



REGULAR ASSEMBLY MEETING 2025-17

August 18, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

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. SPECIAL ORDER OF BUSINESS

E. APPROVAL OF MINUTES

1. 2025-07-28 Regular Assembly 2025-15 Minutes - Draft

[These minutes will be added to the packet under Supplemental Materials prior to the Monday, August 18 meeting.]

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

H. CONSENT AGENDA

1. Public Request for Consent Agenda Changes

2. Assembly Request for Consent Agenda Changes

3. Assembly Action

A) Ordinances for Introduction

1) Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations.

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 its 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 the city's deferred status in jeopardy.

The Lands, Housing and Economic Development Committee discussed the purpose of the rewrite, and the items related specifically to Juneau at the August 4, 2025, meeting and passed a motion to support the adoption of the ordinance.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2025-01(b)(C) An Ordinance Appropriating up to \$77,000 to the Manager for Fiscal Year 2026 Airport Operations; Funding Provided by Airport Funds.

This ordinance would appropriate \$77,000 of Airport funds to increase the Maintenance Mechanic II (PCN 116003) FTE from .38 to 1.0. The Airport has added 91,000 square feet of buildings in recent years, and the current position's FTE is not sufficient to monitor and maintain the total square footage of buildings. To meet maintenance demands, the Airport has relied on the .38 FTE, outsourcing maintenance professionals, or work has been delayed. Increasing the FTE will be more cost efficient in the long run and decrease the time it takes to make repairs. This increased FTE would be split 50% terminal buildings and 50% snow removal equipment buildings. If this FTE is not increased, repairs and ongoing maintenance would continue to experience delays or not be completed.

The Airport Board approved this request at the August 14, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

3) Ordinance 2025-01(b)(D) An Ordinance Appropriating \$1,007,116 to the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project, and Deappropriating \$1,007,116 from the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Funds.

\$1,007,006 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds were appropriated via FY25 Ordinance 2024-01(b)(F) to the Aircraft Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. The Airport has

since been notified that the public cooperative used for the procurement process is not recognized by the FAA; therefore, the grant can no longer be used for the truck. The truck is expected to be received no later than March 2026. The truck is essential to maintaining the Airport’s Index C rating which permits commercial jet service in Juneau. As received, Passenger Facility Charge (PFC) 10 funds would restore airport fund balance.

The Airport Board of Directors approved this request at the August 14, 2025 board meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Regular Assembly meeting.

4) Ordinance 2025-01(b)(F) An Ordinance Appropriating \$735,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by General Funds.

This ordinance would appropriate \$735,000 of general funds to the Dzantik'i Heeni Playground CIP. These funds would contribute toward the design and construction of ADA improvements at the Dzantik’i Heeni School playground. Project work would include the design and installation of safety surfacing for the pre-K and K-5 play equipment, a concrete ADA sidewalk, and fencing around the playground to create a safer and more accessible facility for children of all abilities. This appropriation does not cover the cost of playground equipment. The Juneau School District will spearhead fundraising efforts for the playground equipment.

This project was discussed at the Joint Assembly and Juneau School District Facilities Committee meeting on May 6, 2025. This project was discussed and referred to the Assembly Finance Committee at the Regular Assembly Meeting on July 28, 2025. The Assembly Finance Committee reviewed this ordinance at the August 6, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

5) Ordinance 2025-01(b)(G) An Ordinance Transferring \$103,546 from the General Fund to the Marine Passenger Fee Fund for Unspent Assembly Grant Awards for the Ambassador Program Between FY2020 and FY2025, Reimbursed by the Downtown Business Association.

This ordinance would transfer a total of \$103,546 from the General Fund to the Marine Passenger Fee Fund. The Downtown Business Association reimbursed the CBJ unused Assembly grant funds from fiscal years 2020-2025 for the Ambassador Program. These grants were funded by the Marine Passenger Fee Fund and this ordinance would return the reimbursed funds to their original source. The following table details the unspent funds by fiscal year:

FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
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\$3,920.99 COVID \$13,380.11 \$34,108.31 \$20,622.73 \$31,513.58

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

6) Ordinance 2025-01(b)(I) An Ordinance Appropriating \$150,000 to the Manager for Assembly Chamber Audiovisual Upgrades; Funding Provided by General Funds.

This ordinance would appropriate \$150,000 for Assembly Chamber audiovisual upgrades. Assembly Chamber's audiovisual system is outdated and is not easy for viewers to hear or see the meetings. The replacement of this audiovisual equipment will allow the public to have a better listening and visual experience.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

7) Ordinance 2025-39 An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association

The Current City Hall is not large enough to house the CBJ downtown workforce, which has led the CBJ to lease office space since the 1980s. The buildings that the CBJ has historically leased are either no longer available for lease or have lease rates and building conditions that are unfavorable as office spaces. The Burns Building is large enough for CBJ offices and Assembly Chambers. The 2023 Proposition 1, a general obligation bond to build a new city hall, was estimated to cost a total of \$43.3 million dollars. The acquisition of the Burns Building is a cost-effective solution to meet the need for CBJ offices and provides the opportunity for the existing City Hall and leased office space to be redeveloped to meet the community goals. The Alaska Permanent Fund Corporation has agreed to sell the CBJ two floors of their building in order to provide the community with City Hall for appraised value (\$9.3M with \$2.7M dedicated to a sinking fund to cover future capital needs at the facility). The CBJ has worked closely with the Alaska Permanent Fund Corporation (APFC) to establish a partnership which meets the needs of both the CBJ and the Corporation. At the February 24, 2025, meeting, the Committee of the Whole (COW) reviewed the appraisal of the Burns Building which valued the acquisition of two floors as a business condo at \$9.3 million. The COW reviewed a draft letter of intent and provided a motion of support to enter into negotiations with the APFC for the purchase of two floors of the Burns Building.

The City Manager recommends this ordinance be introduced referred to the next Assembly Committee of the Whole (COW) meeting.

B) Resolutions

1) Resolution 4026 A Resolution Amending the Youth Activity Board Membership.

This resolution was requested by the Youth Activities Board to better reflect their

board membership needs.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 3089 A Resolution Deappropriating \$924,374 from the Aurora Harbor Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Transportation and Public Facilities.

This housekeeping resolution would deappropriate \$924,374 of the Alaska Department of Transportation and Public Facilities grant from the Aurora Harbor Improvements CIP. The grant was originally appropriated in fiscal year 2025 via Ordinance 2024-01(b)(AB) in the amount of \$5,000,000. The final grant agreement was executed in the amount of \$4,075,626, \$924,374 less than the original award letter due to lower than anticipated bid awards. This resolution reduces the expenditure authority in the project reflect the final award amount. The grant amount is sufficient for currently planned work.

The Docks and Harbors Board of Directors this ordinance at the July 31, 2025 meeting.

The City Manager recommends the Assembly adopt this resolution.

C) Liquor/Marijuana Licenses

Liquor License Actions

These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License - Transfer of Ownership

Transferor: Breeze-In Corporation d/b/a Breeze-In Liquor

Transferee: BI Valley LLC d/b/a Breeze In Valley

License Type: Package Store License: #176 Location: 2200 Trout St.

Transferor: Breeze-In Corporation d/b/a Breeze-In

Transferee: BI Lemon Creek LLC d/b/a Breeze In Lemon Creek

License Type: Package Store License: #4543 Location: 5711 Concrete Way

Liquor License - Renewal w/ Restaurant Endorsement

Licensee: Juneau Hospitality LLC d/b/a Ramada by Wyndham & TK Maguires

License Type: Beverage Dispensary - Tourism License: #313 Location: 375 Whittier St.

Endorsement Type: Restaurant Endorsement #15878

Licensee: TCKS LLC d/b/a Tracy's King Crab Shack 2

License Type: Beverage Dispensary - Seasonal License: #447 Location: 300 Whittier St. Lot C1 Juneau Subport

Endorsement Type: Restaurant Endorsement #15347

Licensee: Ronald Martin Burns d/b/a Salt

License Type: Beverage Dispensary License: #644 Location: 200 Seward St.

Endorsement Type: Restaurant Endorsement #15589

Liquor License - Restaurant Endorsement

Licensee: Crystal Saloon LLC d/b/a Crystal Saloon

License Type: Beverage Dispensary License: #2533 Location: 216 Front St.

Endorsement Type: Restaurant Endorsement #Not Yet Issued by AMCO

Liquor License - Renewal**Licensee: Juneau Moose Lodge #700 d/b/a Loyal Order of Moose #700**

License Type: Club License: #4034 Location: 8335 Airport Blvd.

Licensee: Southern Glazer's Wine & Spirits of Alaska LLC d/b/a Southern Glazer's of AK

License Type: General Wholesale License: #4859 Location: 5452 Shaune Dr. Bay 2

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license actions.

D) Transfers

1) Transfer Request 2521 A Transfer of \$21,500 from CIP D12-100 Lemon Creek Multimodal Path to CIP D24-099 Safe Streets for All (SS4A).

This housekeeping request would transfer \$21,500 from the Lemon Creek Multimodal Path CIP to the Safe Streets for All (SS4A) CIP. In FY25, Ordinance 2024-01(b)(O) appropriated \$86,000 of United States Department of Transportation grant funds to the Safe Streets for All CIP. The grant's match requirement of \$21,500 was provided by previously appropriated funds in the Lemon Creek Multimodal Path CIP. This transfer would move the grant match funds to the project with the grant budget and expenditures.

The Public Works and Facilities Committee approved this at the December 18, 2023.

The Manager recommends approval of this transfer.

I. PUBLIC HEARING

1. Ordinance 2025-28 An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.

This ordinance modifies CBJC 42.20.090 to make it unlawful to obstruct a public stairwell, path, parking garage, parking lot, or other public way intended for pedestrian, bicycle, or vehicular use. In most scenarios, the types of behavior this code change prohibits are already prohibited but require additional process from JPD and/or facility managers before enforcement can take place. That process typically takes the form of either 48 hours of notice to campers, dependent on associated public impacts and internal staff capacity prior to enforcement action, or, more commonly, utilization of the trespass code when trespass is determined to be appropriate by facility

managers. Due to the length of those processes, we experience capacity issues with responding to the volume of complaints in a manner that satisfies the complainant. At its core, this change enables JPD to perform work already being done more expeditiously.

The Systemic Racism Review Committee (SRRC) strongly recommends that the Assembly reject Ordinance 2025-28, which proposes amendments to the Disorderly Conduct Code (CBJC 42.20.090). The committee expressed concern that the ordinance significantly broadens enforcement authority in ways that could disproportionately impact marginalized communities and increase the risk of discriminatory application. The SRRC's full written recommendation is included in the Assembly meeting packet.

The City Manager requests this item be pulled from the agenda and tabled by the Assembly. The public may comment on Ordinance 2025-28 under non-agenda items.

2. Ordinance 2025-13(c) An Ordinance Amending the Election Procedures: Ranked Choice Voting.

Assemblymember Adkison has proposed this ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for single-member races in the October 2026 local elections. This ordinance has been reviewed by the Assembly at multiple HRC and Committee of the Whole meetings. Initial public testimony was taken on July 28, 2025, and tonight's meeting is intended for a second night of public testimony. The Assembly has asked that this ordinance be set for final action at the November 3, 2025 meeting.

The Systemic Racism Review Committee reviewed this ordinance at the July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and set it for public hearing at the November 3, 2025, Regular Assembly meeting for final action.

3. Ordinance 2025-35 An Ordinance Authorizing the Manager to Negotiate and 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.

This ordinance authorizes the City Manager to negotiate and execute a lease with Petro 49, Inc. for \$75,000 per year for a 35-year term. The appraised value of the property was \$192,400 in 2023. This rate is above market value and advances CBJ's long-term goal of constructing the south end of the Seawalk from the Franklin Dock to A.J. Dock to create public space and mitigate congestion.

The Assembly Lands Housing and Economic Development committee reviewed this ordinance at its July 14, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

4. Ordinance 2025-36 An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

The City and Borough leases parking to the State of Alaska, Department of Administration, on the property adjacent to Centennial Hall for the purpose of providing State employee parking. The current lease will expire on August 31, 2025. This ordinance will extend the lease for a maximum of 10 years. The lease rate has been determined to be \$138,800 per year. The Lands Housing and Economic Development Committee reviewed this lease request at the June 2, 2025, meeting and provided a motion of support for continuing this lease. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

5. Ordinance 2025-37 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, ("Goldbelt") of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.

Goldbelt, Inc is the current lessee for approximately 10,000 sq feet of CBJ leased property and air rights to operate the Goldbelt Tram. The existing 35-year lease expires in 2030 with an option to renew for an additional thirty-five years. This action allows Goldbelt to forgo the final 5 years of the existing lease to secure the finances necessary to make repairs to the existing building.

Docks & Harbors Board reviewed this request at its June 26th meeting and recommended approval of a new lease at an initial lease rent of \$272,027 per year. This ordinance was reviewed and forwarded to the Assembly by the Lands Housing & Economic Development Committee at its July 14, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

6. Ordinance 2024-01(b)(BA) An Ordinance Appropriating \$299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.

The CBJ has received a \$299,970 grant from the Alaska Department of Natural Resources for the Off-Road Vehicle Park CIP. These funds would be used for phase two of the project, which is continuing to construct the Lower Loop and South Loop trails. The local match requirement would be met by previously appropriated funds in the project.

The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025 meeting. The Public Works and Facilities Committee will reviewed this request at the August 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

7. Ordinance 2025-01(b)(E) An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

This ordinance would transfer \$3,500,000 of State Marine Passenger Fee funds from the Waterfront Seawalk CIP to the Marine Park Improvements CIP. This transfer would provide funding for the most recent project estimate. The current project work is estimated to be \$10.25 million. Sufficient funds will remain in the Waterfront Seawalk CIP for currently anticipated work. The Marine Park Improvements CIP is an eligible use of passenger fees.

The Public Works and Facilities Committee reviewed this request at the June 2, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. STAFF REPORTS

M. ASSEMBLY REPORTS

1. Mayor's Report

2. Committee, Liaison Reports, Assemblymember Comments and Questions

A) Short-Term Rental Task Force (STRTF) Report to Assembly

3. Presiding Officer Reports

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

P. SUPPLEMENTAL MATERIALS

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral**

testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify. For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. 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.



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

To: Mayor Weldon and Assembly Members

From: Jeff Hedges, Building Code Official

Date: August 18, 2025

Re: **Title 19 Code Adoption**

Recommendation: Amend Title 19 to comply with State and other legally required codes

Currently, the City and Borough of Juneau (CBJ) Title 19 Building Code is out of compliance with the State of Alaska (State) Deferred Jurisdiction Agreement. CBJ is required to maintain a building and fire safety program, plan review and approval program, and inspection program that meets or exceeds the program conducted by the State Division of Fire and Life Safety. CBJ's current Title 19 is governed by the 2012 International Code Council's set of codes ("I codes"). The State follows the 2021 International Code and is in the process of adopting the 2024 International Code.

CBJ is also out of compliance with the State Department of Labor, which adopted the 2018 Uniform Plumbing Code (UPC) and the 2020 National Electrical Code (NEC). CBJ is still following the 2012 versions of both codes. Fire Marshal Ross and I have been in contact with both the State Fire Marshal's office and the State Department of Labor, and we have been told that audits of deferred jurisdictions to assess compliance will occur soon. If it is determined that CBJ is out of compliance and loses deferred status, all construction projects in Juneau would have to go through the State of Alaska for plan review and approval, and inspection.

The proposed amendments to Title 19 would adopt the 2024 I codes, as well as the 2024 UPC and 2023 NEC. The Community Development Department (CDD) has eliminated code changes that do not conform to CBJC 19.01.119: *"It is the policy of the assembly to adopt international, national and uniform codes under this title with a minimum of changes. Changes proposed should be justified primarily on the basis of conditions in the City and Borough that require additional consideration."*

In consultation with the State Fire Marshal and State Department of Labor, CBJ added the proposed modifications to code and have incorporated those changes into Title 19. CDD confirmed there is no issue with adopting the most current codes prior to the State adopting them as it meets the requirement to meet or exceed State standards.

In early May 2025, CDD notified the building community, contractors, and design professionals of the adoption of the most recent codes. The biggest questions CDD received were about projects that are already far along the design process. CDD has informed them that applications prior to the effective date of the amendments will be under the current codes. CDD will work with others on a case-by-case basis to keep projects going.

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:

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

19.01.106.2 Site plan.

A site plan, drawn in accordance with a boundary line survey, shall be included with permit application construction documents. The site plan will show the size and location of new and existing structures, distances from lot lines, established street grades, and proposed finished grades. A demolition site plan shall show remaining structures as well as structures to be demolished. The building official is authorized to waive or modify the requirement for a site 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.

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.~~

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

6 ***

7 **19.01.115.5 Restoration.**

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

13 ***

14 **19.01.119 Adoption of new international, national and uniform codes; procedures.**

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

27 ***

28 **19.01.202 Definitions.**

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

1
2 ADA-SADAG means Americans with Disabilities Act ~~Aeccessibility 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.

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

19.02.010.3 Limitations of authority.

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

All variance requests to IRC ~~323.3.1 through 323.3.5~~ 306 and IBC 1612 shall be heard by the 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)

Chapter 19.03 BUILDING CODE

19.03.010 International Building Code (IBC) adopted.

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

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."

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

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

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

"SUBSTANTIAL DAMAGE"

"SUBSTANTIAL IMPROVEMENT"

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

19.03.304.5 Detentions in a Group B occupancy.

Add a new section to read:

"304.5 Detentions in s Group B occupancy. Detentions in a Group B occupancy, as a 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)

19.03.305.2.4 Family child care homes.

Add a new section to read:

"Section 305.2.4 Family child care homes. Family child care homes occupied as their primary residence (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 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

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

19.03.305.4 Combination shops.

Add a new section to read:

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

~~19.03.308.3 Group I-1.~~

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

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

~~19.03.308.4 Group I-2.~~

~~Change the last sentence to read:~~

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

~~19.03.308.4.1 Child care facility.~~

~~Revise to read:~~

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

~~19.03.308.6 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)~~

(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)

~~19.03.310.1 Residential Group R.~~

Add the following after the first sentence:

"For facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations, see Section 19.03.427." (SFM)
(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)

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

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

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

~~19.03.406.3.4 Motor vehicle related occupancies; private garages and carports; separation.~~

Revise paragraph 1 by deleting the words "½ inch (12.7 mm) gypsum board" and replacing it with "½ inch (15.88 mm) Type X gypsum board". (SFM)

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

~~19.03.425 429~~ Special security requirements for elevated buildings.

Add a new section to read as follows:

"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 was 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.~~

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

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

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

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

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

Exceptions:

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

19.03.501.23 General building heights and areas; location on property.

Add a new section to read as follows:

"~~501.32~~ *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." (SFM)

~~19.03.504.4 Height; daycare facilities.~~

Add a new section to read as follows:

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

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

19.03.Table 509.1 Incidental uses.

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

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

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

Add footnote i. to read:

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

19.03.706.6 Fire walls; vertical continuity.

Add a paragraph before the exemptions to read:

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

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

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

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

"Adequate cross ventilation must be provided in accordance with Section 1202.2.1."(SFM)

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

~~Add a third sentence to read as follows:~~

~~"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-
2017)

26 ~~**19.03.903.2.8.1 Group R-1.**~~

27 ~~Add a new subsection as follows:~~

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

30 ~~Exceptions:~~

1
2 1. ~~Five or fewer rental cabins.~~

3 2. ~~Rental cabins without potable water.~~

4 3. ~~Health clinics with transient quarters may utilize an NFPA 13R sprinkler~~
5 ~~system throughout the building.~~

6 4. ~~Health clinics may utilize an NFPA 13D sprinkler system in the sleeping unit~~
7 ~~only, if the sleeping unit is separated from the building with a two-hour fire~~
8 ~~barrier." (SFM)~~

9 ~~(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-~~
10 ~~2017)~~

11 **~~19.03.903.2.8.2~~ ~~Group R-2.~~**

12 Add a new subsection as follows:

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

15 Exceptions:

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

18 2. ~~Buildings that are no more than two stories in height, including basements and~~
19 ~~contain 16 or fewer sleeping rooms.~~

20 For the purpose of this section, fire walls may be used to create up to three separate
21 attached buildings. Any additional buildings must be physically separated detached in
22 accordance with IBC Table 602.705.5." (SFM)

23 ~~(Serial No. 2014-19(e), § 3, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-~~
24 ~~2017)~~

25 **~~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(c), § 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.

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

19.03.907.2.3 Fire alarm and detection systems; Group E.

Revise exception 1 by replacing “50” with “49”.

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

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

19.03.907.2.4 Group F.

Revise by deleting the Exception.

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

19.03.907.2.6.1 Group I-1.

Revise by deleting Exception 1.

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

19.03.907.2.7 Group M.

Revise by deleting Exception 2.

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

19.03.907.2.8.1 Group R-1; Manual fire alarm systems.

Revise by deleting Exception

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

19.10.907.2.9.1 Group R-2; Manual fire alarm systems.

Revise by deleting Exception 2.

