked as private." Initial discussions with Parks staff indicate that this property is a low value park parcel, and Parks staff determined that in accordance with the 2019 Parks Master Plan, the Parks and

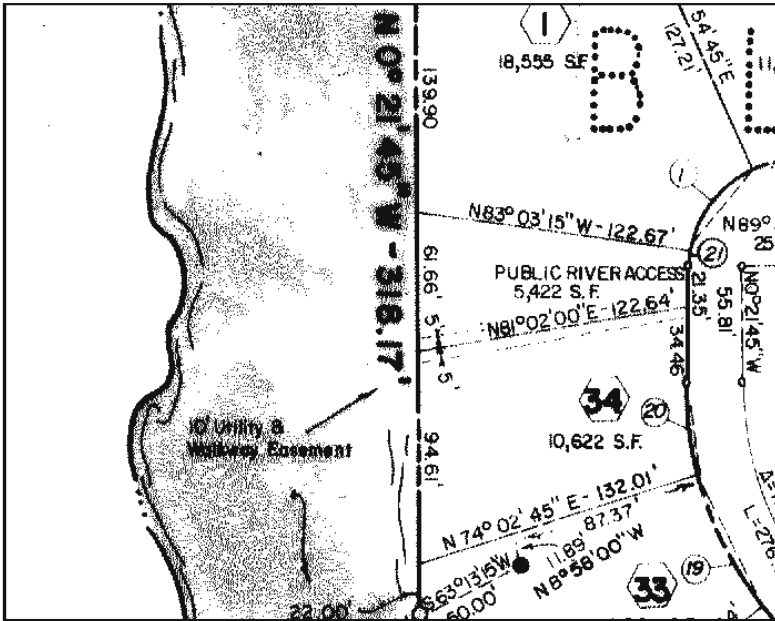
Recreation Advisory Committee (PRAC) will need to provide direction on whether this application should be considered. This application is scheduled for the PRAC on August 5, 2025.



The Engineering and Public Works Department also has an interest in the property as there is a drainage easement through the center of this lot with an outfall at the river. The HESCO Barriers line the River on the CBJ and applicant's property. Engineering staff indicated that they would be in favor of disposing of this property as long as the CBJ retains an access and utility easement for the storm drainage and an access and utility easement to maintain any current and future flood mitigation infrastructure.

This property is listed in the 2016 Land Management Plan as a property that CBJ retains for public access to the Mendenhall River and is managed by the CBJ Parks and Recreation

Department. This property was determined to be owned by the CBJ during the process of drafting the 2016 Land Management Plan (LMP). During that process there were a small number of properties that did not have deeds and were dedicated by plat by the developers of the properties. At the time these properties were untaxed and property information and history are limited. The ownership of this property was determined based on the 1981 plat dedicating this property as "Public River Access". The plat also shows a shared 10' Utility & Walkway Easement. Conveyance appears to have been granted through the subdivision plat only, which does not conform with current practices. Because of this CBJ may not have clear title to the property. The Planning and Zoning Commission meeting minutes from April 11, 1978, show that this access was a condition of the final plat.



If this Committee determined that this application should be considered, staff would need to begin a process to clear the title of the property. This will likely involve the previous owners or the developer who produced the plat and designated the property as Public River Access. The previous owners may have an interest in this property if the plat designation is removed. If the title can be cleared this application would go to the full Assembly as new business for a determination of whether the proposal should be further considered. The disposal would then be authorized by ordinance after Planning Commission review.

Based on the unclear title, the 1981 plat dedication, and the 2016 LMP designation, it is recommended that CBJ retain this property. Currently, because of the HESCO Barriers, this property cannot be utilized for the original intent of river access. One option to alleviate the concerns of the applicants would be to limit public access to the property until such time that the CBJ can restore public access to the river.

Staff request that the Lands, Housing and Economic Development Committee provide direction to the CBJ Manager to deny this application but to work with the applicants to restrict public access until such time when public river access can be restored.