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

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

~~Add a second paragraph to read:~~

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

~~(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(e), § 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(e), § 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)

19.03.1009.4 Stairways; stairway width.

~~Add the following exception:~~

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

~~(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)

19.03.1009.7.2 Stairways; stair treads and risers.

~~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

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

Exceptions:

1. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit* door or *exit access* door that opens directly into a *public way* or to a *yard*, court or exterior egress balcony that leads to a *public way*.
2. *Storm shelters* are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
3. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the *building* is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, *sleeping rooms* in *basements* shall not be required to have *emergency escape and rescue openings* provided that the basement has one of the following:

3.1. One *means of egress* and one *emergency escape and rescue opening*.

3.2. Two *means of egress*.”(SFM)

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

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

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

~~(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)~~

~~19.03.1029.6 — Replacement emergency escape and rescue windows.~~

~~Add a new subsection and new exceptions as follows:~~

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

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

16 Insert a new subsection as follows:

17 "1103.2.16 Home occupation change of use mixed use occupancies:

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

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

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

25 **~~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:

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

13 (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
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:

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

19.03.1607.12.2.14.1 Roof loads; ordinary roof, awnings, and canopies.

Delete the second paragraph.

~~19.03.1608.1.1~~ — ~~Snow loads; flat roof snow loads.~~

Add a new subsection as follows:

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

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

~~19.03.1608.2~~ — ~~Snow loads; ground snow loads.~~

Delete section in its entirety and add the following:

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

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

1608.2.2 GSL for elevations higher than 500 feet above MLLW. For elevations more than 500 feet above MLLW, the GSL shall be determined using site specific case studies. Determination of the GSL shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a two percent annual probability of being exceeded (50-year mean recurrence interval). In cases where 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:

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

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

Add the following note after the figure:

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

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

19.03.1610.1 Soil lateral load.

Add the following after the last sentence:

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

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

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

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

~~"SUBSTANTIAL DAMAGE~~

~~SUBSTANTIAL IMPROVEMENT."~~

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

~~(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.~~

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

19.03.1803.5.2 ~~Geotechnical investigations; questionable soil.~~

Delete the subsection and add the following:

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

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

19.03.1805.1 Dampproofing and waterproofing; general.

Delete the first paragraph and add the following:

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

19.03.1809.5 Shallow foundations; frost protection.

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

And add the following exceptions:

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

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**
joists.

17 Add the following subsection:

18 "2308.8.8 11 *Rim joists.* Rim joists adjacent to unconditioned spaces shall be constructed
19 of pressure preservative treated wood or other decay resistant or synthetic products
20 approved for such use.

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

25 **19.03.2308.8.9 12 Conventional light-frame construction; floor joists framing; vapor**
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 **19.03.2308.10.1 Conventional light-frame construction; rRoof and ceiling framing;**
10 **wind uplift.**

11 Add a new sentence reading:

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

13 ***

14 **19.03.Table 2902.1 Plumbing systems; minimum number of required plumbing**
15 **fixtures.**

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

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

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

- 23 "1. the number of water closets required for females are changed to provide
24 a. four water closets for 1—50 females;
25 b. six water closets for 51—100 females;
a. 10 water closets for 101—200 females;
b. 14 water closets for 201—400 females;
c. 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

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

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

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

~~Delete the "Other" column of this table.~~

Delete footnote a. and replace with the following:

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

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

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

~~19.03.2902.2.1 Plumbing systems; separate facilities; family or assisted use toilet facilities serving as separate facilities.~~

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

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

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

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

(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 8 Plumbing systems; unoccupied storage occupancies.**

3 Add a new section as follows:

4 *2902.6 8 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
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(e), § 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(e), § 3, 7-30-2014, eff. 7-31-2014;~~
~~Serial No. 2017-01, § 3, 6-5-2017, eff. 7-6-2017)~~

24 ~~**19.03.3409.2 Historic buildings; flood hazard areas.**~~

25 ~~Delete the exeception.~~

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

1
2 **19.03.3410.1 — 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(c), § 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(c), § 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(c), § 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(c), § 3, 7-30-2014, eff. 7-31-2014)~~

19.03.Appendix A Employee qualifications.

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

19.03.Appendix B Board of appeals.

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

19.03.Appendix C Group U - Agricultural buildings.

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

19.03.Appendix D Fire districts.

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

19.03.Appendix E Supplementary site accessibility requirements.

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

19.03.Appendix F Rodent proofing.

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

19.03.Appendix G Flood resistant construction.

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

19.03.Appendix H Signs.

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

Delete Section H104 Identification in its entirety.

19.03.Appendix I Patio covers.

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

19.03.Appendix J Grading.

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

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.

IBC Appendix N is not adopted.

19.03.Appendix O Performance based application.

IBC Appendix O is not adopted.

19.03.Appendix P Sleeping lofts

IBC Appendix P is not adopted.

Chapter 19.04 RESIDENTIAL CODE

19.04.R010.1 Adoption of residential code.

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

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

In addition to the requirements of this chapter, one- and two-family dwellings shall comply 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;

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

~~19.04.R010.3~~ — ~~Applicability.~~

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

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

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

~~Add the following section:~~

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

~~Exceptions:~~

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

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

19.04.R100 Accessibility Administration.

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

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

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

19.04.R202 General building definitions.

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:~~

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

"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 market value, supplied by owner or applicant, of the structure before the damage occurred.

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

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

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

TABLE NO. R301.2(1)

CLIMATIC AND

GEOGRAPHIC DESIGN CRITERIA

Roof Snow load (lbs. per sq. ft.)	50
Wind Speed (mph)	105 or 116 ^{k,l}
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

Change footnote g to read as follows:

"g. 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, Article IV Flood Hazard Areas are hereby adopted by reference."

Add Notes k and l to read:

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

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

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

19.04.R301.6 Roof load.

Add the following as the second sentence:

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

19.04.R301.9 Geophysical hazards.

Add a new section as follows:

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

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 411408.7 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."*

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

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

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

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

~~*Exception:* Installation of one or more permanently affixed steps extending the full width of the window opening constructed to the current adopted International Residential codes rise and run 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. 2017-01, § 8, 6-5-2017, eff. 7-6-2017)~~

~~19.04.R311.9 ——— Ladders.~~

Add a new subsection to read:

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

~~Sleeping and other lofts or similar separate spaces of not over 250 square feet and not containing primary kitchens or bathrooms may be accessed by alternating tread stair 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)~~

~~19.04.R314.3 ——— Smoke alarms; location.~~

Add the following item:

~~"4. ——— In any habitable room equal to or greater than 70 square feet and not used for 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)~~

~~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 flood 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
10 ~~MAXIMUM STUD SPACING (Inches)~~

11
12 ~~116 MPH WIND SPEED~~

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 × 6 HEM FIR STUD	16	16	16	24	16	16	24	24	16
	2 × 6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
9 ft.	2 × 6 HEM FIR STUD	16	16	12	16	16	12	24	16	16
	2 × 6 HEM FIR NO. 2	16	16	16	24	24	16	24	24	16
10 ft.	2 × 6 HEM FIR STUD	12	12	—	16	12	12	16	16	12

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	2 × 6 HEM FIR NO. 2	16	16	16	24	16	16	24	16	16
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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~~

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 × 4 HEM FIR NO. 2	—	—	—	—	—	—	16	12	—
	2 × 6 HEM FIR STUD	24	16	16	24	24	16	24	24	16
	2 × 6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
9 ft.	2 × 4 HEM FIR No. 2	—	—	—	—	—	—	12	—	—
	2 × 6 HEM FIR STUD	16	16	16	16	16	16	24	16	16

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	2 × 6 HEM FIR NO. 2	24	24	16	24	24	16	24	24	16
10 ft.	2 × 6 HEM FIR STUD	16	12	12	16	16	12	16	16	16
	2 × 6 HEM FIR NO. 2	24	16	16	24	16	16	24	24	16

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 **~~19.04R.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 add the following as the last sentence:

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

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

~~Add the following subsection:~~

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

~~(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)~~

~~***~~

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

~~Insert the following table: (SFM)~~

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

TYPE OF PROTECTION		Where the standard clearance in Table M1306.2.1 with no protection is									
Applied to the Combustible Material Unless Otherwise Specified and Covering All Surfaces within the Distance Specified as the Required Clearance with No Protection		36 Inches			18 Inches			12 Inches			
(Thicknesses Are Minimum)		(× 25.4 for mm)									
	(× 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	
1.	¼" in insulating mill board spaced out 1" (3)	30	18	30	15	9	12	9	6	6	
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.	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	

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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.~~**

12 Delete the exception and add the following sentence:

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

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

14 ***

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

17 Add a new subsection as follows:

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

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

23 **~~19.04.M1601.4.1 — Duct construction; installation, joints, seams, and connections.~~**

24 Add the following as the last sentence:

25 "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)

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

Add a new subsection to read as follows:

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

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

~~***~~

19.04.G2413.3 Pipe sizing; sizing.

Add the following item:

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

~~19.04.G2414.10.1~~ Pipe joints.

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

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

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

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

~~19.04.G2414.10.2~~ Tubing joints.

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

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

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

~~19.04.G2414.10.4~~9.5 Metallic fittings.

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."

7 ***

8 **~~19.04.Part VIII Electrical.~~**

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

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

11 **~~19.04.Appendix A (IFGS) Sizing and capacities of gas piping.~~**

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

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

14 **~~19.04.Appendix B (IFGS) Sizing of venting systems serving appliances~~**
15 **~~equipped with draft hoods, category I appliances, and appliances listed for use and~~**
16 **~~type B vents.~~**

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

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

20 **~~19.04.Appendix C (IFGS) Exit terminals of mechanical draft and direct vent~~**
21 **~~venting systems.~~**

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

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

24 **~~19.04.Appendix D (IFGS) Recommended procedure for safety inspection of an~~**
25 **~~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
23 to be substantial improvement or substantial damage, located in a flood hazard area as
24 established by Table R301.2(1), shall meet the requirements of Section R323."

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

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

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

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

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

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

19.04. Appendix K ——— Sound transmission.

IRC Appendix K, Sound Transmission is hereby adopted.

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

19.04. Appendix L ——— Permit Fees.

IRC Appendix L, Permit Fees is not adopted.

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

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

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

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

19.04. Appendix N ——— Venting methods.

IRC Appendix N Venting methods is not adopted.

(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)

19.04. Appendix Q ——— ICC International Residential Electrical Provisions/National Electrical Code cross reference.

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

19.04. Appendix AA Board of appeals.

IRC Appendix AA is not adopted.

19.04. Appendix AB Permit fees.

IRC Appendix AB is not adopted.

19.04. Appendix BA Manufactured housing used as dwellings.

IRC Appendix BA is hereby adopted

19.04. Appendix BB Tiny houses.

IRC Appendix BB is hereby adopted.

19.04. Appendix BC Accessory dwelling units.

IRC Appendix BC is not adopted.

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

IRC Appendix BD is not adopted.

19.04. Appendix BE Radon control methods.

IRC Appendix BE is not adopted.

19.04. Appendix BF Patio covers.

IRC Appendix BF is hereby adopted.

19.04. Appendix BG Sound transmission.

IRC Appendix BG is hereby adopted.

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.

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

IRC Appendix NB is not adopted.

19.04.Appendix NC Zero net energy residential building provisions.

IRC Appendix NC is not adopted.

19.04.Appendix ND Electric energy storage systems.

IRC Appendix ND is not adopted.

19.04.Appendix NE Electric vehicle charging infrastructure.

IRC Appendix NE is not adopted.

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

IRC Appendix NF is not adopted.

19.04.Appendix NG 2024 IECC stretch code.

IRC Appendix NG is not adopted.

19.04.Appendix NH Operational carbon rating and energy reporting.

IRC Appendix NH is not adopted.

19.04.Appendix NI On-site renewable energy.

IRC appendix NI is not adopted.

19.04.Appendix NJ Demand responsive controls.

IRC Appendix NJ is not adopted.

19.04.Appendix NK Electric-ready residential building provisions.

IRC Appendix NK is not adopted.

19.04.Appendix NL Renewable energy infrastructure.

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

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

19.05.702.4 Alterations - level 1; materials and methods.

Delete reference to "International Energy Conservation Code".

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

19.05.708 Alterations - level 1; energy conservation.

Delete this section in its entirety.

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

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

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

~~**19.05.809.1 Alterations - level 2; energy conservation.**~~

Delete this section in its entirety.

~~**19.05.907.8 Alterations - level 3; energy conservation.**~~

Delete this section in its entirety.

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

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

~~**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

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

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

19.05.1401.2 Performance compliance methods; applicability.

Delete the phrase starting with "[Date to be inserted by the jurisdiction?" and insert the 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)

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

Appendix Chapter A is hereby adopted.

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

Appendix Chapter B is hereby adopted.

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

Appendix C is hereby adopted.

19.05 Appendix D Board of appeals.

Appendix D is not adopted.

19.05 Appendix E Temporary emergency uses.

Appendix E is hereby adopted.

Chapter 19.06 PLUMBING CODE

19.06.1.010 Uniform Plumbing Code (UPC) adopted.

For the purpose of regulating the erection, construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all plumbing within and without all buildings and structures or portions thereof within the City and Borough, there is adopted by reference as the plumbing code of the City and Borough, that certain compilation of rules and regulations prepared and published by the International Association of Plumbing and Mechanical Officials, a nationally recognized technical trade organization, which compilation is entitled "Uniform Plumbing Code, ~~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

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

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

Add the following sentence to the end of the paragraph:

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

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

Delete remainder of sentence after Table 14-1.

(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)

19.06.1.422.0 Minimum number of required fixtures.

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

1. ~~the number of water closets required for females are changed to provide~~
 - 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; and~~
 - 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~~
 - 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)

~~19.06.1.507.5~~ — ~~Relief valve discharge.~~

Delete section ~~507.5~~.

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

~~19.06.1.Table 604.1~~ — ~~Materials for building supply and water distribution piping and fittings.~~

Delete "Asbestos Cement" from the table.

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

~~19.06.1.604.2~~ ~~Materials; copper or copper alloy tube.~~

Delete the exception.

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

~~19.06.1.608.5~~ ~~Discharge piping~~

Delete (7).

~~19.06.1.608.7~~ — ~~Vacuum relief valves.~~

Add the following after "elevation":

"~~more than one story~~".

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

~~19.06.1.609.3(2)~~ — ~~Installation; under concrete slab.~~

Add the following as the first sentence:

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

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

~~19.06.1.701.12(2)~~ ~~Drainage; piping.~~

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

~~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

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

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

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

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

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

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

~~19.06.1.811.9 — Chemical wastes.~~

Add a new section as follows:

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

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

19.06.1.903.1(2) Vents; materials; applicable standards.

Delete reference to "Chapter 145 Firestop Protection" and replace with "the Building Code."

~~19.06.1.908.2 — Horizontal wet venting for bathroom groups.~~

Delete this section in its entirety.

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

~~19.06.1.1002.2 — Horizontal lengths of trap arms.~~

Add footnote ** after the words "Horizontal lengths of Trap Arm" and below Table 1002.2 add the following:

~~*** 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

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

Add the following exception.

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

~~19.06.1.1101.5.1~~ — Subsoil drains; discharge.

~~Add the following to the beginning of the paragraph:~~

~~"When required by the administrative authority..."~~

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

19.06.1.1101.6 7 Building subdrains.

Delete the word "public" and insert the word "storm."

19.06.1.1101.412.1 Primary roof drainage.

Delete the first sentence and replace with the following:

"Roof areas of a building shall be drained by roof drains, gutters, scuppers, or sheet flow off the edge of the roof."

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

19.06.1.1101.412.2.2 Secondary roof drains.

Delete "or 1101.412.2.2.2" from the last sentence.

19.06.1.1101.412.2.2(b).2 Combined systems.

Delete this subsection in its entirety.

19.06.1.41081105.0 Controlled-flow roof drainage.

Delete Subsections 41081105.1 and 41081105.2 in their entirety.

~~19.06.1.Chapter 12~~ — ~~Fuel gas piping.~~

~~In addition to the fuel gas pipe sizing requirements in this chapter, the fuel gas pipe sizing methods in the International Fuel Gas Code shall be considered acceptable methods of sizing fuel gas piping.~~

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

~~19.06.1.1316.9~~ — ~~Materials.~~

~~Add a new subsection as follows:~~

~~"1316.9 Dental vacuum systems may be installed with schedule 40 PVC pipe and fittings, above and below grade."~~

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

~~19.06.1.Chapter 145~~ ~~Firestop protection.~~

~~Delete UPC Chapter 145 in its entirety. Refer to Chapter 7 of the International Building Code.~~

~~19.06.1.Chapter 16~~ — ~~Gray water systems.~~

~~Delete UPC Chapter 16 in its entirety.~~

APPENDICES

~~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)~~

19.06.1.UPC Appendix A Recommended rules for sizing the water supply system.

UPC Appendix A is hereby adopted.

19.06.1.UPC Appendix B Explanatory notes on combination waste and vent systems.

UPC Appendix B is hereby adopted.

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

19.06.1.UPC Appendix C Alternate plumbing systems.

UPC Appendix C is hereby adopted.

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

19.06.1.UPC Appendix R Tiny houses.

UPC Appendix R is hereby adopted

19.06.1.UPC Appendix S Onsite stormwater treatment systems.

UPC Appendix S is not adopted

Chapter 19.07 MECHANICAL CODE

19.07.010 International Mechanical Code (IMC) adopted.

For the purpose of regulating the erection, installation, alterations, repair, relocation, replacement, addition to, use, design, quality of materials, location and maintenance of heating, ventilating, cooling and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within and without all buildings and structures and portions thereof within the City and Borough, there is adopted by reference as the mechanical code of the City and Borough that compilation of rules and regulations prepared and published by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Mechanical Code, ~~2012~~ 2024 Edition," (IMC) and one copy which has been filed in the office of the municipal clerk of the City and Borough or at such other places designated by the municipal clerk, for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

19.07.301.6 Fuel gas appliances and equipment.

Delete the words "fuel gas distribution and equipment."(SFM)

19.07.303.3 Prohibited locations.

~~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 combustile construction.~~

~~Delete section 304.9 and add the following:~~

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

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

~~***~~

~~**19.07. Table 304.9 — Clearances, in inches with specified forms of protection.**~~

~~Insert the following table: (SFM)~~

~~Table 304.9 Clearances, in inches with specified forms of protection. (1,2)~~

TYPE OF PROTECTION		Where the standard clearance in Table 304.7 with no protection is											
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)		36 Inches			18 Inches			12 Inches			6 Inches		
		(× 25.4 for mm)											
(× 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

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.													

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

19.07.308.12 — Clearance reduction; steam and hot water pipes.

Add the following new subsection:

"308.12 Steam and hot water pipes. Coverings or insulation used on steam or hot water pipes shall be of material suitable for the operating temperature of the system. The insulation or jackets shall be of noncombustible materials, or the insulation or jackets and lap seal adhesives shall be tested as a composite product. Such composite product shall have a flame spread rating of not more than 25 and a smoke developed rating not to exceed 50."

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

19.07.403.3 — Outdoor airflow rate.

Delete the first sentence and add the following:

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

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

19.07.Table 403.3 — Minimum ventilation rates.

Add a footnote i as follows:

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

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(e), § 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(e), § 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 ***

26 **19.07.604.1 Duct systems; insulation; general.**

27 Delete the words "and the International Energy Conservation Code." (SFM)

28 Add to the end of the paragraph:

29 All supply and return air ducts and plenums shall be insulated with a minimum of R-5
30 insulation when located in unconditioned spaces and with a minimum of R-128
31 insulation when located outside the building envelope. When located within a building

envelope assembly, the duct or plenum shall be separated from the building exterior or unconditioned or exempt spaces by a minimum of R-8 insulation.

Exceptions:

1. When located within equipment.
2. When the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15°F (8°C).

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

19.07.605.1 Air filters; general.

Add exception:

"Exception: Filters may be installed downstream of any heat exchanger or coil when environmental conditions are such that filters installed upstream of a heat exchanger or coil degrade system performance.(SFM)

19.07.802.3 —Chimney and vents; installation.

Add the following sentences:

~~"If Direct vent appliances manufacturer's installation instructions do not specify the minimum dimension to air openings into the building, then that dimension shall be not less than 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."~~

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

19.07.804.1 Direct-vent terminations.

Add the following sentence to the end of the paragraph:

"For direct-vent terminal clearances not specified by the manufacturer, the minimum 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~~

SAFETY CONTROL TIMING												
(Nominal Maximum Time in Seconds)												
Boiler Group	Fuel	Fuel Input Range ¹ (Inclusive) (x 0.293071 For W)	Type of Pilot ²	Trials for Main Burner Flame		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
				Trial for Pilot	Direct Electric Ignition							
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

¹Fuel input shall be determined by one of the following:

^{1.1}The maximum burner input as shown on the burner nameplate or as otherwise identified by the manufacturer.

^{1.2}The nominal boiler rating, as determined by the building official, plus 25 percent.

²Automatic boilers shall have one flame failure device on each burner which shall prove the presence of a suitable ignition source at the point where it will reliably ignite the main burner, except that boiler Groups A, B, E, F and G which are equipped with direct electric ignition shall monitor the main burner, and all boiler groups using interrupted pilots shall monitor only the main burner after the prescribed limited trial and ignition periods. Boiler Group A equipped with continuous pilot shall accomplish 100 percent shutoff within 90 seconds upon pilot flame failure. The use of intermittent pilots in boiler Group C is limited to approved burner units.

³In boiler Groups B, C and D, a 90-second main burner flame failure limit may apply if continuous pilots are provided on manufacturer assembled boiler burner units which have been approved by an approved testing agency as complying with nationally recognized standards approved by the building official. Boiler Groups F and G equipped to reenergize their ignition system within 0.8 second after main burner flame failure will be permitted 30 seconds for Group F or 15 seconds for Group G to reestablish its main burner flame.

⁴Boiler Groups C and D shall have controls interlocked to accomplish a non-recycling fuel shutoff upon high or low gas pressure, and boiler Groups F, G and H using steam or air for fuel atomization shall have controls interlocked to accomplish a non-recycling fuel shutoff upon low atomizing steam or air pressure. Boiler Groups F, G and H equipped with a preheated oil system shall have controls interlocked to provide fuel shutoff upon low oil temperature.

⁵Automatic boilers shall have controls interlocked to shut off the fuel supply in the event of draft failure if forced or induced draft fans are used or, in the event of low combustion airflow, if a gas power burner is used. Where a single motor directly driving both the fan and the oil pump is used, a separate control is not required.

⁶~~Boiler Groups C, D and H, when firing in excess of 400,000 Btu (117 kW) per combustion chamber, shall be provided with low fire start of its main burner system to permit smooth light off. This will normally be a rate of approximately one third of its maximum firing rate.~~

⁷~~Boiler Groups C, D and H shall not permit pilot or main burner trial for ignition operation before a purging operation of sufficient duration to permit a minimum of four complete air changes through the furnace, including combustion chamber and the boiler passes. Where this is not readily determinable, five complete air changes of the furnace, including combustion chamber up to the first pass, will be considered equivalent. An atmospheric gas burner with no mechanical means of creating air movement or an oil burner which obtains two thirds or more of the air required for combustion without mechanical means of creating air movement shall not require purge by means of four air changes so long as its secondary air openings are not provided with means of closing. If such burners have means of closing secondary air openings, a time delay must be provided which puts these closures in a normally open position for four minutes before an attempt for ignition. An installation with a trapped combustion chamber shall in every case be provided with a mechanical means of creating air movement for purging.~~

⁸~~Every automatic hot water heating boiler, low pressure hot water heating boiler, and power hot water boiler shall be equipped with two high temperature limit controls with a manual reset on the control with the higher setting interlocked to shut off the main fuel supply, except that manual reset on the high temperature limit control shall not be required on any automatic package boiler not exceeding 400,000 Btu/h (117 kW) input and which has been approved by an approved testing agency. Every automatic hot water 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."
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 14, 6-5-2017, eff. 7-6-2017)

5 ***

6 **19.07.1204.2 ————— Hydronic piping; pipe insulation; required thickness.**

7 Delete section 1204.2 and add the following:

8 "1204.2 Required Insulation. The surface temperature of piping located within normal
9 reach of building occupants shall not exceed 120 degrees Fahrenheit." (SFM, partial)
(Serial No. 2009-16(b), § 2, 9-21-2009)

10 **19.07.1305.2.1 ————— Fuel oil system installation; flood hazard.**

11 Add a second paragraph as follows:

12 "In flood hazard areas, tank inlets, fill openings, outlets, and vents shall be at or above
13 the design flood elevation or fitted with covers designed to prevent the inflow of
14 floodwater or outflow of the contents of the tanks during conditions of the design flood."
(Serial No. 2009-16(b), § 2, 9-21-2009)

15 **19.07.1401.1 Solar systems; general.**

16 Delete Sections 1401 through 1404 and insert a new Section 1401.1 as follows:

17 "1401.1 General. Solar energy equipment and appliances must be installed in
18 compliance with the Solar Energy Code as adopted by 8 AAC 63.010, as amended from
19 time to time." (SFM)

20 **19.07. Chapter 15 Referenced standards.**

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

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

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

24 NFPA 96-2011 Ventilation Control and Fire Protection of Commercial Cooking
Operations.

25 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 eChimney 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."~~

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

~~19.08.210.19(A)(4) Branch circuit ratings; other loads.~~

~~In the first sentence change "14 AWG" to "12 AWG".~~

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

~~19.08.210.19(A)(5) Branch circuit ratings; water heaters.~~

~~Add a new subsection as follows:~~

~~"(5) Water heaters. For each storage-type electric water heater, the minimum conductor size shall be AWG No. 10 copper."~~

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

19.08.225.31(B)2 Outside branch circuits and feeders; location.

In the first paragraph delete the words "be installed either inside or outside of the building or structure served or where the conductors pass through the building or structure" and replace with the following:

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

19.08.230.28 Overhead service-drop conductors; service masts as supports.

~~Number the existing paragraph as (A) and a~~Add a new subsection (CB) reading as follows:

~~"(CB) Exterior service equipment shall be protected from roof drainage and snow from 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.~~"

24 (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. The nominal pipe diameter is 2½ inch or larger.
2. The pipe is installed under a driveway.
3. Medium pressure systems."

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

19.09.403.109.2 Copper tTubing joints.

Add the following sentence at the end of the paragraph:

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

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

19.09.403.10.49.5 Metallic fittings.

In Item 2, delete the words "or cast iron." and delete Item 5.

19.09.404.20 21 Piping system installation; frost heave.

Add a new subsection as follows:

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

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

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 16, 6-5-2017, eff. 7-6-2017)

19.09.404.2122 Piping system installation; flex connectors.

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

municipal clerk of the City and Borough or such other places as designated by the municipal clerk for public use, inspection and examination and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

19.10.101.1 Accessibility.

Add the following new subsection:

"101.1 Accessibility. When buildings or facilities (or portions thereof) are covered by IBC Chapter 11, Accessibility, installations such as switches and controls, receptacles, signage, elevators and lifts, protective signaling systems, alarm systems, telephone listening devices and other operable equipment and the height of operable parts such as receptacles, switches, thermostats, panelboards, controls and other operable equipment shall meet or exceed the requirements of ICC/ANSI A117.1- 2009."

19.10.105 Permits.

Delete subsections 105.6, Required operational permits and 105.7, Required construction permits except where referred to in CBJC 19.01.105.1.5, Fire Code Permits Required. All references to permit requirements in IFC chapters 3 through 44 are deleted except in those sections corresponding to the required permits in CBJC 19.01.105.1.5.

19.10.202 Definitions.

~~The first sentence of the definition of "Airport" is revised to delete the words "with an overall length greater than 39 feet (11887 mm) and an overall exterior fuselage width greater than 6.6 feet (2012 mm)". (SFM)~~

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

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

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

~~"Exception. Family child care homes (Group R-3) operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of 12 children of any age without conforming to the requirements of this regulation (E occupancy) except for smoke~~

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:

"A facility in this occupancy classification that has occupants who need physical assistance to respond in emergency situations must comply with the International Building Code, Section 19.03.423 19.03.426."

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

"Facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations must comply with the International Fire Code, Section 405."

And add the following definitions:

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

"STAIRWAYS, PRIVATE" are stairways within commercial occupancies serving one 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; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

~~19.10.308.1 Open flame.~~

Delete IFC Section 308.1 and add the following:

~~"308.1 Open flame. The use of open flame in connection with a public meeting or gathering for the purposes of deliberation, worship, entertainment, amusement, instruction, education, recreation, awaiting transportation or similar purposes in assembly or educational occupancies shall be done in consultation with the fire department." (SFM)~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

~~19.10.311.5 Vacant premises; placards.~~

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)~~

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

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

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

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

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

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

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

~~19.10.405.11.4.2 Slow evacuation capability.~~ Evacuation capability of more than three but less than 14 minutes indicates slow evacuation capability. In facilities maintaining slow evacuation capability, the facility must be protected by (a) an automatic smoke detection system, using addressable smoke detectors, designed and installed in accordance with the provisions of this code and N.F.P.A. 72; and

(b) an automatic sprinkler system, with quick response or residential sprinklers, installed in accordance with Section 903.3.1.2 N.F.P.A. 13R (Sprinkler Systems); (SFM)

~~19.10.405.11.4.3 Impractical evacuation capability.~~ Evacuation capability of 14 minutes or more indicates impractical evacuation capability. In facilities maintaining impractical evacuation capability, the facility must be protected by (a) the protections for a facility with slow evacuation capability under Section 405.11.4.2; (b) one half hour fire resistive construction throughout the facility; and (c) direct egress from sleeping rooms for occupants needing evacuation assistance either (i) to the exterior at grade level, to an exterior porch or landing by a three foot six inch wide door; or (ii) if the sleeping rooms are separated from the rest of the building by smoke partitions installed in accordance with I.B.C. Section 711, by egress windows conforming to the provisions of Section 1026. (SFM)

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

~~19.10.407.1 Hazard communication; general.~~

Delete IFC Section 407.1 and add the following:

~~"407.1 General.~~ The provisions of Sections 407.2 through 407.7 shall be applicable, in the discretion of the fire chief, where hazardous materials are located on the premises." (SFM)

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

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

Add a new subsection as follows:

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

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 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
equipment identification and access, and emergency responder radio coverage."

10 (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
of the facility or building or any portion of the exterior wall of the first story of the facility or
building as measured by an approved route around the exterior of the building or facility.";

18 (SFM)

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

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

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

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)

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

7 ***

8 **~~19.10.507.6 Fire protection water supplies; damage protection.~~**

9 Add a new subsection as follows:

10 ~~"507.6 Damage Protection. When exposed to probable vehicular damage due to proximity~~
11 ~~to alleys, driveways or parking areas, standpipes, post indicator valves and sprinkler~~
12 ~~system or standpipe system connections shall be protected by guard posts or other~~
13 ~~approved means."~~

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

14 ***

15 **~~19.10.603.3.1 Fuel fired appliances; maximum outside fuel oil storage above~~**
16 **~~ground.~~**

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

18 ~~"and have a minimum distance to nearest important building of not less than five feet."~~

(SFM)

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

20 **~~19.10.4102605.10 Portable electric space heaters.~~**

21 Delete "through 605.10.4" in the first sentence and replace with "through 605.10.6"

22 Add a new subsection as follows:

23 ~~"605.10.54102.2.6 Building greater than 35 feet in height. Portable, electric space~~
24 ~~heaters shall not be operated in buildings greater than 35 feet in height.~~

25 ~~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.~~**

12 Add a new subsection as follows:

13 "~~901.4.1.1 Licenses.~~ All work on fire suppression systems is to be done by a person
14 licensed by the State of Alaska, Department of Public Safety, for the work being
15 performed."

(~~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.~~**

18 Add a new subsection as follows:

19 "~~901.4.7 Marking of fire protection equipment and fire hydrants.~~ Fire Department
20 connection devices for building sprinkler systems in new and existing buildings shall be
21 identified by the installation of approved reflective markers or signs installed above the
22 device in an unobstructed location at approximately 7 feet above grade."

23 **~~19.10.901.5 — Fire protection systems; installation acceptance testing.~~**

24 Add the following at the end of the last sentence:

25 "~~and all results of such tests must be conveyed to the Fire Marshal within 30 days.~~"

(SFM)

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

26 **~~19.10.901.6.2.2 — Fire protection systems; inspection, testing and maintenance;~~**
27 **~~records; reports.~~**

28 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)

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

~~19.10.903.2.3~~ Automatic sprinkler systems; Group E.

Delete IFC Section 903.2.3, and add the following:

~~"903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings in Group E occupancies and for every portion of educational buildings below the level of exit discharge. The use of a firewall does not constitute a separate building for the purposes of this section.~~

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

~~Day care uses that are licensed to care for more than 5 persons between the hours of 10:00 p.m. and 6:00 a.m. shall be equipped with an automatic sprinkler system designed and installed in accordance with Subsection 903.3.1.3, or an approved equivalent system." (SFM)~~

(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)

~~19.10.903.2.8~~ Automatic sprinkler systems; Group R.

Revise 903.2.8 as follows:

~~An automatic sprinkler system must be installed in Group R occupancies except as required in 903.2.8.1 through 903.2.8.4.~~

(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)

~~19.10.903.2.8.34~~ Automatic sprinkler systems; Group R-1.

Add a new subsection as follows:

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

~~19.10.903.2.8.5~~ Automatic sprinkler systems; Group R-2.

A new subsection as follows:

An automatic sprinkler system or a residential sprinkler system installed in accordance with Section 903.3.1.2 must be provided throughout all buildings with a Group R-2 fire

area that are more than two stories in height, including basements, or that have more than four dwelling units or 16 sleeping rooms.";

19.10.903.2.11.3 Automatic sprinkler systems; Buildings ~~55~~ 35 feet or more in height.

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

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

~~19.10.903.3.1.1.2 Automatic sprinkler systems; elevator hoistways and machine rooms.~~

Add the following subsection:

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

~~Exception:~~

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

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

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

19.10.903.3.1.1.34 Automatic Sprinkler Systems; 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."

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

19.10.Table 1006.2.1 Spaces with one exit or exit access doorway.

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

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

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

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

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

19.10.1007.1009.6 Areas of refuge.

Add the following sentence:

"Fire department hose connections and valves shall not be located in areas of refuge."

19.10.1008.1.5 Floor elevation.

~~Add the following exception:~~

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

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

19.10.1009.0 Stairways; scope.

~~Add a new subsection as follows:~~

~~"1009.0 Scope. Stairs and ladders used only to attend equipment, to access non-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)

~~19.10.1009.7.21011.5~~ ——— Stairways; stair treads and risers; riser height and tread depth.

Add the following:

"8.6 Private Stairways, as defined in Chapter 2, shall have stair riser heights of 8 inches maximum and stair tread depths of 9 inches minimum."

(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

~~19.10.1009.81011.6~~ Stairway landings.

Add the following exception 4 to read:

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

19.10.1011.7.1 Stairway construction; stairway walking surface.

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

19.10.1011.7.2 Stairway construction; outdoor conditions.

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

~~19.10.1009.9.2~~ ——— Stairway construction; outdoor conditions.

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

(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)

~~19.10.1009.13~~ ——— Alternating tread devices.

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

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

(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".

And delete exceptions 1, 2, 3, 4, 5 and 7. (SFM, partial)
(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014)

~~19.10.1029.61031.7~~ Replacement emergency escape and rescue windows.

Add a new subsection and new exceptions as follows:

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

~~Exceptions:~~

- ~~1. Where the existing rough opening does not allow for full emergency escape and rescue per IFC Sections 1029.1 through 1029.3, replacement windows shall have a minimum opening of 20 inches clear width, 22 inches clear minimum height, 4.0 square feet minimum of net opening and a finished sill height of not more than 48 inches to a permanent walkable surface. If the existing rough opening cannot accommodate these dimensions, the rough opening shall be enlarged or a new opening created to allow installation of a full emergency escape and rescue window per IFC Sections 1029.1 through 1029.3.~~
- ~~2. Where the rough opening is not required to be enlarged to meet the minimum clear width, height or area then the finished sill height restriction may be met with the installation of one or more permanently affixed steps. These steps shall extend the full width of the window and meet the current codes rise/run requirements so the top step is no greater than 44 inches to the top of the sill."~~

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

19.10.3201.2 High-piled combustible storage; permits.

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.

4102.1.5 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)

19.10.5001.5 Hazardous materials - general provisions; permits.

Add a new paragraph at the end of the subsection as follows:

"For purposes of storage and transport of hazardous materials at, through or near marine facilities, NFPA 307-~~1995~~2021, Standard for the Construction and Fire Protection of Marine Terminals, Piers and Wharves, shall apply."

~~19.10.5601.1.3~~ — ~~Explosives and fireworks; general; fireworks.~~

~~Section 5601.1.3 is revised, with the exceptions remaining, to read: "The storage, use, and 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 No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

~~19.10.5608.2~~ — ~~Fireworks display; permit application.~~

Delete and add the following:

~~"Permit application. A license or permit must be obtained from the State Fire Marshal's office to conduct fireworks activities as described in Section 105.6 of the IFC including:~~

- ~~(1) — a Wholesaler's License, as described in AS 18.72, to sell, or possess for sale, 1.4G or 1.3G fireworks at wholesale;~~
- ~~(2) — a Retailer's Permit, as described in AS 18.72, for each location where the applicant intends to sell, or possess for sale, 1.4G fireworks at retail;~~
- ~~(3) — a Pyrotechnic Operator's Permit to conduct a fireworks display or non-routine testing of 1.3G fireworks, or to possess fireworks for display or non-routine 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)
5 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

6 **19.10.5608.2.3 Fireworks display; permit application; delivery of fireworks.**

7 Add a new subsection as follows:

8 "5608.2.3. *Delivery of fireworks.* The delivery of fireworks to locations within this
9 jurisdiction is prohibited unless the vendor first obtains a license or permit from the
10 state fire marshal and operates in a manner consistent with AS 18.72 and this section."

11 ~~**19.10.5608.6.1 Fireworks display; installation of mortars; mortar construction.**~~

12 Add a new subsection to read:

13 ~~"5608.6.1 *Mortar construction.* Mortars must be constructed of, paper, high density
14 plastic pipe, or metal other than cast iron." (SFM)~~

15 (Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)

16 ***

17 **19.10.5703.4 Flammable and combustible liquids; storage; spill control and
18 secondary containment.**

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

20 "Dikes shall be constructed as per NFPA Standard 30, ~~Section 2-3.4.3~~"

21 **19.10.5704.2.13.1.4 Flammable and combustible liquids; tanks abandoned in place.**

22 Delete item 5;

23 And add the following to the end of item 3:

24 "such as sand or concrete."

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)

~~19.10. Chapter 80 — Referenced standards; NFPA.~~

~~In IFC Chapter 80, NFPA, add the following standards to those listed and delete listings for other years' editions of the same standards:~~

~~NFPA 10, 2010, NFPA 13, 2010, NFPA 13D, 2010, NFPA 13R, 2010, NFPA 14, 2010,
NFPA 72, 2010, NFPA 750, 2010. (SFM partial)~~

~~(Serial No. 2009-16(b), § 2, 9-21-2009; Serial No. 2014-19(c), § 10, 7-30-2014, eff. 7-31-2014;
Serial No. 2017-01, § 18, 6-5-2017, eff. 7-6-2017)~~

~~***~~

Chapter 19.11 PROPERTY MAINTENANCE CODE

19.11.010 International Property Maintenance Code (IPMC) adopted.

For the purpose of regulating all existing residential and nonresidential structures and all existing premises, and establishing the minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; and the occupancy of existing structures and premises in the City and Borough, there is adopted by reference, as the property maintenance code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Property Maintenance Code, ~~2012~~ 2024 Edition," (IPMC) and one copy which has been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter.

19.11.201.3 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:

"year round"

In Exception 1, replace the words "the locality shall be as indicated in Appendix D of the International Plumbing Code." to read:

"Juneau shall be -10° F."

~~19.11.702.4 Emergency escape openings.~~

~~Add a new sentence at the end of the section as follows:~~

~~"In the absence of a determination of code requirements or if no code was adopted at the time of construction, a window is approved for emergency escape or rescue when it has a minimum opening of 20 inches of clear width, 22 inches of clear height, 4.0 square feet of net clear opening and a finished sill height of not more than 48 inches to a walking surface."~~

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

~~19.11.705.1 Fire safety requirements; carbon monoxide detectors and alarms.~~

~~Add a new section as follows:~~

~~"705.1 Carbon Monoxide Detectors and Alarms. The provisions of this section shall apply to Groups I-1, I-2, and all R occupancies. At least one carbon monoxide detector or alarm shall be installed on each floor level. If a floor level contains bedrooms or sleeping rooms, at least one detector shall be located in the immediate vicinity of the sleeping area, outside of the bedrooms or sleeping rooms. Carbon monoxide detectors and alarms shall be installed in accordance with their listing. The alarm shall be clearly audible in all sleeping rooms, even if the intervening doors are closed."~~

~~Exceptions:~~

- ~~1. Carbon monoxide detectors and alarms are not required in dwelling units and structures that have 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)

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

12 **19.11. Appendix A Boarding Standard.**

Adopted in its entirety IPMC Appendix A is hereby adopted.

13 (Serial No. 2014-19(c), § 11, 7-30-2014, eff. 7-31-2014; Serial No. 2017-01, § 19, 6-5-2017, eff. 7-
14 6-2017)

15 **19.11. Appendix B Board of appeals.**

IPMC Appendix B is not adopted.

16 ***

17 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
18 adoption.

19 Adopted this _____ day of _____, 2025.

20
21
22 Attest:

Beth A. Weldon, Mayor

23
24 _____
25 Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(C)

An Ordinance Appropriating up to \$77,000 to the Manager for Fiscal Year 2026 Airport Operations; Funding Provided by Airport Funds.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$77,000 for fiscal year 2026 Airport Operations.

Section 3. Source of Funds

Airport Funds	\$ 77,000
---------------	-----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(D)

An Ordinance Appropriating \$1,007,116 to the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project, and Deappropriating \$1,007,116 from the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Funds.

WHEREAS, fiscal year 2025 Ordinance 2024-01(b)(F) appropriated \$1,007,116 of Federal Aviation Administration (FAA) grant funds for the Aircraft Rescue and Fire Fighting Truck project; and

WHEREAS, the Airport was notified on May 9, 2025 that the public cooperative used for the procurement process is not recognized by the FAA and therefore the grant award in the amount of \$1,007,116 will not be honored;

WHEREAS, this ordinance deappropriates the budget authority for the invalid FAA grant award and appropriates Airport fund balance in its place.

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,007,116 for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project (A50-114).

Section 3. Deappropriation. There is deappropriated from the Manager the sum of \$1,007,116 for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project (A50-114).

Section 4. Source of Funds

Federal Aviation Administration	(\$ 1,007,116)
Airport Funds	\$ 1,007,116

Section 5. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(F)

An Ordinance Appropriating \$735,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by General Funds.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$735,000 for the Dzantik'i Heeni Playground Capital Improvement Project (S02-106).