Attachments:

1. Final 1981 Lakeview Plat 1981-16
2. April 11, 1978, Planning and Zoning Commission minutes
3. April 6, 1978, Parks and Recreation Committee Memo
4. January 2, 1981, Final Approval Lakeview III
5. 2019 Parks Recreation Master Plan Disposal Section

Mrs. Diebels noted this is not a zone change request, but a request for the temporary placement of the trailer on the site.

The Planning Department staff read the Temporary Permit section of the zoning ordinance. Those things allowed in the RO District were discussed. Since this is an office, whether this should be considered as a temporary permit use was discussed. One of the reasons is because it is an office located by itself, and another is because it is a trailer.

Chet Strohmeyer does not object to trailers per se, but would object to permitting them for a period of one year and then the trailer not getting removed on schedule. He would like to see a bond required and that bond relinquished if the trailer is not removed in the one year time period.

The time period required in order to obtain permission for use of an area in the Urban Renewal area was discussed. It would be a minimum of 45 days. Mr. Hartenberger discussed how removal of the trailer would be handled upon lapse of the permit.

Mr. Grant would agree with Mr. Strohmeyer that a bond be required and if the trailer is not removed as required, that the bond be relinquished.

Mr. Beadle noted that a condition stating the trailer could only be used as a campaign headquarters would in itself limit the length of the permit.

Mrs. Diebels noted she has been opposed to a lot of these temporary permits in the past, but none of them have had a definite cutoff or a definite reason for being there; therefore she would not be opposed to this application.

Mr. Shelley moved for approval with the conditions as recommended by the staff. Mr. Beadle seconded the motion.

Mrs. Gorsuch moved to amend to include a condition that a \$1,000 bond be posted and forfeited if the trailer is not removed within 15 days after either the general or primary election, whichever is applicable. Mr. Triplette seconded the motion to ammend.

A roll call vote on the motion to amend was recorded as follows:

Yeas: Triplette, Minch, Menzies, Beadle, Gorsuch, Grant, and Diebels
Nays: Shelley and Quinn

The amendment carried. There was no objection to the main motion as amended.

PLATTING BOARD
CONTINUED ACTION ON PRELIMINARY PLAT, LAKEWOOD SUBDIVISION, U.S.S. 4598
MENDENHALL VALLEY

Mr. Menzies vacated his seat on the commission.

Mr. Hartenberger read the staff report and the memorandum from the Parks and Recreation Committee. The Staff has talked with the Corps of Engineers and the applicants. The applicants have agreed to rip rap portions of the river where erosion might take place. The Corps has agreed to review the plan and determine where erosion may take place. This would be submitted to the applicant and they would rip rap that portion of the river. This could take place between now and the time of the final plat review. Mr. Hartenberger discussed what the City/Borough and State of Alaska are doing regarding an open space plan for the Valley (through the Urban Forestry Grant program). If the grant is approved, then many of the concerns regarding stream buffers and greenbelts can be addressed.

Mr. Grant asked who would make the determination about erosion along the river regarding liability. Mrs. Diebels indicated she spoke with the Attorney who indicated that there might be a problem at some future time, but not now. If there were a note on the plat indicating possible future erosion, the City/Borough would be in a much better position.

Mr. Grant wondered if the Corps made a determination that there was an erosion problem, would they then be liable? This could be a fairly serious problem.

Mrs. Gorsuch noted that if the Buffer and Greenbelt study makes a recommendation for a buffet strip, then it would probably be more difficult to acquire that in the future under private ownerships than from one owner now.

Mr. Hartenberger stated that if the open space plan states we need to provide access on this side of the river, then steps would be taken to acquire the 40' strip along the river and it could be used for whatever the plan felt best.

Mrs. Gorsuch noted that there are already several plans which recommend that public owned river frontage be acquired. How will this plan be different? Mr. Hartenberger noted that the plan which could be accomplished under the Urban Forestry program would be a more refined plan than those already done.

Mrs. Gorsuch stated that since no money is being set aside to acquire the buffer strips, she is concerned that by subdividing this land now, it will be more difficult to acquire in the future under several ownerships. She can also see where the new plan would probably just reiterate what has already been said.

Mr. Hartenberger stated the plan may also recommend that open space be acquired on the opposite side of the river instead of this side. Compatible use of that open space will also be addressed in the plan.

Perry Cantwell of Red Samm reviewed the revisions made in the plat since it's previous review by the Commission. He reiterated the applicant's objection to having a buffer area for public use along the river. He indicated the applicant's willingness to put something in the covenants of the plat regarding possible erosion, and also indicated that the applicant will put rip rap where necessary.

90 width
120
110

Mr. Grant expressed a concern that some of the lots are only 110 feet in depth because of possible build up to the river and the possible erosion problems. Mr. Cantwell stated that is one of the reasons the applicant is willing to rip rap some of the lots. Mr. Cantwell also stated the applicant would put a covenant that the lots could not be cleared beyond 80' of the front property line.

Mr. Hartenberger stated that the staff would, between the time of the preliminary plat and final plat reviews, work out acceptable stipulations which would be meaningful for the type of rip rap to be used. That would be submitted to the Commission at the time of the final plat review.

The size of the public access strips on the north and south ends of the subdivision was discussed.

Merle Bottge brought out the possibility of placing a moritorium on the sale of the lots along the river until such time as the Corps of Engineers report and open space study are done.

Jim King doesn't feel that the green belt idea came out of the blue. It is something that has been talked about since 1970 when a parks and recreation plan was conceptually approved. Subsequent to that, the Planning Department had a series of meetings in the Valley regarding development of that area. It was strongly voiced at that time that green belts were desired. He believes the public has been well heard on this matter and is amazed, after all the public input, that someone is proposing to build up to the river, especially in an area where there is such an erosion problem.

Mr. Shelley recognized the public need and public desirability, but noted the absence of public support and the property is privately owned.

Mr. King stated that to his knowledge, the public has never turned down a recreation bond issue. The public isn't getting the opportunity to get what they want and the way they want it.

Mr. Grant stated that maybe one of the reasons nothing was done to preserve this area is because it was not allowed to be developed until the flood plain was moved. In the Comprehensive Plan there were areas set aside by the Federal Government which could be privately owned, but could not be built on. That may have lead some to believe that areas adjacent to the river were protected. The staff would be interested in knowing where this acquisition sits in the overall acquisition priority with the Parks and Recreation Committee of open space now that the flood plain has been changed.

Mrs. Gorsuch noted that since the time that the flood plain boundaries have been changed, the Planning Department and Commission has not looked at the land to see how it should be zoned or used.

Mr. Hartenberger stated that the floodway evaluation was undertaken starting a year ago. It has been in the last two months that the City was officially notified that the boundary had changed. The staff would concur that this needs to be looked at as far as land use and future zoning of the area.

Mr. Quinn felt that if the City/Borough has an open space plan for green belts, then maybe we should start taking action to acquire that property by putting a price tag on the needed land.

Mrs. Gorsuch stated that since the staff agrees that we need to look at this area as far as land use, she is surprised by the staff's recommendation on this plat.

Mr. Hartenberger noted that this is privately owned land and the owner wants to develop it. The 40' of undevelopable land is one way to handle the situation until an open space plan is finished.

Mr. Grant moved for approval of the preliminary plat with the conditions as outlined by the staff that (1) a corridor (undeveloped, but publically dedicated) be provided which will allow extension of North Riverside Drive, if deemed necessary in the future, and (2) that the rate and location of possible erosion be examined by the Corp of Engineers or a hydrologist for the purpose of establishing a buffer for the lots located along the Mendenhall River. Mr. Beadle seconded the motion.

Mrs. Diebels felt it might be inefficient to eliminate the road when the school site is developed. Mr. Hartenberger stated the staff's feeling that most of the students would walk to the school and there would be no bussing. Mr. Maguire stated the applicant has agreed to place a covenant on the plat that no clearing can be done further than 80' from the front lot line.

Mr. Shelley moved to amend the motion to make the placement of that covenant on the plat a condition of preliminary plat approval. Mr. Minch seconded the motion.

Mr. Minch noted that the lots are not big enough to take a 40' buffer strip off the back and still meet the platting requirements for development (minimum lot size for R-7 is 70 X 100').