Section 3. Source of Funds

General Funds	\$ 735,000
---------------	------------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(G)

An Ordinance Transferring \$103,546 from the General Fund to the Marine Passenger Fee Fund for Unspent Assembly Grant Awards for the Ambassador Program Between FY2020 and FY2025, Reimbursed by the Downtown Business Association.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$103,546 be transferred from the General Fund to the Marine Passenger Fee Fund for unspent Assembly grant awards for the Ambassador Program between FY2020 and FY2025, reimbursed by the Downtown Business Association.

Section 3. Source of Funds.

General Fund	(\$ 103,546)
Marine Passenger Fee Fund	\$ 103,546

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(I)

Ordinance 2025-01(b)(I) An Ordinance Appropriating \$150,000 to the Manager for Assembly Chamber Audiovisual Upgrades; Funding Provided by General Funds.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$150,000 for Assembly Chamber audiovisual upgrades.

Section 3. Source of Funds

General Funds	\$ 150,000
---------------	------------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-39

An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association.

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of our community to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau finds that it is necessary and in the best interests of staff to purchase office space to house government services; and

WHEREAS, the City and Borough of Juneau has worked closely with the Alaska Permanent Fund Corporation to establish a partnership which meets the needs of both the City and the Corporation.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. The City Manager is authorized under CBJC 53.04.020 to negotiate and execute the purchase of two floors of the Michael J. Burns Building and to form a commercial condominium association subject to the following essential terms and conditions;

- (a) The purchase price may not exceed fair market value (\$9,300,000);
- (b) Condominium Association membership will be designated by the City Manager and Executive Director of the Alaska Permanent Fund Corporation;

- 1 (c) The annual Association dues will be set at a price that reflects the cost of
2 maintaining and improving the common areas of the condominium and
3 sets adequate reserves for such projects;
4
5 (d) An amount of not more than \$2,700,000.00 will be placed in a fund for the
6 benefit of and the use by the Association for condominium capital projects;
7
8 (e) Other terms and conditions as may be in the public interest.

9 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
10 adoption.

11 Adopted this _____ day of _____, 2025.

12
13 _____
Beth A. Weldon, Mayor

14 Attest:

15 _____
16 Breckan L. Hendricks, Municipal Clerk
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Presented by: The Manager
Introduced: 8/18/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4026

A Resolution Amending the Youth Activity Board Membership.

WHEREAS, The Assembly first implemented Youth Activities Board ("Board") policies by adopting Resolution No. 1804 establishing the Youth Activities Board, Resolution No. 2033 amending its membership, Resolution No. 2071 extending the Board sunset date, Resolution 2410 repealing the sunset date entirely and providing for the indefinite continuation of the Board, Resolution 2761 setting criteria for allocation of funds for youth activity programs, and Resolution 2820 modifying the Board makeup.

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

Section 1. Youth Activities Board Membership.

- (a) The Board shall consist of nine members who shall serve without compensation. The board membership shall consist of:
- (1) One member from the Parks and Recreation Advisory Committee, nominated by the Committee;
 - (2) Two members 19 years old or younger; and
 - (3) Six members of the general public.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3089

A Resolution Deappropriating \$924,374 from the Aurora Harbor Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Transportation and Public Facilities.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, fiscal year 2025 Ordinance 2024-01(b)(AB) appropriated \$5,000,000 to the Aurora Harbor Improvements Capital Improvement Project; and

WHEREAS, an Alaska Department of Transportation and Public Facilities grant was appropriated for phase IV of the Aurora Harbor project; and

WHEREAS, the final grant agreement was executed in the amount of \$4,075,626, \$924,374 less than the original award letter due to lower than anticipated bid awards; and

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$924,374 for the Aurora Harbor Improvements Capital Improvement Project (H51-125).

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 24, 2025

Juneau, City & Borough

Via Email: di.cathcart@juneau.gov ; city.clerk@juneau.gov

Our App. ID: 5060

License No.: 176

License Type: Package Store (PSL) with a Package Store Repackaging Endorsement (PSRE)

From (current licensee): Breeze-In Corporation

DBA: Breeze-In Liquor

Licensed premises: 2200 Trout Street, Juneau, AK, 99801

Contact: Allan Ahlgren breezeinjuneau@gmail.com

To (new licensee): Bi Valley, LLC

DBA: Breeze In Valley

Licensed premises (not changing): 2200 Trout Street, Juneau, AK, 99801

Contact: tyler@myersgroupllc.com

☐ New Application

☐ Transfer of Location Application

☒ Endorsement (package store repackaging endorsement)

☒ Transfer of Ownership Application

☐ Transfer of Controlling Interest Application

This is your notice under AS 04.11.520 of a transfer of license application with an endorsement.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jane P. Sawyer, Program Coordinator 2

For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 25, 2025

Juneau, City & Borough

Via Email: di.cathcart@juneau.gov ; city.clerk@juneau.gov

Our App. ID: 5063

License No.: 4543

License Type: Package Store (PSL) with a Package Store Repackaging Endorsement (PSRE)

From (current licensee): Breeze-In Corporation

DBA: Breeze-In

Licensed premises: 5711 Concrete Way, Juneau, AK, 99801

Contact: Allan Ahlgren breezeinjuneau@gmail.com

To (new licensee): Bi Lemon Creek, LLC

DBA: Breeze In Lemon Creek

Licensed premises (not changing): 5711 Concrete Way, Juneau, AK, 99801

Contact: tyler@myersgroupllc.com

☐ New Application

☐ Transfer of Location Application

☒ Endorsement (package store repackaging endorsement)

☒ Transfer of Ownership Application

☐ Transfer of Controlling Interest Application

This is your notice under AS 04.11.520 of a transfer of license application with an endorsement.

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AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jane P. Sawyer, Program Coordinator 2

For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 10, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Juneau Hospitality, LLC**

DBA: Ramada by Wyndham Juneau & TK Maguires

VIA email: dougktn@gmail.com

CC: teamsims@yahoo.com

Local Government 1: City & Borough of Juneau

Local Government 2:

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Beverage Dispensary - Tourism License #313 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#313
License Type:	Beverage Dispensary - Tourism
Licensee:	Juneau Hospitality, LLC
Doing Business As:	Ramada by Wyndham Juneau & TK Maguires
Physical Address:	375 Whittier St Juneau, AK 99801
Endorsement Type:	Restaurant Endorsement #15878
Designated Licensee:	Doug Andrew
Phone Number:	(905) 586-3737; (831) 206-3554
Email Address:	dougktn@gmail.com

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home

page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 14, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: TCKS LLC

DBA: Tracy's King Crab Shack 2

VIA email: tracy_labarge@yahoo.com

CC: None

Local Government 1: City & Borough of Juneau

Local Government 2:

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Beverage Dispensary - Seasonal License #447 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#447
License Type:	Beverage Dispensary - Seasonal
Licensee:	TCKS LLC
Doing Business As:	Tracy's King Crab Shack 2
Physical Address:	300 Whittier Street, Lot C1, Juneau Subport, Section 23, Township 41S Range 67E, Juneau, AK, 99801
Endorsement Type:	Restaurant Endorsement #15347
Designated Licensee:	Tracy LaBarge
Phone Number:	907-723-2004
Email Address:	tracy_labarge@yahoo.com

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 14, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Ronald Martin Burns**

DBA: Salt

VIA email: ronburns61@yahoo.com

Local Government 1: City & Borough of Juneau

Local Government 2:

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Re: Beverage Dispensary License #644 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#644
License Type:	Beverage Dispensary
Licensee:	Ronald Martin Burns
Doing Business As:	Salt
Physical Address:	200 Seward Street, Juneau, AK, 99801
Endorsement Type:	Restaurant Endorsement #15589
Designated Licensee:	Ronald Martin Burns
Phone Number:	(907) 723-7754
Email Address:	ronburns61@yahoo.com

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home

page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 15, 2025

Juneau, City and Borough

Via email: di.cathcart@juneau.gov ; city.clerk@juneau.gov

Our App. ID: 2466

Application type: Restaurant Endorsement

Primary License No.: 2533

License Type: Beverage Dispensary

Licensee: Crystal Saloon, LLC

DBA: Crystal Saloon

Premises: 216 Front Street, Juneau, Alaska

Contact: Jared Cure / jared@crystalsaloon.com

☐ New Application

☐ Transfer of Location Application

☒ Endorsement (restaurant)

☐ Transfer of Ownership Application

☐ Transfer of Controlling Interest Application

This is your notice under AS 04.11.520 of a new restaurant endorsement.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jane P. Sawyer, Program Coordinator 2

For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 17, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Juneau Moose Lodge #700

DBA: Loyal Order of Moose #700

VIA email: lodge700@mooseunits.org;

CC: None

Local Government 1: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov;

Community Council: n/a

Via Email: n/a

Re: Club License #4034 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#4034
License Type:	Club
Licensee:	Juneau Moose Lodge #700
Doing Business As:	Loyal Order of Moose #700
Physical Address:	8335 Airport Blvd. Juneau, AK, 99801
Designated Licensee:	Galen Wyatt
Phone Number:	907 789-9155;
Email Address:	lodge700@mooseunits.org ;

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Kevin Richard, Director



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 17, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: Southern Glazer's Wine And Spirits Of Alaska, LLC

DBA: Southern Glazer's of AK

VIA email: tammylove@southernwine.com; sbecker@sgws.com;

CC: None

Local Government 1: City and Borough of Juneau

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov;

Community Council: n/a

Via Email: n/a

Re: General Wholesale License #4859 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#4859
License Type:	General Wholesale
Licensee:	Southern Glazer's Wine And Spirits Of Alaska, LLC
Doing Business As:	Southern Glazer's of AK
Physical Address:	5452 Shaune Drive - Bay 2, Juneau, AK, 99801
Designated Licensee:	Steven Becker
Phone Number:	305-625-4171; 305-627-1102
Email Address:	tammylove@southernwine.com ; sbecker@sgws.com ;

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Alysha Pacarro, Licensing Examiner II
For
Kevin Richard, Director

Presented by: The Manager
Introduced: August 18, 2025
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-2521

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$21,500 be transferred:

From: CIP

D12-100	Lemon Creek Multimodal	\$	(21,500)
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To: CIP

D24-099	Safe Streets for All (SS4A)	\$	21,500
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The \$21,500 consists of:

General Sales Tax	\$	21,500
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Moved and Approved this _____ day of _____, 2025.

Katie Koester, City Manager

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 7/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-28

An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.

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 Section. CBJC 42.20.090, Disorderly conduct, is amended to read:

42.20.090 Disorderly conduct.

(a) It is unlawful for a person to:

- (1) In a public or private place, challenge another to fight or engage in fighting other than in self-defense or in the defense of a third person under circumstances which would be justified under AS 11.81.340;
- (2) At the scene of a fire or accident or in a public place where a crime has occurred, fail to comply with the lawful order of a peace or fire officer to leave the scene or place;
- (3) Sit, ~~or~~ lie, stand, walk, or camp on any public street, public path, public parking lot, or public parking garage in such a manner as to interfere with the free passage of pedestrian, bicycle, or vehicle traffic;

- 1
- 2 (4) In that part of the street which is designated or set aside for vehicle use,
- 3 including a pedestrian crosswalk stand in such a manner as to interfere with the
- 4 free and unimpeded use of the street by vehicles;
- 5
- 6 (5) On a public sidewalk, public stairwell, public path, or other public way intended
- 7 for pedestrian use, sit, lie, stand, or walk, or camp in such a manner that another
- 8 person may not easily pass without leaving the sidewalk, stairwell, path, or way
- 9 ~~after being requested to move in order to create room for another person to pass~~
- 10 ~~or having been informed that they are blocking the sidewalk or way;~~
- 11
- 12 (6) While on grounds adjacent to a building in which school is in session, knowingly
- 13 create any noise or diversion which materially disrupts class work or otherwise
- 14 substantially interferes with the peace and good order of the school after being
- 15 informed by a school employee or a peace officer that their conduct is having such
- 16 an effect;
- 17
- 18 (7) Act in a manner, including throwing an object, under circumstances or in a
- 19 manner whereby the person or property of another is placed in danger of injury,
- 20 damage, or destruction;
- 21
- 22 (8) Knowingly provoke or encourage or attempt to provoke one or more persons
- 23 present to hostile or violent reactions under circumstances where a clear and
- 24 present danger of unjustified violence exists;
- 25
- (9) No person shall urinate or defecate or intentionally expose the buttock or anus to
another person, in or upon any street, sidewalk, alley, plaza, park, public
building, public property, public or private parking lot, or in any place open to

1
2 the public or exposed to the public view. This section shall not apply to urination
3 or defecation utilizing appropriate fixtures in any restroom or other facility
4 designed for the sanitary disposal of human waste.
5

6 (b) In this section the following words and phrases have the following meanings:

7 (1) *Lawful order.* An order shall be a lawful order if it is one which is given where
8 the person's presence, conduct or speech significantly impedes an officer in the
9 performance of official duties in effecting an arrest, in investigating a crime or
10 possible crime, in investigating or assisting at an accident, in ensuring or
11 securing public safety and similar acts where the presence, conduct or speech of
12 the person is not constitutionally protected.
13

14 (2) *Public place* means a place where the public is permitted to assemble, enter or
15 pass through, whether publicly or privately maintained, including streets,
16 sidewalks, parks, places of accommodation, transportation, business and
17 entertainment, or any other places or premises which by their physical nature,
18 function, custom, usage, notice, or lack thereof would cause a reasonable person
19 to believe that no permission to enter or remain is required.
20

21 (c) Violating 42.20.090(a)(1)—(a)(8) is a Class B misdemeanor. A court may not impose a
22 sentence of imprisonment for a definite term (i) of more than 72 hours for a person
23 convicted of disorderly conduct under 42.20.090(a)(1)—(a)(8) if the offense is a first
24 conviction and (ii) not more than ten days if the offense is a second or subsequent
25 conviction. Disorderly conduct under 42.20.090(a)(9) is an infraction punishable by a
fine of \$150.00.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Assemblymember Kelly Amendment to 2025-28

Amendment____.

42.20.090 Disorderly conduct.

(a) It is unlawful for a person to:

- (3) Sit, ~~or lie,~~ stand, walk, or camp on any public street, public path, public parking lot, or public parking garage in such a manner as to interfere with the free passage of pedestrian, bicycle, or vehicle traffic;

- (5) On a public sidewalk, public stairwell, public path, or other public way intended for pedestrian use, sit, lie, stand, or walk, or camp in such a manner that another person may not easily pass without leaving the sidewalk, stairwell, path, or way after being requested by a CBJ employee, Park Ranger, Code Enforcement Officer, or police officer to move in order to create room for another person to pass or having been informed that they are blocking the sidewalk or way;

Breckan Hendricks

From: Jennifer Pemberton <jennifercpemberton@gmail.com>
Sent: Tuesday, August 12, 2025 2:00 PM
To: City Clerk
Cc: Ephraim Froehlich; Ephraim Froehlich; Ivan Nance; AnaVera Morato; Anavera Morato
Subject: Note to the Assembly from SRRC worksession on 8/12

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Please forward the following note to the Assembly from our 8/12 worksession.

The SRRC strongly recommends that the Assembly reject Ordinance 2025-28 amending the Disorderly Conduct Code (CBJ 4.20.090). We're sending a summary of our discussions on this topic and an explanation of our position to the Assembly. **We would also like to provide invited spoken testimony on this item at the Assembly meeting on August 18, 2025, if it is the will of the Assembly.**

This ordinance was presented at the Committee of the Whole meeting on July 14, 2025, as a tool to help manage the impacts of public camping, specifically in the Teal Street neighborhood. However, the proposed amended language in ordinance 2025-28 goes beyond addressing those issues and would apply to every member of our community, greatly expanding police enforcement of nonviolent infractions. The SRRC takes issue with the amended language in Section 2. a(3), which greatly expands the list of activities that would interfere with free passage and constitute disorderly conduct. Taking away the right to stand or walk on a public street would make it a crime for people to simply exist in the community. This expanded language invites discrimination and racism in its enforcement. The code as amended would most likely be enforced for specific populations and surely not be used to prevent, for instance, tourists from blocking public paths. The expanded language in this section would make the code impact more people for more activities in more places, creating an unnecessary need for more enforcement.

The SRRC also takes issue with the removal of the language in Section 2. a(5) that provides verbal notice to the person before enforcement of the code. Citizens deserve, expect, and have the right to reasonable notice before a nonviolent act becomes an arrestable offense. This language should not be removed from the code. Furthermore, it needs to be clarified who should provide notice: law enforcement, a member of the public, city staff? This is an important part of the process that needs to be unequivocally established in the code.

The SRRC's charge is to advise whether an ordinance includes systemic racism policies or implications. This ordinance is the most blatant example — that current committee members have evaluated — of a policy that has serious implications for dangerous outcomes for members of our community who face racial discrimination.

Thank you for your careful consideration of our recommendation to reject Ordinance 2025-28.

Presented by: The Manager
Presented: 02/03/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-13(c)

**An Ordinance Amending the Election Procedures Code to Include
General Procedures for Ballot Count, Relating to Ranked Choice Voting.**

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

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

Section 2. Amendment of Chapter. Chapter 29.07, Election Procedures, is amended by adding a new section to read:

Chapter 29.07 ELECTION PROCEDURES

29.07.155 General procedures for ballot count, ranked choice voting.

(a) All regular or special CBJ elections for single-member races shall be conducted by ranked-choice voting.

(b) When counting ballots, for single-member races, the Election Official or designees shall initially tabulate each validly cast ballot as one vote for the highest-ranked continuing candidate on that ballot or as an inactive ballot. If a candidate is highest-ranked on more than one-half of the active ballots, that candidate is elected and the tabulation is complete.

Otherwise, tabulation proceeds in sequential rounds as follows:

1
2 (1) If two or fewer continuing candidates remain, the candidate with the greatest
3 number of votes is elected and the tabulation is complete; otherwise, the
4 tabulation continues under (2) of this subsection;

5 (2) Votes cast for the defeated candidate shall cease counting for the defeated
6 candidate and shall be added to the totals of each ballot's next-highest-ranked
7 continuing candidate or considered an inactive ballot under (g)(2) of this section,
8 and a new round begins under (1) of this subsection.

9
10 (c) When counting ballots,

11 (1) A ballot containing an overvote shall be considered an inactive ballot once the
12 overvote is encountered at the highest ranking for a continuing candidate;

13 (2) If a ballot skips a ranking, then the next ranking shall be counted. If the next
14 ranking is another skipped ranking, the ballot shall be considered an inactive
15 ballot once the second skipped ranking is encountered; and

16 (3) In the event of a tie between the final two continuing candidates, the procedures
17 prescribed in Charter Section 6.6 shall apply to determine the winner of the
18 election; in the event of a tie between two candidates with the fewest votes, the
19 tie shall be resolved by lot to determine which candidate is defeated.

20
21 (d) The Election Official or designees may not count an inactive ballot for any candidate.

22 (e) In this section,

23 (1) “Continuing candidate” means a candidate who has not been defeated;

24 (2) “Inactive ballot” means a ballot that is no longer tabulated, either in whole or in
25 part, because it does not rank any continuing candidate, contains an overvote at

the highest continuing ranking, or contains two or more sequential skipped rankings before its highest continuing ranking;

(3) “Overvote” means an instance where a voter has assigned the same ranking to more than one candidate;

(4) “Ranking” or “ranked” means the number assigned by a voter to a candidate to express the voter's choice for that candidate; a ranking of “1” is the highest ranking, followed by “2,” and then “3,” and so on;

(5) “Round” means an instance of the sequence of voting tabulation in an election;

(6) “Skipped ranking” means a blank ranking on a ballot on which a voter has ranked another candidate at a subsequent ranking.

Section 3. Effective Date. This ordinance shall be effective January 1, 2026.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 07/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-35

An Ordinance Authorizing the Manager to Negotiate and 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.

WHEREAS, the Assembly has adopted the Long Range Waterfront Plan; and

WHEREAS, that plan included a pedestrian walkway (the seawalk), intended to provide a continuous pedestrian path along the entire downtown waterfront area; and

WHEREAS, the seawalk is also a key community priority of the Visitor Industry Task Force; and

WHEREAS, the current seawalk runs along the waterfront from Bill Overstreet Park to Gold Creek at Egan Drive and from Marine Park to Franklin Dock on South Franklin Street; and

WHEREAS, the City and Borough desires to extend the seawalk from the Franklin Dock to the AJ Dock located on Jacobsen Drive; and

WHEREAS, in order to extend the seawalk, the CBJ will need to acquire an interest in certain lands and tidelands; and

WHEREAS, Petro 49, Inc. owns lands and tidelands between Franklin Dock and the AJ dock and desires to maintain long-term ownership of the property; and

WHEREAS, Petro 49, Inc. will lease those lands and tidelands to the City and Borough for the purpose of building and maintaining a seawalk at well above the appraised value; and

1 WHEREAS, the estimated value of the subject tidelands, as of November 1, 2023 was
2 \$192,400; and

3 WHEREAS, the proposed lease is for \$75,000 per year, indexed annually to the Consumer
4 Price Index (CPI).

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

6 **Section 1. Classification.** This ordinance is a noncode ordinance.

7 **Section 2. Lease.** The Manager is authorized to negotiate and complete the lease, as
8 outlined in the attached letter, Exhibit A, and above the appraised rate of \$75,000 per year.

9 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its
10 adoption.