There were no objections to the motion to amend.

Mrs. Gorsuch moved for amendment of the main motion to add the following conditions:

1. That access be provided from the end of the cul-de-sacs to the park.
2. That public access points at the north and south ends of the subdivision be provided.
3. That a note be placed on the plat of the regarding the possibility of erosion on those lots adjacent to the river.

The motion was seconded by Mr. Beadle.

The staff indicated a drainage plan would be shown on the final plat.

There were no objections to the amendment.

Mr. Quinn noted that if the road closest to the river were moved 90' closer to the river, it would leave a 30' buffer strip. It was noted by the staff that this would cause the developer to resubdivide the area. This has been discussed with the applicant, who is opposed to the idea.

Mr. Beadle moved that no development be done on the lots bordering the river until such time as a satisfactory Corps of Engineer or hydrologist report is approved by the Staff and rip rap is in place. Mrs. Gorsuch seconded the motion.

Mr. Minch did not know if this condition was necessary at this time, but would support it. It could be that this would need to be a condition on the final plat.

This proposed condition would be more restrictive about which lots could be developed. The subdividor could develop the remainder of the subdivision, leaving those lots along the river undeveloped until after rip rap is in place.

There was no objection to the amendment.

Mrs. Gorsuch was opposed to this subdivision, even with all the conditions. She would like to see the applicant come back with a proposal having no lots abutting the river because of the erosion problem and taking into consideration the plans of the Borough that call for a buffer strip.

Mr. Quinn stated his objection to the proposal. With all the plans recommending buffer strips, he didn't think the Commission has adequately addressed this matter on this plat.

Mr. Shelley did not feel uncomfortable with this plat. The developer has made accommodations for rip rap and provided a green belt to his satisfaction.

A roll call vote on the motion was recorded as follows:

Ayes: Triplette, Beadle, Shelley, Grant, and Diebels

Nays: Minch, Gorsuch and Quinn

Abstain: Menzies

The motion, with amendments, carried.

FINAL PLAT CEDAR COURT SUBDIVISION, U.S.S. 1799 MENDENHALL VALLEY

Mr. Menzies remained in the audience.

Mr. Hartenberger read the staff's report and recommendations, which was for approval on the condition that the Engineering Division's requirements be met.

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CITY OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning and Zoning Commission

DATE: April 6, 1978

FILE NO.

SUBJECT: Lakewood Subdivision
Red Samm Construction

FROM: Parks and Recreation Committee

At the regular April 4, 1978 meeting of the Parks and Recreation Committee, the subject subdivision was reviewed. The Committee discussed at some length the possibility of a green belt along the Mendenhall River and also the playground/park area proposed by the subdivision.

In reviewing the proposed plat, the Committee was in agreement with the following aspects proposed by the subdividor:

1. That the elimination of a portion of Riverside Drive between the proposed land and the subdivision would be beneficial to the residents of the subdivision.
2. That access has been provided from the end of the cul-de-sacs to the park.
3. The public access points at the north and south ends of the subdivision have been provided.

It was also recommended that if the Borough cannot feasibly acquire access on both sides of the river, then access on the west side for a green belt should be looked into now, and the possibility of a pedestrian bridge be looked into.

With regard to possible erosion, the Committee requests the Planning Commission direct a geologist/hydrologist take a look at those lots along the river and determine their suitability for development, and that this be done before the Preliminary Plat is approved by the Commission. If the study reflects that erosion will endanger those lots, is there any public liability incurred if individuals build on them?

A trail corridor along both sides of the river below the Lakewood Subdivision was discussed, and the Committee requests that the Planning Commission/Department enter into negotiations with Red Samm Construction to obtain a trail easement through Parcels 6, 10, and 11, USS 1284.

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CITY OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning and Zoning Commission

DATE: April 6, 1978

FILE NO.

SUBJECT: Public Beaches within the
City/Borough of Juneau

FROM: Jim Dumont
Parks and Recreation Committee

At the regular April 4, 1978 Parks and Recreation Committee meeting, it was requested that a joint meeting of the Planning and Zoning Commission and the Parks and Recreation Committee be scheduled to discuss the public beaches in the Juneau area and their future, especially with regard to designating public access to these beaches and clearing trails on that public access. At this joint meeting, the public would be invited for any input they may have.

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

January 2, 1981

Mr. Perry H. Cantwell
Red Samm Construction, Inc.
2961 Riverside Drive
Juneau, Alaska 99801

RE: Final Plat, Lakewood Subdivision No. III
U.S. Survey 4598

Dear Mr. Cantwell:

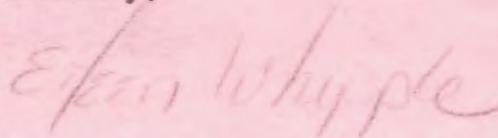
At the December 23, 1980 meeting of the Planning Commission, the Platting Board gave conditional approval of the final plat for the Lakewood Subdivision No. III, U.S. Survey 4598 located in the Mendenhall Valley.

The conditions to be met prior to plat recording are:

1. That a note be attached to the plat stating that residential building development shall occupy the front 80 feet of all lots fronting on the Mendenhall River.
2. That it is indicated on the plat the significance of the monumented traverse line within Lots 25 to 35, Block "B".

If you have any questions about these conditions, please feel free to contact me at the Planning Department.

Sincerely,



Eileen Whipple
Planner

EW/hmh
cc: R&M/Malcolm Menzies

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning Commission

DATE: December 19, 1980

FILE NO.

FROM: Planning Department *Ans*

SUBJECT: Final Plat, Lakewood
Subdivision No. III,
U.S. Survey No. 4598
Mendenhall Valley

Background: This is a final plat for the Lakewood Subdivision No. III, U.S. Survey No. 4598, located in the Mendenhall Valley. This is the third and final phase of the Lakewood Subdivision which received preliminary plat approval at the April 11, 1978 meeting of the Platting Board.

The conditions placed on the preliminary plat were:

1. That a corridor (undeveloped, but publically dedicated) be provided for the possible extension of Riverside Drive.
2. That the Army Corps of Engineers or a hydrologist examine the river bank bordering the subdivision to determine the rate and location of erosion.
3. That access be provided from the end of the cul-de-sac streets to the proposed park.
4. That public access be provided to the Mendenhall River at the north and south ends of the subdivision.
5. That a note be placed on the plat regarding the possibility of erosion on those lots adjacent to the river.
6. That no development take place on the lots bordering the river until such time as a satisfactory Corp of Engineers or hydrologist report is approved by the Staff and rip-rap is in place.

All conditions have been completed, except condition #5, and the applicants are now requesting final approval.

Zone: R-7

Recommendation: Conditional Approval

The final plat substantially conforms to the preliminary plat submitted. Staff would recommend approval with the following conditions:

1. That a note be placed on the plat regarding the possibility of erosion on those lots adjacent to the river.
2. That a note is placed on the plat which states that residential building development shall only occupy the front 80.0 feet of all lots fronting on the Mendenhall River.
3. That it is indicated on the plat the significance of the monumented traverse line within Lots 25 to 35, Block "B".

Social Barriers: Social barriers are more difficult to identify and resolve than financial and logistical barriers. Social barriers can include language and cultural barriers, parental unfamiliarity with a program or service, lack of support for scholarships or other assistance programs, or misconceptions about the cost of passes and programs. Continued youth and community outreach can help overcome some of these barriers, but they are based on individual feelings and perceptions and will require time and resources to resolve.

7.8 Land Acquisition and Disposal

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are likely to have such values through future development. Lands with the potential for public recreation or requiring environmental protection may be considered for acquisition by Parks & Recreation and/ or the CBJ Lands & Resources Department as they become available. Park properties that meet criteria for disposal and may have greater public benefit if used for another purpose may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.