11 Adopted this _____ day of _____, 2025.

12
13
14
15 _____
Beth A. Weldon, Mayor

16 Attest:

17 _____
18 Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: 07/28/2025
Drafted by: Law

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-36

An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

WHEREAS, the City and Borough has a lease with the State of Alaska, Department of Administration, for State use of a portion of the parking area adjacent to Centennial Hall, which will expire on August 31, 2025; and

WHEREAS, State employees park on the property under the current lease agreement; and

WHEREAS, the purpose of this lease agreement would be to accommodate the State of Alaska, Department of Administration, with continued State employee parking; and

WHEREAS, the lease rate has been determined to be \$138,800 per year, which is equivalent to the 2020 appraised value adjusted to the compounded Anchorage Cost Price Index (CPI) since 2020.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization. The Manager is authorized to lease approximately 1.25 acres (57,063 square feet or approximately 155 parking spaces) depicted on Exhibit A, which is a portion of the following described properties:

Lot A, Juneau Subport Subdivision; Lot 12, Block 68 of the Tidelands Addition to the City of Juneau; Lot 12A, Block 68 of the Tidelands Addition to the City of Juneau; and Lot 11, Block 68 of the Tidelands Addition to the City of Juneau.

No structures or buildings are included in the leased premises. The final lease shall be subject to the following essential terms and conditions:

- (A) **Purpose.** The leased premises may be used only for personal vehicle parking. Four parking spaces directly adjacent to the Juneau Arts and Cultural Center entrance will remain dedicated exclusively to building tenant use. The Lessee shall identify the four parking spaces with signage installed and maintained at its expense.

(B) Term. The lease term shall be for two years.

(C) Renewal. The lease may be extended for up to four two-year terms upon written request at the discretion of the City and Borough. Requests for extensions must be provided to the City and Borough not less than 90 days prior to the date the lease would otherwise expire. It is within the City and Borough's sole discretion to accept or reject a request for extension with any or no reason. If the City and Borough fails to give written notice of its acceptance of a request for an extension at least thirty days prior to the lease expiring, the lease will expire as specified in the lease agreement.

(D) Other terms and conditions. The Manager may include other lease terms and conditions as the Manager determines to be in the public interest.

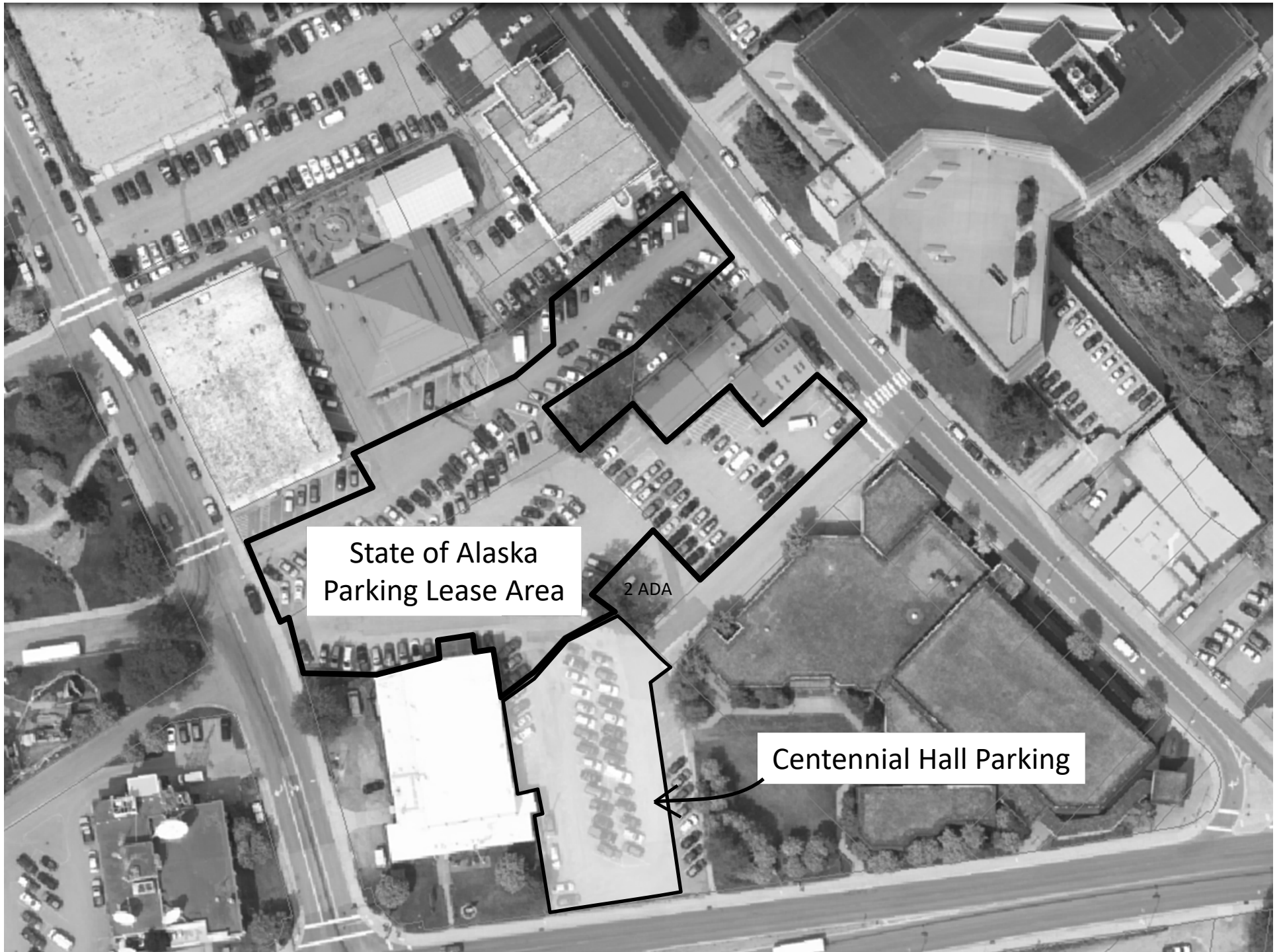
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this ____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



Presented by: Manager
Introduced: 7/28/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-37

An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, (“Goldbelt”) of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.

WHEREAS, in January 1995, the City and Borough of Juneau and the Mount Roberts Development Corporation entered a 35-year lease agreement for approximately 10,000 square feet within lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83 Tidelands and approximately 21,815 square feet in air rights; and

WHEREAS, on July 18, 1995, the lease was assigned from Mount Roberts Development Corporation to Mount Roberts Tramway Limited Partnership, with Goldbelt, Inc. as a limited partner; and

WHEREAS, on February 26, 2015, the lease was amended by Ordinance 2015-06 to modify the base rent, include an appraisal dispute process, and acknowledge the assignment to Goldbelt; and

WHEREAS, Goldbelt approached the Port Director requesting to activate their lease renewal option five years prior to the termination of the lease term; and

WHEREAS, on May 19, 2025, Horan & Company appraised the lease property at \$3,022,300 which based on the contract rent rate of 9% resulted in a base rent of \$272,007; and

WHEREAS, the Docks and Harbors Board reviewed this lease proposal at its meeting on May 29, 2025, and at its Operations Board meeting on June 11, 2025; and

Recorder return to: City and Borough of Juneau
Attn: Carl Uchytel
155 Heritage Way
Juneau, AK 99801

**GOLDBELT TRAM LEASE AGREEMENT
FOR APPROXIMATELY 10,000 SQUARE FEET WITHIN LOTS 1 AND 2A,
DOCKSIDE SUBDIVISION AND LOTS 13B, 16, 17, BLOCK 83, TIDELANDS AND AIR
RIGHTS OF APPROXIMATELY 21,815 SQUARE FEET.**

PART I. PARTIES. This lease is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter “CBJ” or “Lessor,” and Goldbelt Aerial Tramway, LLC, hereafter “Lessee.”

PART II. LEASE ADMINISTRATION. All communication about this lease shall be directed as follows, any reliance on communication with a person other than listed below is at the party’s own risk.

CBJ:

Attn: Carl Uchytel, Port Director
Docks and Harbors Department
City and Borough of Juneau
155 Heritage Way
Juneau, AK 99801
Phone: (907) 586-0292
Email: Carl.Uchytel@juneau.gov

Lessee:

Attn: Steven Sahlender
Goldbelt Aerial Tramway, LLC
3025 Clinton Drive
Juneau, AK 99801
Phone: (907) 790-4990
Email: steven.sahlender@goldbelt.com

PART III. LEASE DESCRIPTION. This lease agreement is identified as the **Goldbelt Tram Site Lease (the “Lease”)**. The following appendices are attached and are considered part of this Lease as well as anything incorporated by reference or attached to those appendices.

- Appendix A: Property Description & Additional Lease Provisions
- Appendix B: Lease Provisions Required by CBJ 53.20
- Appendix C: Standard Provisions

If in conflict, the order of precedence shall be: this document, Appendix A, B, and then C.

PART IV. LEASE EXECUTION. The CBJ and Lessee agree and sign below. This Lease is not effective until signed by the CBJ.

CBJ:

Date: _____

By: _____

Carl Uchytel, Port Director
CBJ Docks and Harbors

Lessee:

Date: _____

By: _____

McHugh Pierre, President & CEO
Goldbelt Aerial Tramway LLC

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

WITNESS my hand and official seal the day and year in the certificate first above written.

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

WITNESS my hand and official seal the day and year in the certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires:

Approved as to Form: _____, Law Department

**APPENDIX A:
PROPERTY DESCRIPTION & ADDITIONAL LEASE PROVISIONS**

1. DESCRIPTION OF PROPERTY

Subject to the terms and conditions of this Lease, the CBJ hereby leases to Goldbelt Aerial Tramway, LLC certain real property including the **lower tram terminal site, of approximately 10,000 square feet within Lots 1 and 2A, Dockside Subdivision and lots 13B, 16, 17, Block 83, Tidelands, and an air rights easement over other described lands ascending the lower slopes of Mount Roberts across South Franklin Street of 21, 815 square feet**, depicted in Exhibit A (attached and incorporated herein by reference), and further described as follows:

Legal Description Lease Area:

Lot 13B, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 355, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

That portion of Lot 16, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 340, lying Northwesterly of Dockside Subdivision, Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

That portion of Lot 17, Block 83, TIDELANDS ADDITION TO JUNEAU, according to Plat 340, lying Northwesterly of Dockside Subdivision, Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Lot 1, DOCKSIDE SUBDIVISION, according to Plat 89-9, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

Lot 2A, DOCKSIDE SUBDIVISION, according to Plat 91-71, Records of the Juneau Recording District, First Judicial District, State of Alaska, excepting therefrom that portion conveyed to the State of Alaska in Corporate Warranty Deed recorded April 18, 1997 In Book 469 Page 777; AND

Commencing at Corner No. 1 "IT" Lode, Mineral Survey No. 1027 A; thence along the Southeasterly boundary of said "IT" Lode S 47°54'00"W 336.38 feet to the Easterly most corner of this description, the true point of beginning; thence continuing along the aforementioned Southeasterly boundary of the "IT" Lode S47°54'00"W 79.94 feet to the Southerly most corner of this description; thence departing the Southeasterly boundary crossing through the "IT" Lode the following courses; N50°35'39"W 73.46 feet; S87°39'15"W 233.44 feet to the Southwesterly most corner of this description; thence continuing N2°18'27"W 100.00 feet to the Westerly most corner of this description; thence continuing N 87°39'15"E 101.68 feet; N47°39'20"E 16. 73 feet; N42°20'40"W 93.18 feet; N47°39'20" E 105.00 feet to the Northerly most corner of this description; thence continuing S42°20'40"E 222.71 feet;N47°39'20"E 5.37 feet; S42°20'40"E 104.78 feet to the true point and place of beginning. Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Aerial Tram Route Centerline ("E" Alignment)

A certain tract of land lying and being situate within Mineral Survey No. 1027 A, known as the "IT" Lode, said parcel lying and being situate within protracted Sections 24, T41S, R67E, CRM, Juneau Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Beginning at U.S.L.M. No. 1 cor. monument; thence N3°49'55"E 7.566.04 feet to Cor. No. 1, "IT" Lode; Mineral Survey No. 1027 A, the true point of beginning; thence N41°57'00"W 598.1 0 feet to Cor. No. 4, "IT" Lode; thence S47°54'00"W 1,500.00 feet to Cor. No. 3, "IT" Lode; thence S41 °57'00"E 598.1 0 feet to Cor. No. 2, "IT" Lode; thence N47°54'00"E 1,500.00 to Corner No. 1, "IT" Lode, the true place of beginning.

Aerial Rights, Tram Centerline within the "IT" Lode:

From which and air rights easement to a strip of land 100 feet in width, lying and being situate within MS 1027A, "IT" Lode, said strip of land being 50 feet wide on each side of parallel with and adjacent to the following described centerline of a proposed aerial tramway, being more particularly described as follows:

Beginning at Cor. No. 4, "IT" Lode, Mineral Survey 1027A; thence S47°54'00"W 966.07 feet along the line 4-3, "IT" Lode to a point intersecting the centerline of a proposed aerial tramway, said point also being the true centerline point and place of beginning for the 100 foot wide strip of land; thence along said tram centerline N87°47'30"E 556.91 feet to the tram centerline terminus and point of beginning for the upper tram terminal building.

In addition, the aerial tram platform walkway begins N2°10'15"E 50.00 feet from the aerial tram's centerline terminus; thence by metes and bounds; S87°47'30"W 32.00 feet; thence N2°10'15"E 39.18 feet; thence N87°49'45"E 4.44 feet to the tram terminal lease line; thence along the tram terminal lease line S49°41 '30"E 161.08 feet; thence S69°21 '15"W 96.41 feet to the SE Cor. terminus of the trams aerial rights easement; thence N2°10'15"E 50.00 feet to the tram terminus centerline position. Records of the Juneau Recording District, First Judicial District, State of Alaska; AND

Air Rights Easements for an Aerial Tram Route Centerline

A certain tract or parcel of land lying and being situated within fractions of the "B", "F", "H" and "P" Millsites, Mineral Survey No. 982B, said parcel lying and bearing situate within protracted Sections 23 & 24, T41S, R67E, CRM, Records of the Juneau Recording District, First Judicial District, State of Alaska, described as follows:

Beginning at Car. 1, "8" Millsite, M.S. No. 9828, from which U.S.L.M. No. 1 bears S11°23'15"E 7,340.69 feet; thence N51°56'30"W 143.08 feet along the line 1-4, "B" Millsite to a point intersecting the centerline of a proposed aerial tramway, said point also being the true centerline point and place of beginning for a 100 foot wide strip of land, 50 feet each side of parallel and adjacent to the following described tram centerline to wit; S87°47'30"W 806.08 feet through fractions of "B", "F", "G" and "P" Millsites to a point intersecting Line 8-9, U.S. Survey No. 7a (Amended).

2. AUTHORITY

This Lease is entered into pursuant to the authority of City Code CBJC 85.02.060(a)(5) and CBJ Chapter 53.20; and CBJ Ordinance No. 2025-37 introduced to the Assembly on July 28, 2025. Should the Assembly fail to pass Ordinance No. 2025-37 or Ordinance No. 2025-37 fails to take effect, this lease is void.

3. TERM

The effective date of this lease shall be the date this lease is signed by the City. This lease revokes all prior leases between the parties. The term of the lease is 35 years, commencing on the effective date of the lease, unless terminated earlier by mutual written agreement or by either party pursuant to the terms of

this Lease.

4. LEASE PAYMENTS AND ADJUSTMENTS

(a) Base rent shall be set at nine percent (9%) of the appraised value of the Leased Premises, including air rights, without consideration of lease restrictions.

(b) Base rent for City fiscal years 2026 through 2030 (the period from July 1, 2025 through June 30, 2030) is \$272,007 per year beginning on the effective date. The base rent will be adjusted by the Consumer Price Index – Urban Alaska (CPI) as reported by the Alaska Department of Labor and Workforce Development each fiscal year beginning July 1, 2026.

(c) Beginning with the first year after the initial five-year period of the term, the Port Director will re-evaluate and adjust the annual lease payment for the Leased Premises for the next five-year period of this lease, and then every five years thereafter, pursuant to Appendix B, Section 3(2) of this lease, CBJ 53.20.190(2), CBJ 85.02.060(a)(5), and the Docks and Harbors lease administration regulations, 05 CBJAC Chapter 50. The new annual lease payment amount shall be paid retroactively to the beginning of that lease payment adjustment period.

(d) Lessee shall pay all appraisal costs associated with re-evaluating and adjusting the annual lease payment.

(e) The basis of the appraisal shall be the fair market value of the unimproved land of the Leased Premises, including the Air Rights Easements at its highest and best use. The appraisal shall not consider any buildings or structural improvements above or below ground, landscaping, or paving. The appraisal shall consider the Leased Premises as unimproved land without consideration of any lease restriction.

(f) The Port Director will have a certified appraiser provide an appraisal 90 days before the date of the five-year adjustment period for setting the rent.

5. AUTHORIZED USE OF LEASED PREMISES

The Leased Premises are to be used solely for the operation, maintenance, and repair of an aerial tramway base terminal and associated structures and uses in a manner that does not cause interference to the CBJ or third party users in the vicinity of the Leased Premises, and as provided in this Lease. As used herein, “associated structures and uses” means:

- a. a waiting room;
- b. a ticket office;
- c. public restrooms; lessee shall provide public restrooms as specified by the planning commission;
- d. an area for the exhibition of tram models, photographs, and similar historical and explanatory materials;
- e. administrative space; and
- f. retail space, with this use being at Goldbelt’s discretion.

The Leased Premises shall be used only for purposes within the scope of the application and the terms of the Lease, and in conformity with the provisions of the City and Borough Code, and applicable state and federal laws and regulations. Use or development for other than the allowed uses shall constitute a violation of the Lease and subject the Lease to cancellation at any time.

- 1) Tramway Specifications. All uphill equipment and systems shall be properly certified as being in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1) A complete set of drawings, specifications, and records for each lift shall be maintained by the Lessee and made available to

Lessor upon request. These documents shall be retained by Lessee for a period of three years after removal of the system from the Leased Premises.

- 2) **Plan Preparation and Certification.** All plans for development, layout, construction, reconstruction or alteration of improvements on the site, as well as revisions of such plans, must be prepared by a licensed engineer, architect, or other qualified individual acceptable to Lessor's authorized officer. Design and construction specifications of buildings must be prepared and certified by an architect licensed in the State of Alaska. Plans and specifications for tramway mechanical and cable systems must be prepared and certified by a mechanical engineer licensed in the State of Alaska. Such plans must be accepted by Lessor's authorized officer before the commencement of any work. Lessee may be required to furnish as-built plans, maps, or surveys upon the completion of construction.
- 3) **Preconstruction and Construction Supervision.** Preconstruction and construction activities must be personally supervised by a qualified representative of Lessee, approved by Lessor's authorized officer. In the event that the Lessee's designated representative is unavailable, Lessee must either immediately designate a similarly qualified individual (and immediately seek approval by Lessor's authorized officer for the change) or all work must stop. In addition, Lessee must provide for all major construction activities to be supervised by a qualified engineer or architect licensed in the State of Alaska who is experienced in commercial construction. Construction of aerial passenger tramways must be supervised by an engineer qualified and experienced in this type of construction. Construction activities within the Lease site shall be minimized throughout the period of May through September to prevent disruption of tourist use of the cruise ship terminal. A detailed construction mobilization and staging plan shall be submitted to Lessor for approval.
- 4) **Operations.**
 - a) Lessee shall maintain its facilities, improvements and operations on the Leasehold Lands to standards of repair, orderliness, neatness, sanitation, and safety generally applicable to general industry standards.
 - b) A qualified representative(s) of Lessee, approved in advance by Lessor's authorized officer, shall conduct and manage all operations, services and facilities authorized by the Lease.
 - c) The designated, approved representative(s) of Lessee shall be present at the resort, on or adjacent to the Leased Lands, at all times when the facilities authorized by the Lease are open to the public.
 - d) The tramway shall be operated and maintained in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1)
- 5) **Lift Inspections.** Lessee shall have all passenger tramways inspected by a qualified mechanical engineer or tramway specialist registered in the State of Alaska. Inspections shall be made in accordance with the American National Standards Institute's Safety Requirements for Aerial and Surface Passenger Tramways and Surface Tows (B77.1) A certificate of inspection, signed by an officer of Lessee, attesting to the adequacy and safety of the installations and equipment for public use, shall be received by Lessor prior to public operation. Lessee shall make the certificate available to Lessor upon request and shall post the certificate in a conspicuous location available to the general public.
- 6) **Damage to or Destruction of Improvements.** In the event that any buildings, facilities, or improvements constructed or managed by Lessee located on the Leasehold Lands are declared

unsafe or unfit for use or occupancy, Lessee shall immediately commence and diligently pursue to completion the necessary repair, replacement, or reconstruction.

- 7) Operating Plan. Lessee or its designated representative shall prepare and annually revise by September 30 of each year an Operating Plan. The Operating Plan shall be prepared in consultation with the Lessor's authorized officer and cover winter and summer operations as appropriate. The provisions of the Operating Plan and the annual revisions submitted by Lessee shall become a part of the Lease. The Operating Plan shall consist of at least the following sections:
- a) First aid.
 - b) Communications.
 - c) Signs.
 - d) General safety and sanitation.
 - e) Erosion control.
 - f) Accident reporting.
 - g) Search and rescue.
 - h) Designation of representatives.
 - i) Lift system operation.
 - j) Public access.
 - k) An updated organization chart with names and qualifications of managers,
 - l) Employee safety plan.
- 8) Refuse Disposal. Lessee shall dispose of solid waste resulting from activities on the Leasehold Lands, including materials, garbage, rubbish of all lands, by hauling the waste to an approved transfer site or sanitary landfill disposal area.
- 9) Temporary Suspension. Lessor reserves the right pursuant to law to suspend Lessee's operations, in whole or in part, in response to an immediate and direct threat to public health on municipal lands. Any such suspension shall occur only after consultation with Lessee and, if within the reasonable control of Lessee, after Lessee has been given an opportunity to resolve the threat in a timely manner and thereby prevent suspension of operations.
- 10) Lessee assumes the full responsibility, cost and expense for all cleaning, repair and maintenance of the Leased Premises and leasehold improvements in a good and workmanlike manner, whether such repair or maintenance is ordinary or extraordinary, structural or otherwise, unless specifically provided otherwise in this Lease.

6. NO EXPRESS OR IMPLIED WARRANTY

The CBJ does not warrant, or make any representations whatsoever concerning, the adequacy, suitability or fitness for a particular purpose of the Leased Premises for Lessee's purposes, which determinations and risks are solely the responsibility of Lessee, as are all risks arising from potential interference due to CBJ or third party users or operations in the vicinity of the lease area.

7. PROTECTION OF EXISTING PROPERTY RIGHTS

Lessee shall follow any existing land and property rights including easements. Lessee shall place no building or structure over any portion of the Leased Premises which shall prevent the use of such rights.

8. TERMINATION

This Lease may be terminated in the following manner:

- (a) By written agreement of the parties.
- (b) By Lessee, in the event Lessee's improvements are substantially destroyed, by giving the CBJ 90

days written notice. Should Lessee elect to restore the same or construct other authorized improvements, this Lease shall continue in full force and effect. In either event, the parties shall have no duty to each other for loss of operation. Rent will not be reduced.

(c) By Lessee, by giving the CBJ 90 days written notice of termination.

(d) By the CBJ, in the event of default by Lessee. The condition of default must be conveyed in writing to the Lessee, providing thirty (30) days grace period during which Lessee may cure said default. Should Lessee fail to cure such default by the end of the grace period, this Lease shall automatically terminate and Lessee shall quit and restore the Leased Premises as described below.

Upon the termination of this Lease, Lessee shall quit the Leased Premises, unless otherwise agreed by the parties in writing, remove all improvements, and restore the Leased Premises to its pre-Lease condition.

9. DEFAULT

Delay in declaration of, or non-declaration of, default shall not waive or estop the CBJ from any subsequent declaration of default under this Lease.

10. DESIGNATION OF THE LESSEE'S REPRESENTATIVE

The Lessee must designate in writing the name and title of the person who is authorized to act in all matters connected with this Lease and keep such information current with the CBJ.

11. INSURANCE

Lessee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Lessee's operation and use of the leased premises. The cost of such insurance shall be borne by the Lessee.

Lessee understands that CBJ carries no fire or other casualty insurance on the Leased Premises or improvements located thereon belonging to Lessee, and that it is Lessee's obligation to obtain adequate insurance for protection of Lessee's personal property located on the Leased Premises.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability:** Covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. **Workers' Compensation** insurance as required by the State of Alaska, with Statutory Limits, and Employer's Liability Insurance with limits of no less than **\$1,000,000** per accident for bodily injury or disease.
3. **Property insurance** against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

If the Lessee maintains broader coverage and/or higher limits than the minimums shown above, the Entity requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured Status:** The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance.
2. **Primary Coverage:** For any claims related to this contract, the **Lessee's insurance coverage shall be primary and non-contributory** and at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Umbrella or Excess Policy

The Lessee may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions, indemnity, and defense requirements. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Legal Liability Coverage

The property insurance is to be endorsed to include Legal Liability Coverage with a limit equal to the replacement cost of the leased property.

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Entity.

Waiver of Subrogation

Lessee hereby grants to Entity a waiver of any right to subrogation which any insurer of said Lessee may acquire against the Entity by virtue of the payment of any loss under such insurance. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Entity has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the Entity. The Entity may require the Lessee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Entity. Any and all deductibles and SIRs shall be the sole responsibility of Lessee who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. Entity may deduct from any amounts otherwise due Lessee to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. Entity reserves the right to obtain a copy of any policies and endorsements for verification.

Verification of Coverage

Lessee shall furnish the Entity with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements**. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the Entity before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Lessee's obligation to provide them. The Entity reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Special Risks or Circumstances

Entity reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

**APPENDIX B: LEASE PROVISIONS REQUIRED BY
CBJ CHAPTER 53.20 and CBJ CHAPTER 50**

1. RESPONSIBILITY TO PROPERLY LOCATE ON LEASED PREMISES.

As required by CBJ 53.20.160, it shall be the responsibility of Lessee to properly locate Lessee's improvements on the Lease Premises and failure to so locate shall render Lessee's liable as provided by law.

2. APPROVAL OF OTHER AUTHORITIES.

As required by CBJ 53.20.180, the issuance by City of leases, including this lease, under the provisions of CBJ Title 53 does not relieve Lessees of responsibility for obtaining licenses, permits, or approvals as may be required by City or by duly authorized state or federal agencies.

3. TERMS AND CONDITIONS OF LEASES REQUIRED BY CBJ 53.20.190.

As required by CBJ 53.20.190, the following terms and conditions govern all leases and are incorporated into this lease unless modified by the Assembly by ordinance or resolution for this specific lease.

Modifications of the provisions of Appendix B applicable to this specific lease, if any, must specifically modify such provisions and be supported by the relevant ordinance or resolution to be effective.

(1) **Lease Utilization.** The Leased Premises shall be utilized only for purposes within the scope of the application and the terms of the lease, and in conformity with the provisions of City code, and applicable state and federal laws and regulations. Utilization or development of the Leased Premises for other than the allowed uses shall constitute a violation of the lease and subject the lease to cancellation at any time.

(2) **Adjustment of Rental.** Lessee agrees to a review and adjustment of the annual rental payment by the Port Director not less often than every fifth year of the lease term beginning with the rental due after completion of each review period. Any changes or adjustments shall be based primarily upon the values of comparable land in the same or similar areas; such evaluations shall also include all improvements, placed upon or made to the land, to which the City has right or title, excluding landfill placed upon the land by Lessee, except that the value of any improvements credited against rentals shall be included in the value.

Adjustment Dispute Resolution. Should the Lessee disagree with the lease rent adjustment proposed by the Port Director, the Lessee shall pay for an appraisal and have the appraisal undertaken in accordance with the requirements set out in 05 CBJAC 50.050. In the event the Docks and Harbors Board disagrees with an appraisal, and the Board cannot reach an agreement with the lessee on the lease rent adjustment, the Board shall pay for an additional appraisal and have the appraisal undertaken in accordance with the requirements set out in 05 CBJAC 50.050. The Board shall establish the lease rent adjustment based on this additional appraisal. In the event the Lessee disagrees with the lease rent adjustment, the lessee may appeal to the Assembly. The decision of the Assembly shall be final.

(3) **Subleasing.** Lessee may sublease Leased Premises, or any part thereof leased to Lessee hereunder; provided, that the proposed sub-lessee shall first apply to City for a permit therefore; and further provided, that the improvements on the Leased Premises are the substantial reason for the sublease. Leases not having improvements thereon shall not be sublet. Subleases shall be in writing and be subject to the terms and conditions of the original lease; all terms, conditions, and covenants of the underlying lease that may be made to apply to the sublease are hereby incorporated into the sublease. The Parties agree that any subleases in effect at the date of signing of this agreement may continue. The Lessee must provide a copy of any subleases in effect to the Lessor prior to the execution of this agreement.

(4) **Assignment.** Lessee may assign its rights and obligations under this lease; provided that the proposed assignment shall be approved by City prior to any assignment. The assignee shall be subject to all of the provisions of the lease. All terms, conditions, and covenants of the underlying lease that may be made applicable to the assignment are hereby incorporated into the assignment.

(5) **Modification.** The lease may be modified only by an agreement in writing signed by all parties in interest or their successor in interest.

(6) **Cancellation and Forfeiture.**

- (a) The lease, if in good standing, may be cancelled in whole or in part, at any time, upon mutual written agreement by Lessee and City.
- (b) City may cancel the lease if it is used for any unlawful purpose.
- (c) If Lessee shall default in the performance or observance of any of the lease terms, covenants or stipulations thereto, or of the regulations now or hereafter in force, or service of written notice by City without remedy by Lessee of the conditions warranting default, City may subject Lessee to appropriate legal action including, but not limited to, forfeiture of the lease. No improvements may be removed by Lessee or other person during any time Lessee is in default.
- (d) Failure to make substantial use of the land, consistent with the proposed use, within one year shall in the discretion of City with approval of the Assembly constitute grounds for default.

(7) **Notice or Demand.** Any notice or demand, which under the terms of a lease or under any statute must be given or made by the parties thereto, shall be in writing, and be given or made by registered or certified mail, addressed to the other party at the address of record. However, either party may designate in writing such new or other address to which the notice or demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed delivered when deposited in a United States general or branch post office enclosed in a registered or certified mail prepaid wrapper or envelope addressed as hereinbefore provided.

(8) **Rights of Mortgage or Lienholder.** In the event of cancellation or forfeiture of a lease for cause, the holder of a properly recorded mortgage, conditional assignment or collateral assignment will have the option to acquire the lease for the unexpired term thereof, subject to the same terms and conditions as in the original lease.

(9) **Entry and Reentry.** In the event that the lease should be terminated as hereinbefore provided, or by summary proceedings or otherwise, or in the event that the demised lands, or any part thereof, should be abandoned by Lessee during the term, City or its agents, servants, or representative, may, immediately or any time thereafter, reenter and resume possession of lands or such thereof, and remove all personals and property there from either by summary proceedings or by a suitable action or proceeding at law without being liable for any damages therefor. No reentry by City shall be deemed an acceptance of a surrender of the lease.

(10) **Lease.** In the event that the lease should be terminated as herein provided, or by summary proceedings, or otherwise, City may offer the land for lease or other appropriate disposal pursuant to the provisions of City code.

(11) **Forfeiture of Rental.** In the event that the lease should be terminated because of any breach by Lessee, as herein provided, the annual rental payment last made by Lessee shall be forfeited and retained by City as partial or total damages for the breach.

(12) **Written Waiver.** The receipt of rent by City with knowledge of any breach of the lease by Lessee or of any default on the part of Lessee in observance or performance of any of the conditions or covenants of the lease, shall not be deemed a waiver of any provision of the Lease. No failure on the part of the City to enforce any covenant or provision therein contained, nor any waiver of any right thereunder by City unless in writing, shall discharge or invalidate such covenants or provisions or affect the right of City to enforce the same in the event of any subsequent breach or default. The receipt, by City, of any rent or any other sum of money after the termination, in any manner, of the term demised, or after the giving by City of any notice thereunder to effect such termination, shall not reinstate, continue, or extend the resultant term therein demised, or destroy, or in any manner impair the efficacy of any such notice or termination as may have been given thereunder by City to Lessee prior to the receipt of any such sum of money or other consideration, unless so agreed to in writing and signed by City.

(13) **Expiration of Lease.** Unless the lease is renewed or sooner terminated as provided herein, Lessee shall peaceably and quietly leave, surrender and yield up to the City all of the leased land on the last day of the term of the lease.

(14) **Renewal Preference.** Any renewal preference granted Lessee is a privilege and is neither a right nor bargained for consideration. The lease renewal procedure and renewal preference shall be provided by ordinance in effect on the date the application for renewal is received by the designated official.

(15) **Removal or Reversion of Improvement upon Termination of Lease.** Improvements owned by Lessee shall within sixty calendar days after the termination of the lease be removed by Lessee; provided, such removal will not cause injury or damage to the lands or improvements demised; and further provided, that City may extend the time for removing such improvements in cases where hardship is proven. Improvements owned by Lessee may, with the consent of the City, be sold to the succeeding Lessee. All periods of time granted Lessee to remove improvements are subject to Lessee's paying the City pro rata lease rentals for the period.

- (a) If any improvements and/or chattels not owned by City and having an appraised value in excess of five thousand dollars as determined by the assessor are not removed within the time allowed such improvements and/or chattels on the lands, after deducting for City rents due and owning and expenses incurred in making such sale. Such rights to proceeds of the sale shall expire one year from the date of such sale. If no bids acceptable to the Port Director are received, title to such improvements and/or chattels shall vest in City.
- (b) If any improvements and/or chattels having an appraised value of five thousand dollars or less, as determined by the assessor, are not removed within the time allowed such improvements and/or chattels shall revert to, and absolute title shall vest in, City.

(16) **Rental for Improvements or Chattels not Removed.** Any improvements and/or chattels belonging to Lessee or placed on the lease during Lessee's tenure with or without his permission and remaining upon the premises after the termination date of the lease shall entitle City to charge Lessee a reasonable rent therefor.

(17) **Compliance with Regulations Code.** Lessee shall comply with all regulations, rules, and the code of the city and borough of Juneau, and with all state and federal regulations, rules and laws as the code or any such rules, regulations or laws may affect the activity upon or associated with the leased land.

(18) **Condition of Premises.** Lessee shall keep the premises of the lease in neat, clean, sanitary and safe condition and shall take all reasonable precautions to prevent and take all necessary action to suppress destruction or uncontrolled grass, brush or other fire on the leased lands. Lessee shall not undertake any activity that causes or increases the sloughing off or loss of surface materials of the leased land.

(19) **Inspection.** Lessee shall allow an authorized representative of the City to enter the lease land for inspection at any reasonable time.

(20) **Use of Material.** Lessee of the surface rights shall not sell or remove for use elsewhere any timber, stone, gravel, peat moss, topsoil, or any other materials valuable for building or commercial purposes; provided, however, that material required for the development of the leasehold may be used if its use is first approved by the City.

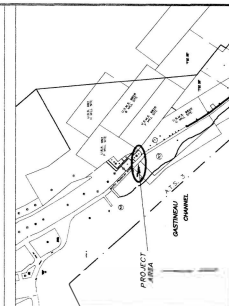
(21) **Rights-of-Way.** City expressly reserves the right to grant easements or rights-of-way across leased land if it is determined in the best interest of the City to do so. If the City grants an easement or right-of-way across the leased land, Lessee shall be entitled to damages for all Lessee-owned improvements or crops destroyed or damaged. Damages shall be limited to improvements and crops only, and loss shall be determined by fair market value. Annual rentals may be adjusted to compensate Lessee for loss of use.

(22) **Warranty.** The City does not warrant by its classification or leasing of land that the land is ideally suited for the use authorized under the classification or lease and no guaranty is given or implied that it shall be profitable to employ land to said use.

(23) **Lease Rental Credit.** When authorized in writing by City prior to the commencement of any work, Lessee may be granted credit against current or future rent; provided the work accomplished on or off the leased area results in increased valuation of the leased or other city and borough-owned lands. The authorization may stipulate type of work, standards of construction and the maximum allowable credit for the specific project. Title to improvements or chattels credited against rent under this section shall vest immediately and be in the City and shall not be removed by Lessee upon termination of the lease.

APPENDIX C: STANDARD PROVISIONS

- (1) **Holding Over.** If Lessee holds over beyond the expiration of the term of this lease and the term has not been extended or renewed in writing, such holding over will be a tenancy from month-to-month only.
- (2) **Interest on Late Payments.** Should any installment of rent or other charges provided for under the terms of this lease not be paid when due, the same shall bear interest at the rate established by ordinance for late payments or at the rate of 10.5 percent per annum if no rate has been set by ordinance.
- (3) **Taxes, Assessments, and Liens.** During the term of this lease, Lessee shall pay, in addition to the rents, all taxes, assessments, rates, charges, and utility bills for the Leased Premises and Lessee shall promptly pay or otherwise cause to be discharged, any claim resulting or likely to result in a lien, against the Leased Premises or the improvements placed thereon.
- (4) **Easements.** Lessee shall place no building or structure over any portion of the Leased Premises where the same has been set aside or reserved for easements.
- (5) **Encumbrance of Parcel.** Lessee shall not encumber or cloud City's title to the Leased Premises or enter into any lease, easement, or other obligation of City's title without the prior written consent of the City; and any such act or omission, without the prior written consent of City, shall be void against City and may be considered a breach of this lease.
- (6) **Valid Existing Rights.** This lease is entered into and made subject to all existing rights, including easements, rights-of-way, reservations, or other interests in land in existence, on the date of execution of this lease.
- (7) **State Discrimination Laws.** Lessee agrees, in using and operating the Leased Premises, to comply with applicable sections of Alaska law prohibiting discrimination, particularly Title 18 of the Alaska Statutes, Chapter 80, Article 4 (Discriminatory Practices Prohibited). In the event of Lessee's failure to comply with any of the above non-discrimination covenants, City shall have the right to terminate the lease.
- (8) **Unsafe Use.** Lessee shall not do anything in or upon the Leased Premises, nor bring or keep anything therein, which will unreasonably increase or tend to increase the risk of fire or cause a safety hazard to persons or obstruct or interfere with the rights of any other tenant(s) or in any way injure or annoy them or which violates or causes violation of any applicable health, fire, environmental or other regulation by any level of government.
- (9) **Hold Harmless.** Lessee agrees to defend, indemnify, and save City, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of the use and occupancy of the Leased Premises by Lessee. This agreement to defend, indemnify, and hold harmless is without limitation as to the amount of fees, and without limitation as to any damages resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82. The obligations of Lessee arise immediately upon notice to the City of any action, claim, or lawsuit. City Hall notifies Lessee in a timely manner if the need for indemnification, but such notice is not a condition precedent to Lessee's obligations and may be waived where Lessee has actual notice. This agreement applies and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against the City.
- (10) **Successors.** This lease shall be binding on the successors, administrators, executors, heirs, and assigns of Lessee and City.
- (11) **Choice of Law; Venue.** This lease shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Juneau.



C U R V E T A B L E		
NUMBER	C1	C2
DELTA ANGLE	171°03'	02°29'19"
RADIUS	656.80	656.80
ARC LENGTH	129.73	25.53
TANGENT	65.08	14.27
CHORD DIRECTION	S39°37'.30"E	S44°48'15"E
CHORD LENGTH	129.52	25.53

SPECIAL NOTE
THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION
AS REQUIRED BY A.S. 40.1 90(2).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY
LICENSED AND QUALIFIED TO TAKE SURVEY
AND SURVEYING IN THE STATE OF
ALASKA, AND THAT THIS MAP REPRE-
SENTS A SURVEY MADE BY ME OR UN-
DER MY CLOSE PERSONAL SUPERVISION.
THE INSTRUMENTS SHOW THEREON ACTU-
ALLY FIRST AS DESCRIBED, AND THAT
ALL DIMENSIONS AND OTHER DETAILS
ARE CORRECT.

STATE OF ALASKA
JAN 19 1961
MADE IN THE
UNITED STATES OF AMERICA

RECORD OF SURVEY
A PLAT DENOTING REVISED
CITY & BOROUGH OF JUNEAU LEASE LANDS
AIR RIGHTS EASEMENTS
FOR

FOR
MOUNT ROBERTS TRAM
LOCATED WITHIN FRACTIONS OF
LOTS 13, 16 & 17, BLOCK 83
ALASKA TIDELANDS SURVEY NO. 3,
S. 1 & 2, BLOCK 6, U.S. SURVEY NO. 7A &
LOTS 1 & 2A, DOCKSIDE SUBDIVISION

JUNEAU _____ ALASKA
JUNEAU RECORDING DISTRICT

DATE: _____ TIME: _____

BOY 22420
ALAIL ALASKA 99002
MAY 10, 1987

1 OF 1
SHEET 1

ROBERTS DEVELOPMENT CORP.
P.O. BOX 34378
JUNEAU, ALASKA 99802
R&M ENGINEERING, INC.
R&M PHILL. NO. 001779

GENERAL NOTES

- THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS
THE INTERSECTION OF THE NORTHERLY CORNER OF LOT 1 AND A 98.80
W.C. TO THE SOUTHERLY CORNER OF LOT 2C, DOCKSIDE SUBDIV-
ISION HAVING A COMPUTED RIGHT BEARING OF N43.02°00'W.
ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 00"00"
AND ANG.
THE AREA FOR THE LOWER TRAM TERMINUS WAS A TOTAL LAND
AREA OF 10,000 SQUARE FEET. LEASE WAS NEGOTIATED BETWEEN
THE CITY & BOROUGH OF JAMEAU AND MOUNT ROBERTS DEVELOPMENT
CORP. AS DESCRIBED BY AN AGREEMENT DATED 1/19/93.
THE AIR RIGHTS ASSUMING AREA SHOWN HEREON IS A ONE HUNDRED
FOOT WIDE STRIP, FIFTY FEET EACH SIDE OF THE TRAM CENTERLINE
AND FIFTY FEET EACH SIDE OF THE TRAM CENTERLINE
IN THE AFFOREMENTED LEASE AGREEMENT. THE LEASEMENT ENCOMPASSES
A TOTAL OF 21,815 SQUARE FEET.