7.8.1 Parkland Acquisition

CBJ may acquire private property or property owned by other government entities consistent with the CBJ Comprehensive Plan, a specific Area Plan, or any other CBJ planning document that identifies acquisition of parklands. Reasons for acquiring park land may include:

- Right-of-way alignment to CBJ property suitable for parkland development
- Preservation of a trail corridor
- Public access
- Current or future need for new parks or facilities
- Consolidation of land ownership
- Enhancement or protection of adjacent Parks & Rec property
- Habitat preservation & restoration
- Bequests or donated land

Partial rights may be acquired when fee simple ownership by the CBJ is not necessary to accomplish management objectives. Partial rights may include: easements, leases, covenants, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain. Reasons to acquire parkland may include population growth, increased development, changing trends in recreation, a need to preserve high value conservation areas, or other rationale. Parkland should be acquired when and where it is in the public interest.

7.8.2 Parkland Disposal

Disposal of parkland in the public interest

In general, parkland is presumed to have significant recreational, environmental, or cultural value, and/or is necessary to fulfill the goals established by this plan. Disposal of parkland must be in the public interest and for good cause. Selling land to fund maintenance or general operating costs is not recommended. This plan identifies a number of parcels that hold no recreational, conservation, or cultural value, and which are unlikely to be needed for future development or conservation. It may be in the public interest to dispose of these properties to support long term community needs, such as housing.

The municipality obtained title to large tracts of land (and small ones as well) as a result of the formation of the Borough and through other processes. A review of municipal land holdings will quickly reveal that the Parks and Recreation Department is the Departmental manager of most of the municipal land parcels.

Many of these parcels are categorized as natural area parks or conservation areas. It is possible, even likely, that portions of these tracts are developable and could be used by the Assembly to support some of its other goals, notably housing. It is not the function of the Parks & Recreation Department or the Parks and Recreation Advisory Committee to advocate for housing or other types of development, nor does it have the resources to work on this issue.

When it has time and inclination, the Assembly may wish to direct the Manager to analyze the inventory of land and make recommendation for potential land disposals to meet housing or development goals. This effort should only be done within the context of all of the municipal needs and goals, including those articulated in this plan. This plan is not intended to limit the ability of the CBJ to dispose of land that is not necessary for the Park system for development purposes.

Proceeds from lands sold by CBJ automatically go into the Lands Fund, unless appropriated by the Assembly for another use. Proceeds of land sales could be considered for the acquisition of parklands. When allocating funding from sales of municipal land, the Assembly should consider the functional relationship of the land sold to the Park system.