LOT	BLOCK	SURVEY	LEASE AREA SQUARE FT.	AIR RIGHTS ESMT. AREA SQUARE FT.
13	83	A/S NO.3	4,482	269
14	83	A/S NO.3	399	1,634
16	83	A/S NO.3	399	1,634
1	84	U/S 7A	669	3,663
2	4	U/S 7A		1,495
21	4	U/S 7A		1,495
2	1	DOCKSIDE SUBD.	3,850	1,720
2	1	DOCKSIDE SUBD.	3,850	1,720
2	1	DOCKSIDE SUBD.	3,850	1,720
ROBERTS R/W	U/S 7A		461	
TOTAL AREAS			10,000	21,815

SYMBOLS

- GLO BRASS CAP MONUMENT (RECOVERED)
6565-S PRIMARY MONUMENT (RECOVERED)
1410-S PRIMARY BRASS CAP MONUMENT (ESTABLISHED)
1410-S SECONDARY SPIKE MONUMENT (ESTABLISHED)

97-41

2D.00

JUNE 26 1971

DATE

TIME 2:16

LOCATION ON RIM ELEVATIONS

OFFICER

LEASE AREA

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(BA)

An Ordinance Appropriating \$299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$299,970 for the Off-Road Vehicle Park Capital Improvement Project (P46-111).

Section 3. Source of Funds

Alaska Department of Natural Resources	\$ 299,970
--	------------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: July 28, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(E)

An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$3,500,000 be transferred:

From: CIP

H51-113	Waterfront Seawalk	(\$ 3,500,000)
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To: CIP

P41-105	Marine Park Improvements	\$ 3,500,000
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Section 3. Source of Funds.

State Marine Passenger Fees	\$ 3,500,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Borough Assembly
DATE: July 28, 2025
FROM: Wade Bryson, Chair, Short-Term Rental Task Force (STRTF)
RE: STRTF Report to the Assembly

The purpose of this memo is to summarize the work of the STRTF and serve as a report to the Assembly.

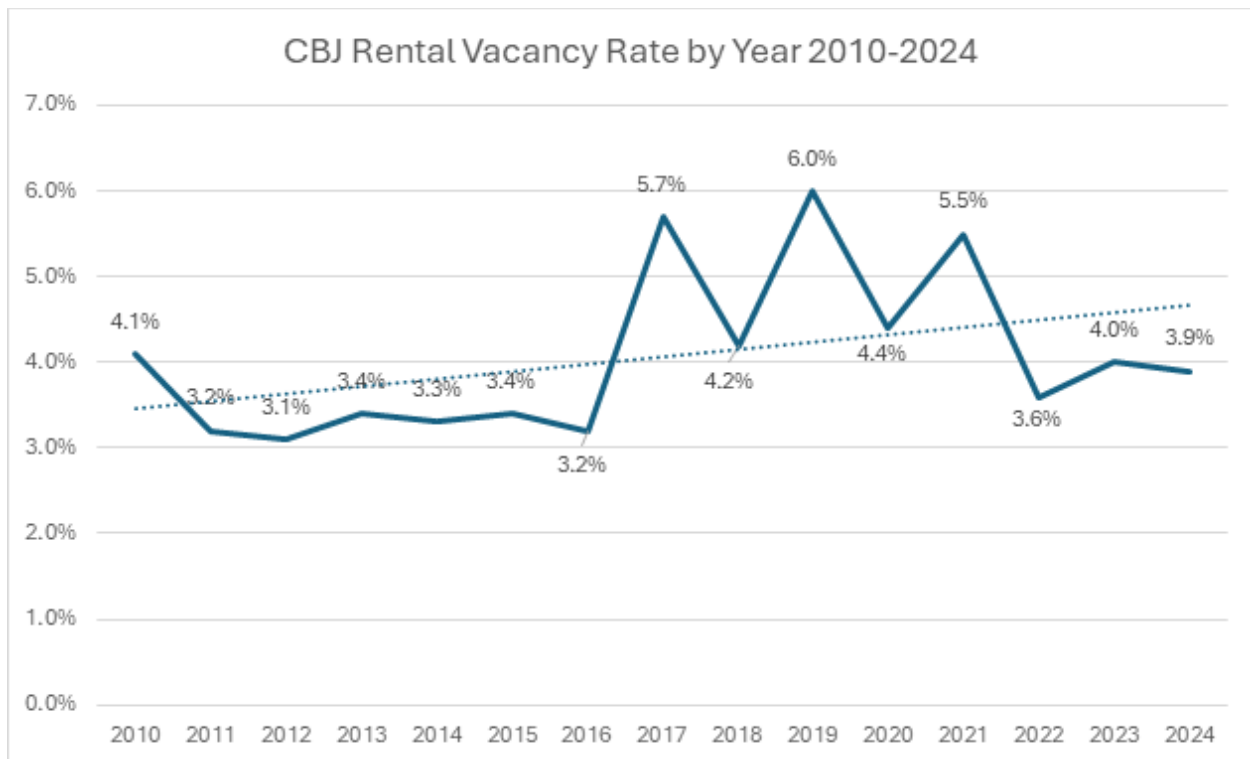
Upon the STRTF's recommendation, the Assembly passed changes to Title 69 at its May 19th Regular meeting. These changes modified code to require that:

- Marketplace facilitators collect and remit sales taxes on behalf of STR operators,
- Exempt local STR operators from sales tax filings when all of their business is being performed by a marketplace facilitator who is collecting and remitting on their behalf, and
- Requires STR marketplace facilitators submit a monthly listing of all CBJ issued STR permit numbers

For one major platform, these changes are going into effect for July 1; staff are working on others. It is rare that the work of a task force results in completed legislation prior to its conclusion.

In addition to this accomplishment, the task force recommends the Assembly consider future STR regulatory options based on the community's rental vacancy rate (RVR), as annually published by the State of Alaska Department of Labor and Workforce Development¹.

¹ <https://live.laborstats.alaska.gov/housing/rentall.html>



The Task Force did not land on a specific RVR under which it would recommend additional regulations; however, the general sense of the task force was that our current RVR is too low. Utilizing the RVR as a metric for decision making passed the STRTF on a 6-4 vote.

If the Assembly determines additional regulations are warranted based on the RVR, the task force recommends the Assembly consider the following two regulations, in order:

1. Institute a fee for permits (currently free), based on current CBJ costs. Consider an increased fee for individuals/business entities with more than one STR.
2. Cap the number of STRs permissible per person or entity.

The STRTF started with a matrix that included 12 different types of potential STR regulations. Most were considered to be not a good fit for Juneau. The regulatory options that remained were contentious with proposed approaches either narrowly passing in the case of the above two (6-4) or narrowly failing. This trend was reflected in written public comment. Verbal public comment, mostly from those with interests in STRs, was predominantly opposed to regulation.

Further, the STRTF has four non-regulatory recommendations:

1. That CBJ conduct an economic impact study to fully understand the financial impact of STRs in Juneau.
2. That a single address only require one permit, even if there are multiple dwelling units being short-term rented as part of that address.
3. That if the Assembly does limit the overall number of short-term rentals permissible per person/entity, it utilize the concept of grandfathering to give people time to transition.
4. That the STRTF recommend the Assembly utilize revenue collected from STR facilitators be used to support housing in Juneau



DRAFT - REGULAR ASSEMBLY MINUTES 2025-15

July 28, 2025 at 7:00 PM

Centennial Hall/Zoom Webinar

MEETING NO. 2025-15: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 7:14 p.m. by Deputy Mayor Smith. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar.

A. FLAG SALUTE - Led by Mr. Kelly

B. LAND ACKNOWLEDGEMENT - Led by Ms. Woll

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

Assemblymembers Present: Deputy Mayor Greg Smith (on Zoom), Assemblymembers Maureen Hall, Neil Steininger, Paul Kelly, Christine Woll, Ella Adkison, and Wade Bryson.

Assemblymembers Absent: Mayor Beth Weldon and Alicia Hughes-Skandijs

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Emergency Programs Manager Ryan O'Shaughnessy, and Finance Director Angie Flick.

D. SPECIAL ORDER OF BUSINESS

1. Proclamation: United States Coast Guard Appreciation Month

Deputy Mayor Smith proclaimed August 2025 as United States Coast Guard Appreciation Month, recognizing the Coast Guard's service and its strong ties to Juneau. Events acknowledged included the commissioning of the USCG Cutter Storis and the annual Buoy Tender Roundup. A Coast Guard representative thanked the Assembly and community for their continued support.

2. Proclamation: Recognition of Dave Ringle

Deputy Mayor Smith honored Dave Ringel for his service as a teacher and as Executive Director of St. Vincent de Paul. His leadership during the COVID-19 pandemic and efforts to improve shelter facilities were noted.

E. APPROVAL OF MINUTES

- 1. 2025-04-07 Regular Assembly Meeting 2025-07 Minutes - Draft**
- 2. 2025-05-19 Regular Assembly Meeting 2025-09 Minutes - Draft**
- 3. 2025-06-09 Regular Assembly Meeting 2025-10 Minutes - Draft**
- 4. 2025-06-11 Special Assembly Meeting 2025-11 Minutes - Draft**
- 5. 2025-06-23 Special Assembly Meeting 2025-12 Minutes - Draft**

6. **2025-07-09 Special Assembly Meeting 2025-13 Minutes - Draft**

7. **2025-07-23 Special Assembly Meeting 2025-14 Minutes - Draft**

MOTION by Ms. Hall to approve the seven sets of meeting minutes and asked for unanimous consent. ***Hearing no objection, the minutes were approved.***

F. **MANAGER'S REQUEST FOR AGENDA CHANGES** - None

G. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** *(Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)*

Mel Izzard, a Valley resident, testified in opposition to the proposed amendment to the disorderly conduct code, expressing concern that it would disproportionately impact houseless individuals. She referenced the *Grants Pass v. Johnson* Supreme Court case, arguing that similar laws have proven ineffective and harmful. Izzard questioned whether enforcement would be applied equally and urged the Assembly to consider ACLU opposition to comparable ordinances. No questions were asked by the Assembly.

Philip Moser, a Valley resident, spoke in opposition to the proposed disorderly conduct ordinance, calling it a step toward further criminalizing the houseless community. He criticized the lack of progress since the deaths of Steve Kissack and Ashley Ray Johnston and noted ongoing cuts to housing and mental health support. Moser urged the city to invest in services rather than enforcement and questioned the role of outside agencies like Customs and Border Protection and the VIPER task force.

Deana Darnall, a Douglas resident, testified about a dangerous boating incident in the Coghlan Island cut involving a high-speed passenger vessel that nearly caused harm to her and her grandchildren while kayaking. She stated that the Coast Guard Waterways Department agreed the area poses a public danger and recommended the City adopt an ordinance to make it a no-wake zone. Ms. Darnall emphasized that current voluntary guidelines under TBMP (Tourism Best Management Practices) are ineffective and urged the Assembly to act before a serious injury or death occurs. In response to a question, she noted the existing guidelines are not consistently followed or enforced.

Catherine Reardon, a downtown resident, expressed appreciation for the new meeting location, noting that improved acoustics have made it easier to hear both her neighbors and the Assembly, enhancing public participation.

Troy Shane Williams, taxi company owner, criticized Juneau's slow licensing process for commercial drivers, which can take weeks to months, unlike faster systems in other cities. Despite efforts to address this with city officials, he received no response. He urged the Assembly to improve efficiency, noting private companies license drivers in days.

Renda Heimbigner requested that the recently updated Agnew Beck consulting report on Northwest Douglas housing needs, which includes detailed data on affordable housing and demographic trends, be included alongside the short-term rental task force report before it goes to the full Assembly. She noted the task force worked diligently despite unclear direction, and emphasized the report highlights housing construction as a solution rather than restricting short-term rentals, an important city revenue source.

H. **CONSENT AGENDA**

1. **Public Request for Consent Agenda Changes Other Than Ordinances for Introduction** - None

2. **Assembly Request for Consent Agenda Changes**

Mr. Kelly requested that Resolution 4022 be removed from the Consent Agenda and moved to Public Hearing.

3. **Assembly Action**

MOTION by Mr. Bryson to adopt the consent agenda as amended. *Hearing no objection, the motion was adopted by unanimous consent.*

A) Ordinances for Introduction

1) Ordinance 2025-28 An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.

This ordinance modifies CBJC 42.20.090 to make it unlawful to obstruct a public stairwell, path, parking garage, parking lot, or other public way intended for pedestrian, bicycle, or vehicular use. In most scenarios, the types of behavior this code change prohibits are already prohibited but require additional process from JPD and/or facility managers before enforcement can take place. That process typically takes the form of either 48 hours of notice to campers, dependent on associated public impacts and internal staff capacity prior to enforcement action, or, more commonly, utilization of the trespass code when trespass is determined to be appropriate by facility managers. Due to the length of those processes, we experience capacity issues with responding to the volume of complaints in a manner that satisfies the complainant. At its core, this change enables JPD to perform work already being done more expeditiously.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2025-35 An Ordinance Authorizing the Manager to Negotiate and 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.

This ordinance authorizes the City Manager to negotiate and execute a lease with Petro 49, Inc. for \$75,000 per year for a 35-year term. The appraised value of the property was \$192,400 in 2023. This rate is above market value and advances CBJ's long-term goal of constructing the south end of the Seawalk from the Franklin Dock to A.J. Dock to create public space and mitigate congestion.

The Assembly Lands Housing and Economic Development committee reviewed this ordinance at its July 14, 2025, meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

3) Ordinance 2025-36 An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.

The City and Borough leases parking to the State of Alaska, Department of Administration, on the property adjacent to Centennial Hall for the purpose of providing State employee parking. The current lease will expire on August 31, 2025. This ordinance will extend the lease for a maximum of 10 years. The lease rate has been determined to be \$138,800 per year. The Lands Housing and Economic Development Committee reviewed this lease request at the June 2, 2025, meeting and provided a motion of support for continuing this lease.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

4) Ordinance 2025-37 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, ("Goldbelt") of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.

Goldbelt, Inc is the current lessee for approximately 10,000 sq feet of CBJ leased property and air rights to operate the Goldbelt Tram. The existing 35-year lease expires in 2030 with an option to renew for an additional thirty-five years. This action allows Goldbelt to forgo the final 5 years of the existing lease to secure the finances necessary to make repairs to the existing building.

Docks & Harbors Board reviewed this request at its June 26th meeting and recommended approval of a

new lease at an initial lease rent of \$272,027 per year.

This ordinance was reviewed and forwarded to the Assembly by the Lands Housing & Economic Development Committee at its July 14, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 5) Ordinance 2024-01(b)(BA) An Ordinance Appropriating \$299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.**

The CBJ has received a \$299,970 grant from the Alaska Department of Natural Resources for the Off-Road Vehicle Park CIP. These funds would be used for phase two of the project which is continuing to construct the Lower Loop and South Loop trails. The local match requirement would be met by previously appropriated funds in the project.

The Public Works and Facilitates Committee will review this request at the August 4, 2025, meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

- 6) Ordinance 2025-01(b)(E) An Ordinance Transferring \$3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.**

This ordinance would transfer \$3,500,000 of State Marine Passenger Fee funds from the Waterfront Seawalk CIP to the Marine Park Improvements CIP. This transfer would provide funding for the most recent project estimate. The current project work is estimated to be \$10.25 million. Sufficient funds will remain in the Waterfront Seawalk CIP for currently anticipated work. The Marine Park Improvements CIP is an eligible use of passenger fees.

The Public Works and Facilities Committee reviewed this request at the June 2, 2025, meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Regular Assembly meeting.

B) Resolutions

- 1) Resolution 4019 A Resolution Setting Forth the Rules of Procedure for the Title 19, Title 53, and Title 69 Appeal Board.**

This Resolution Establishes the Rules of Procedure for the Appeals Board created by Ordinance 2025-17(b).

The HRC committee reviewed this ordinance at its June 9, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

- 2) Resolution 4020 A Resolution Deappropriating \$1,150,000 from the Glacier Highway Sewer Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Environmental Conservation, Alaska Clean Water Fund Loan.**

This housekeeping resolution would deappropriate the Alaska Department of Environmental Conservation (ADEC) loan from the Glacier Highway Sewer Improvements CIP. The \$1,150,000 ADEC loan was appropriated to the CIP in FY14 via Ordinance 2013-11(AK). Existing funding in the project will fund work originally intended to be financed by the loan, making the loan no longer necessary.

The City Manager recommends the Assembly adopt this Resolution.

- 3) Resolution 4021 A Resolution Authorizing the Manager to Apply For, and Enter Into, a Loan Agreement of Up to \$3,391,000 with the State of Alaska Department of Environmental Conservation, State Revolving Fund, for the Design and Construction of a Pyrolysis Unit at the Mendenhall Wastewater Treatment Plant.**

The CBJ Utility was allocated \$1,955,000 of grant money from the ADEC SRF emerging contaminants program for the design phase of a pyrolysis unit at the Mendenhall Treatment Plant. The SRF program has now indicated that there is an opportunity to apply for an additional loan of \$3,391,000, necessary to cover the subsequent costs of construction and consignment of the pyrolysis unit. SRF funds come with AIS (American Iron and Steel) and BABA (Build America, Buy America Act) requirements that may complicate completion of this project. Regardless, it is prudent to apply for and secure SRF loan funding, since SRF loan allocations and CBJ appropriations can be reversed without consequence if AIS/BABA conditions prove to be overly restrictive.

The PWFC committee reviewed this resolution at its June 14, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

4) Resolution 4022 A Resolution of the City and Borough of Juneau Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan Update.

The 2025 Draft Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) reflects over six months of collaboration between CBJ, CCTHIA, and state and federal partners. It identifies key hazards, assesses risks, and outlines non-regulatory mitigation strategies that improve resilience. It includes 104 proposed projects informed by public and technical input and other existing plans and data. Once finalized by state and federal partners, it will position CBJ to pursue funding as opportunities arise.

This resolution was reviewed at the July 14, 2025, Committee of the Whole.

The City Manager recommends the Assembly adopt this Resolution.

Public Comment

Ke Mell, a downtown resident, raised concerns that the final plan was released at 4:00 PM, leaving the public no time to review it. Ms. Mell asked that Tetra Tech language beginning on page 3-64 be removed before adoption, citing public process concerns.

Jean McBrien, a downtown resident, echoed those concerns, noting significant wording changes in the landslide section and reiterating that proper disclaimer language, previously approved by the Assembly, was not adequately included. She urged the Assembly to delay adoption to allow for proper review. In response to a question from Mr. Kelly, Ms. McBrien affirmed she would prefer a delay over post-adoption review.

Larry Fanning, a downtown resident, a former fire chief, supported hazard planning but cited two deficiencies: lack of proper public process and insufficient product quality. He highlighted the absence of required disclaimers on Tetra Tech materials and suggested the plan learn from Sitka's landslide monitoring systems. He requested the deletion of Section 3-64.

Olivia Sinaiko, a downtown resident, said she only recently reviewed the final draft and felt disheartened by the lack of proper disclaimer language for Tetra Tech's landslide maps. She noted that community members had previously invested significant effort into ensuring clear disclaimers were included and felt this version undermined that work.

Kyle Rennick, a downtown resident, echoed similar concerns, reading the original disclaimer language the Assembly had adopted and contrasting it with the more favorable language in the draft plan. He argued that either the original disclaimer should be restored or Tetra Tech's data should not be used at all due to accuracy concerns.

MOTION by Mr. Kelly to adopt Resolution 4022, A Resolution of the City and Borough of Juneau Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan Update.

OBJECTION by Mr. Kelly for the purpose of a question.

Mr. Kelly asked Manager Koester to clarify the urgency and timeline for adopting the updated Hazard Mitigation Plan. Manager Koester and Emergency Manager O'Shaughnessy explained that the plan must be adopted quickly in order to

meet the October 15 deadline for federal hazard mitigation grants. Normally, such plans are approved first by the State and FEMA (Federal Emergency management Agency) then adopted by the local government. However, in an effort to expedite approval, CBJ is adopting the plan first to signal local support and streamline FEMA's review.

Mr. O'Shaughnessy emphasized that while the plan will still undergo State and FEMA review, local adoption now helps move it forward. Manager Koester added that FEMA may require future amendments, and the resolution allows for those. She also acknowledged that this fast-tracked approach is not ideal and committed to better ongoing review of the plan in the future, including annual check-ins and five-year full updates.

Deputy Mayor Smith, recognizing the tension between public process and grant deadlines, proposed a motion to attach Ordinance 2023-18(am), the previously adopted ordinance clarifying that the Assembly did not adopt the Tetra Tech landslide maps, as an appendix to the hazard mitigation plan. This ordinance includes disclaimer language and historical context related to the Tetra Tech study, addressing many concerns raised during public comment.

Deputy Mayor Smith handed the gavel to Assemblymember Bryson before formally making the motion.

MOTION by Deputy Mayor Smith to attach Ordinance 2023-18(am), the previously adopted ordinance clarifying that the Assembly did not adopt the Tetra Tech landslide maps, as an appendix to the hazard mitigation plan.

Due to limited access to the ordinance text during the meeting, Manager Koester offered to share a digital link and paper copies so Assemblymembers could review it.

An at ease was called at 8:14 PM to allow members to review the ordinance before further debate and a potential vote on attaching it to the plan.

Mr. Bryson reconvened the meeting at 8:22 PM and returned to Deputy Mayor Smith's motion, noting there were objections. He recognized Ms. Woll for comment.

OBJECTION by Ms. Woll noting two reasons: first, to maintain alignment with Tlingit & Haida, which was also expected to adopt the plan that evening; and second, to keep the scientific nature of the hazard mitigation plan distinct from the policy content of the proposed ordinance.

Deputy Mayor Smith explained that his motion aimed to address concerns about the Tetra Tech maps by including the ordinance, with its disclaimers and historical context, as an appendix—without altering the plan itself. He emphasized the need to move quickly for grant eligibility while acknowledging the process was not ideal.