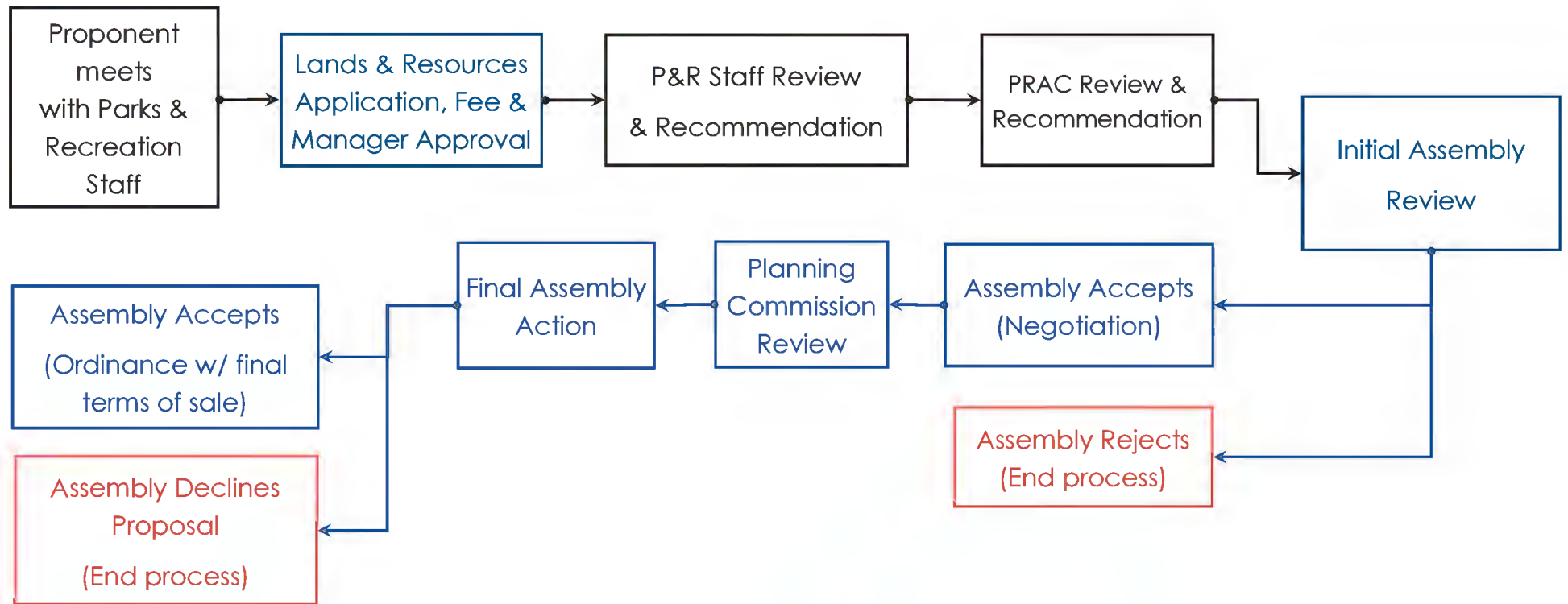
Disposal Process

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The



Parkland Disposal Process

Section 7.8.2



CBJ§53.09.260 (b)

Lands & Resources

proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation, and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ 53.09.260.

Guiding Principle: Promoting community engagement, health and wellness		
Goals: <ul style="list-style-type: none"> • Find efficiencies that increase cost savings and/or revenue potential • Continually provide diverse recreational opportunities for the community • Find creative ways to rent or program Parks & Rec facilities for use by community groups outside of the traditional facility user group • Provide opportunities for self-directed active recreation opportunities for all ages and abilities • Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all 		
Recommendation	Timeline	Capital \$
Department-Wide		
Required Action		
Develop and implement a department-wide fees and charges policy	Short	Staff time
Recommended Action		
Devote staff resources to evaluating grant and alternative funding opportunities	Medium	Staff time
Work with Eaglecrest and Juneau Community Foundation to transfer management of the Dimond Park Field House to Parks & Rec	Short	Staff time, potential revenue source
Parks		
Recommended Action		
Develop low impact camping facilities in appropriate parks	Short	\$150k-\$350k
Support residents to add or increase community garden space in parks	Medium	\$25k-\$75k



JAHF Annual Report

Ridgeview Subdivision

Glacier Heights, LLC

Project Name

Ridgeview Subdivision Phase 1A
7400 Glacier Highway
Juneau, AK 99801

Project Summary

Glacier Heights, LLC was awarded a \$1,200,000 loan to construct Phase 1 Building A (Phase 1A) in the Ridgeview Subdivision. Phase 1A consisted of off-site improvements of Seymour Way and the on-site improvements for Building A and the required parking. Building A has a total of 24 dwelling units and 8 enclosed parking garages.

Progress Update

The loan was funded on August 4, 2023, with construction commencing immediately. The project was originally planned to be completed mid-June 2024; however, progress was halted during the winter months in order to assure the building dried out properly. The project was again delayed by the CBJ Mechanical Inspector since he required documentation from the mini-split manufacturer (Samsung) that the units had been installed properly. Confirmation was received in September 2024 from Samsung and the Certificate of Occupancy issued early October 2024.

Condo unit sales have been much slower than anticipated due to misinformation in the community about the JAHF loan and finishing the construction in October.

JAHF Funding Benefits

The favorable terms of the loan (a) helped us to secure financing with FNBA since we had a lower LTV than usual and (b) saved debt service costs.

Program Feedback

As noted in our 2024 Annual Report, the initial delay to getting the loan approved and funded was an initial setback to the project; however, more significantly is the misinformation in the community related to the loan. Apparently, many of the local Juneau residents believe that either Glacier Heights was “given” the money with no repayment terms, or the intent of the loan was to create affordable housing. We believe that this is the single greatest challenge to generating interest from locals to purchase a unit. Due to the misinformation in the community, we would not pursue this loan again and have indefinitely delayed any further progress on future buildings.