Mr. Kelly asked the City Attorney whether the amendment would require concurrence from Tlingit & Haida. Attorney Wright responded that CBJ and Tlingit & Haida are separate entities and not required to adopt identical versions of the plan.

Roll Call Vote on Amendment 1

Yeas: Smith, Kelly

Nays: Steininger, Hall, Adkison, Woll, Bryson

Amendment #1 failed: 5 Nays and 2 Yeas.

Roll Call Vote on Main Motion

Yeas: Hall, Bryson, Adkison, Steininger, Smith, Woll

Nays: Kelly,

The motion was adopted: 6 Yeas, 1 Nays.

Note: Moved to Public Hearing Item 1 per Mr. Kelly's request.

(A brief 10 minute at ease was observed at 8:30 p.m.)

5) Resolution 4023 A Resolution Authorizing the Execution of an Agreement Between the City and Borough of Juneau and the Alaska Department of Transportation & Public Facilities for Community Transportation Program (CTP) Funding for the Reconstruction of Vintage Boulevard and Clinton Drive in the Mendenhall Valley.

This resolution authorizes the City Manager to enter into an agreement with the Alaska Department of Transportation and Public Facilities (DOT) for a grant through the Community Transportation Program (CTP) funding for the design and reconstruction of Vintage Boulevard and Clinton Drive in the Mendenhall Valley. The roadway systems are over 40 years old and have deteriorated due to age and heavy usage. The area has recently undergone a positive surge in development with substantial new construction of residences and commercial facilities, occupying almost all the properties within the area. The grant award requires the CBJ to provide a 25% match, estimated to be \$2.6 million, which will be provided from funds already appropriated to the Vintage Boulevard and Clinton Drive CIP. The CBJ will retain ownership and continue maintenance responsibilities for the streets after the CTP reconstruction project.

The City Manager recommends the Assembly adopt this Resolution.

6) Resolution 4024 A Resolution Amending the Assembly Rules of Procedure.

This resolution amends the Assembly Rules of Procedure to move regular meeting start times from 7:00 p.m. to 6:00 p.m. and the standard adjournment time from 11:00 p.m. to 10:00 p.m. The change is intended to improve meeting efficiency, reduce late-night sessions, and support better participation by Assembly members, staff, and the public. If adopted, the new times would take effect at the next regular meeting.

This topic was discussed at the July 14, 2025, Committee of the Whole.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

Liquor License Actions

These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License - Renewal

Licensee: Juneau Elks Club No 420 d/b/a BPO Elks Lodge #420

License Type: Club License: #5414 Location: 9321 Glacier Hwy.

Licensee: DJ LLC d/b/a Asiana Gardens

License Type: Restaurant Eating Place License: #4731 Location: 9116 Mendenhall Mall Rd.

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license actions.

D) Other

1) Professional Services - DH25-045 - Aurora Harbor Drive Down Float.

A Request for Proposal (RFP) was advertised on April 10 and closed May 19. A four-person selection committee evaluated two submissions and unanimously selected PND Engineers. A posting notice was

made on May 27, with the protest period expiring at 4:30pm on May 28.

On May 29, the Docks and Harbors Board of Directors reviewed and approved Port Director Uchytill's recommended contract award to PND Engineers for developing preliminary design and NEPA documentation not to exceed \$700K to meet Maritime Administration (MARAD) requirements for a Port Infrastructure Development Program (PIDP) Grant.

Final engineering design would be awarded through a contract modification to PND Engineers following MARAD approval of preliminary design.

The City Manager recommends the Assembly approve professional services contract DH25-045 to PND Engineers for engineering design/planning/NEPA documentation for Aurora Harbor Drive Down Float not to exceed \$700,000. Funding is provided by Harbors Enterprise Funds.

I. PUBLIC HEARING

PUBLIC COMMENT

1. Ordinance 2025-32am An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

The Assembly directed staff to draft an ordinance for the October 2025 ballot which would modify CBJ sales tax rates and exempt food and utilities from sales tax. This ordinance implements a new permanent sales tax at a rate of 2.5% October 1 through March 31 and 6.5% April 1 through September 30, and repeals the temporary 3% sales tax and permanent 1% sales tax. This ordinance is based on the discussion points, recommendations, and amendments at the AFC on May 21 and July 9, 2025.

The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Angela Rodell, speaking on behalf of the Affordable Juneau Coalition, testified in opposition to the proposed seasonal sales tax ordinance. She argued that the increase would disproportionately burden working families, seniors, and residents on fixed incomes during already costly summer months. Rodell emphasized that while the tax is framed as seasonal, it results in a permanent increase in the overall sales tax rate and is not targeted solely at tourists. Ms. Rodell urged the Assembly to reject the ordinance, wait for the results of the October ballot initiative seeking to exempt food and utilities from sales tax, and focus on long-term affordability and economic development. In response to Assembly questions, Ms. Rodell clarified that she supports giving voters a say on seasonal sales tax but opposes placing competing tax-related measures on the same ballot. She advocated for a more thoughtful evaluation of city revenue needs post-election and encouraged a focus on expanding the tax base rather than increasing rates.

Bob Jacobsen opposed the seasonal sales tax, arguing it makes Juneau less affordable and gives the appearance of overtaxing visitors. Citing significant existing contributions from the visitor industry, he urged the Assembly to delay the measure and avoid placing multiple tax questions on the same ballot.

Tom Williams of Auke Bay opposed the proposed seasonal sales tax, calling it a "balloon squeeze" approach that shifts the burden rather than solving underlying issues. He urged the Assembly to reconsider its priorities, suggesting alternatives such as eliminating certain sales tax exemptions, promoting economic development, and reducing spending, citing the example of costs related to the Telephone Hill project. Williams echoed earlier calls to delay the ordinance, evaluate actual revenue impacts over time, and avoid placing competing tax measures on the same ballot.

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2025-32am, An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau.

OBJECTION by *Ms. Woll objected for the purpose of amendment.*

AMENDMENT #1 by Ms. Woll to amend the ballot proposition explanation by removing the first paragraph and adding a sentence clarifying that the seasonal sales tax is estimated to replace any revenue lost from exempting essential food and residential utilities. *Hearing no objection, the motion was adopted by unanimous consent.*

AMENDMENT #2 by Mr. Kelly to revise the ballot proposition language for greater clarity and transparency regarding seasonal sales tax rates. The amendment was intended to help voters better understand what they are voting on.

OBJECTION Ms. Woll and Mr. Steininger spoke in support of the amendment's intent, though Ms. Woll preferred the original wording. City Attorney Wright confirmed that all adopted amendments would be conformed into a final version.

Roll Call Vote on Amendment #2

Yeas: Kelly, Steininger, Bryson, Smith

Nays: Adkison, Hall, Woll,

Motion failed: 4 Yeas, 3 Nays

AMENDMENT #3 by Mr. Steininger to amend the seasonal sales tax rates by changing the proposed base rates to 3% for the winter season (October 1–March 31) and 6% for the summer season (April 1–September 30). With the continuation of the existing 1% temporary sales tax, the effective seasonal rates would become 4% in winter and 7% in summer.

Mr. Steininger introduced an amendment to adjust the proposed seasonal sales tax rates to 3% in the winter and 6% in the summer. With the existing 1% temporary tax, the effective rates would be 4% (winter) and 7% (summer). He explained that the purpose was to narrow the gap between the seasonal rates to help reduce potential consumer behavior shifts and lessen the impact on vendors during seasonal transitions.

OBJECTION by Ms. Woll.

Roll Call Vote on Amendment #3

Yeas: Steininger, Bryson

Nays: Woll, Adkison, Hall, Kelly, Smith

Motion failed: 2 Yeas, 5 Nays

[chair smith gave gavel to Mr. Bryson]

AMENDMENT #4 by Deputy Mayor Smith to adopt amendment 4 reducing the winter seasonal sales tax rate from 3.5% to 3%.

Deputy Mayor Smith explained that this change, developed in consultation with the Finance Director and public modeling, would still cover lost revenue from exemptions on food and utilities while providing greater relief to residents during winter months. The amendment lowers the average annual tax rate to approximately 5.25% (from 5.5%) by keeping the summer rate unchanged. Deputy Mayor Smith noted the models suggest a small surplus with this adjustment, though acknowledged inherent uncertainties in the projections.

OBJECTION by Mr. Bryson to the amendment, stating he preferred to keep the winter rate at 3.5% and instead reduce the summer rate, believing this better serves the community.

Ms. Woll spoke in support of the amendment, noting that aligning with the Affordable Juneau proposal's food and utility exemptions allows for the reduced winter rate while maintaining necessary revenue. She expressed her support based on these updated considerations.

Roll Call Vote on Amendment #4

Yeas: Smith, Hall, Adkison, Kelly, Steininger, Woll

Nays: Bryson

Motion passed: 6 Yeas, 1 Nays.

[gavel passed back to Deputy Mayor Smith]

Deputy Mayor Smith spoke in support of the seasonal sales tax motion, highlighting that it shifts a greater share of the tax burden to visitors, raising about \$12 million more from tourists, while providing local families significant savings (over \$1,100 annually for a family of four). He noted this measure aims to reduce community tension around tourism by ensuring residents benefit financially. He also emphasized that revenue from other tourism-related taxes comes with restrictions, unlike this flexible source. Deputy Mayor Smith encouraged support for both the seasonal sales tax and the exemption of food and residential utilities, stating they help residents and the community budget.

Mr. Bryson responded, noting that past public surveys showed low community support for removing sales tax on food. He supported letting voters decide both questions together to avoid budget uncertainty, citing concerns about potential funding cuts if revenue declines. He argued that allowing voters to weigh in on both measures simultaneously is the most responsible approach for city budget planning.

Hearing no further objections, the main motion, to adopted Ordinance 2025-32am, An Ordinance Amending the Sales Tax Code of the City and Borough of Juneau was adopted by unanimous consent.

2. Ordinance 2025-33 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$8,000,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$8 million for water and wastewater utility infrastructure improvements, including, but not limited to, work at the Mendenhall Wastewater Treatment Plant. As part of the utility rate-setting process, the Assembly determined a rate structure that would require cash infusion from outside the utility in order to maintain the water and wastewater infrastructure. This bond proposal addresses the capital project needs in the short-term. Project costs exceeding the bond amount will be funded from Wastewater fund balance.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025 election ballot during the Assembly Finance Committee meeting on May 21, 2025. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action

MOTION by Mr. Steininger to adopt Ordinance 2025-33, An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$8,000,000 to Finance Water and Wastewater Utilities Capital Improvements within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

OBJECTION by Ms. Woll for the purpose of an Amendment.

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-33 to the 2026 budget season.

Ms. Woll acknowledged the extensive work that went into both general obligation bond proposals, but noted that, with three other questions already on the ballot this year, it would be prudent to delay this one.

Hearing no objection, Amendment #1 to postpone Ordinance 2025-33 to the 2026 budget season was adopted by unanimous consent.

3. Ordinance 2025-34 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,735,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

This ordinance would send a bond package to the voters to consider in the municipal election on October 7, 2025. This ordinance would send one general obligation bond proposition of up to \$10.735 million for school capital improvements in the borough. School improvement projects identified include reroofing projects at several schools, security and safety upgrades districtwide, boiler room renovation and upgrades at several schools, and playground site preparation at Dzantik'i Heeni school.

The Assembly requested staff introduce an ordinance to submit a proposition to the voters on the October 7, 2025, election ballot during the April 30, 2025, Assembly Finance Committee meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

City Manager Koester explained that the ordinance acknowledges a list of deferred maintenance projects at Juneau schools, totaling \$10 million for items such as boilers, roofs, and safety upgrades recommended by the Joint Facilities Committee and JSD Facilities Committee. An additional \$735,000 was included for ADA-compliant improvements and fencing at the Sayeik: Gastineau playground. She recommended the Assembly take public testimony and adopt the ordinance.

Public Comment- None

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2025-34 An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$10,735,000 to Finance Capital Improvements at Various Schools within the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 7, 2025.

OBJECTION by Ms. Woll for the purpose of amendment.

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-34 to the 2026 budget season.

Ms. Woll noted that while the ordinance includes valuable projects that will need future funding, postponement is recommended due to the number of items already on the current ballot. If the motion passed, she indicated intent to later move forward with funding for the Dzantik'i Heeni playground project, which had been previously deferred.

OBJECTION by Mr. Steininger to the motion to postpone. He explained that the State's moratorium on school bond debt reimbursement had recently expired, creating a narrow window where the city could qualify for partial reimbursement if the bonds were issued now. While reimbursement is not guaranteed in the State budget, any appropriated funds would be prorated across eligible districts, reducing the city's financial burden. He emphasized the urgency of acting during this open window.

Mr. Kelly Also objected. Mr. Kelly stated that while he would support such an ordinance if the postponement passed, his preference was to move forward with the bond ordinance now to ensure timely funding for the playground and the other included projects.

Ms. Hall Spoke in objection to the motion. She supported moving forward with the bond ordinance this year, citing the value of the included projects and the potential opportunity for partial State reimbursement. She noted this is a chance the city should take and did not believe the measure would be confusing to voters.

Mr. Bryson Spoke in support of Ms. Woll's motion to postpone. He acknowledged the benefit of State reimbursement but noted from his prior experience that the Governor had denied such payments in the past. While the State did eventually send back-payments after the pandemic, he expressed caution and agreed that waiting one year to present the question to voters would be a responsible approach.

Deputy Mayor Smith inquired about the timeline required to issue debt.

Manager Koester deferred to Finance Director Flick but noted that best practice is to issue debt only when projects are fully designed and funds are ready to be spent. However, debt can be issued slightly in advance, provided the City does not earn more in interest on the funds than it pays. Finance Director Flick responded that debt can typically be issued within 60 to 90 days following voter approval. She added that the City would need to submit documentation to the Department of Education and Early Development (DEED) to be eligible for the State's debt reimbursement program. If the bond measure passed in October, debt could likely be issued in the spring, with interest payments beginning in FY27. Principal payments could be structured to maximize reimbursement potential, assuming State funds are available.

Ms. Adkison stated that to ensure eligibility for state bond reimbursement after the moratorium expired July 1, 2025, the bond must be placed on this year's ballot, though reimbursement is not guaranteed.

Mr. Bryson supported postponing the ordinance for a year to see the outcome of the upcoming vote on capping property tax at 9 mills, noting future projects may require bonding if mill rates are limited. Deputy Mayor Smith responded that the proposed mill cap would not apply to general obligation bond debt, so projects funded through bonds would not be affected by the cap.

Roll Call Vote on Amendment #1

Yeas: Woll, Adkison, Bryson

Nays: Steininger, Kelly, Hall, Smith

Motion failed: 3 Yeas and 4 Nays

AMENDMENT #1 by Ms. Woll to postpone Ordinance 2025-34 to the 2026 budget season failed.

Roll Call Vote on Main Motion

Yeas: Hall, Kelly, Steininger,

Nays: Adkison, Woll, Bryson, Smith

Motion failed: 3 Yeas and 4 Nays

4. Ordinance 2025-01(b)(B) An Ordinance Appropriating up to \$50,000 to the Manager for October 2025 Ballot Initiative Advocacy; Funding Provided by General Funds.

This ordinance would appropriate up to \$50,000 for October 2025 ballot initiative advocacy. Several ballot initiatives are being considered by the citizens of Juneau for the October 2025 election which may have a direct impact on the finances of the CBJ. The Assembly has determined that due to the specialized nature of the CBJ budget and financial considerations, it is important for the Assembly and City staff to robustly communicate with voters and provide up-to-date financial projections. These funds would be used to hire a

marketing firm to provide communications to the public regarding ballot initiatives before the voters in 2025. The Committee of the Whole directed staff to draft this appropriating ordinance at the June 2, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 15, 2025, meeting.
The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Angela Rodell, downtown Juneau resident, opposed the resolution allowing public funds for ballot advocacy. She argued it undermines neutrality, creates an uneven playing field, and sets a dangerous precedent by using taxpayer money to influence citizen-led initiatives. She urged the Assembly to vote no and protect the integrity of the democratic process.

Tom Williams, Auke Bay resident, opposed the ordinance, citing ethical concerns and past use of public funds for advocacy during the City Hall initiative. He argued that using taxpayer money for ballot influence is inappropriate and urged the Assembly to provide neutral information through public meetings rather than hiring outside firms.

Karen Perkins, a Valley resident, opposed the ordinance, specifically objecting to the use of the terms “advocacy” and “marketing firm.” She stated that public funds should be used for education—not to promote a particular perspective—and emphasized the importance of providing clear, unbiased information without trying to sway public opinion.

Assembly Action

MOTION: Ms. Woll moved to adopt Ordinance 2025-01(b)(B) but requested a no vote, expressing concerns about the potential burden on staff and lack of Assembly consensus. She acknowledged the importance of providing accurate public information on impactful ballot initiatives but felt the ordinance would not achieve that effectively. Mr. Kelly also opposed the ordinance, echoing Ms. Woll’s concerns. He emphasized that Assembly members and community groups are free to advocate, and the city can still provide unbiased, nonpartisan information without adopting the ordinance.

MOTION by Ms. Woll to adopt the ordinance.

Roll Call Vote on Main Motion

Yeas: None

Nays: Woll, Kelly, Adkison, Bryson, Hall, Steininger, Smith

Motion Fails: 0 Yeas, 7 nays

5. Resolution 4013 A Resolution Authorizing October 2025 Ballot Advocacy, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative.

This Resolution authorizes advocacy for the 2025 election and pairs with Ordinance 2025-01(b)(B) in compliance with APOC guidelines.

The Assembly Committee of the Whole discussed this topic at its June 2, 2025, meeting.

The City Manager recommends the Assembly adopt this Resolution.

Manager Koester explained that the resolution is a companion to Ordinance 2025-01(b)(B) and would authorize advocacy with APOC. Given the Assembly's recent action, she recommended taking public testimony but not adopting the resolution.

Public Comment - None

Assembly Action

MOTION by Mr. Bryson to indefinitely table the Resolution 4013 A Resolution Authorizing October 2025 Ballot Advocacy, Including the Dissemination of Information That May Influence the Outcome of a Future Ballot Initiative and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

6. **Ordinance 2025-13(b) An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Related to Ranked Choice Voting.**

Assemblymember Adkison has proposed this ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for the October 2026 local elections. Ranked choice voting was discussed at the February 3 and March 3 HRC meetings. The Assembly reviewed the ordinance at its June 2 Committee of the Whole, directed staff to develop educational materials, and moved this ordinance to the full Assembly for Introduction.

This ordinance was introduced at the June 9, 2025, meeting with a motion to set it for public hearing at the July 28, 2025, and August 18, 2025, regular Assembly meetings. The Systemic Racism Review Committee reviewed this ordinance at the July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and refer this ordinance to the August 18, 2025 regular Assembly meeting for a second public testimony opportunity.

Public Comment

Laurie Sica, a West Douglas resident and former Juneau municipal clerk, testified in favor of placing the ranked choice voting (RCV) question on the 2026 ballot. Speaking on behalf of herself and former clerk Beth McEwen, she emphasized the importance of voter input on significant election changes. Ms. Sica noted ongoing voter confusion and mistrust around by-mail voting and expressed concern that adding another major change could increase frustration. She supported allowing more time for public education and engagement before implementing RCV.

Catherine Reardon, a downtown Juneau resident, spoke in support of ranked choice voting (RCV). She noted that RCV aligns well with the nonpartisan nature of municipal government, encourages constructive campaigning, and reduces strategic voting concerns. Reardon welcomed the second round of public testimony, as she had not yet reviewed the details of the three proposed RCV options.

Angela Rodell, a downtown Juneau resident, spoke in opposition to the ordinance mandating ranked choice voting (RCV) for local elections. She raised concerns about the lack of cost analysis, noting that election expenses have already tripled since the shift to vote-by-mail. Ms. Rodell questioned the need for the change, citing a recent petition with over 2,700 signatures seeking to reconsider election procedures. She urged the Assembly to prioritize transparency, public input, and a clearer understanding of the financial and administrative impacts before moving forward.

Tom Williams, an Auke Bay resident, spoke in opposition to the ranked choice voting ordinance, citing concerns about delays in election results and increased costs. He warned that adopting the ordinance now could prompt broader efforts to overhaul Juneau's election system, including Assembly representation. Williams urged the Assembly to postpone the discussion until spring, when there would be more time and public focus.

Assembly Action

MOTION by Mr. Kelly to refer the ordinance Ordinance 2025-13(b), An Ordinance Amending the Election Procedures Code to Include General Procedures for Ballot Count, Related to Ranked Choice Voting. to the August 18, 2025 Regular Assembly meeting for a second public testimony opportunity and asked for unanimous consent. Ms. Woll objected.

AMENDMENT #1 by Ms. Woll to refer Ordinance 2025-13(b) to the next Assembly Committee of the Whole meeting rather than the next Regular Assembly meeting. *Hearing no objection, the motion was adopted by unanimous consent.*

7. Ordinance 2025-17(b) Building Code Advisory Committee & Building Code Board of Appeals Dissolution

This ordinance is a culmination of work completed by the Assembly HRC. It creates a streamlined appeals board and process.

The original ordinance was introduced at the May 19, 2025, Regular Assembly meeting and referred to the Assembly Human Resources Committee (HRC) for deliberation. The Systemic Racism Review Committee reviewed this ordinance at its May 20, 2025, meeting and the HRC committee reviewed this ordinance at its June 9, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

(A brief 5 minute at-ease was observed at 10:17 p.m.)

Public Comment - None

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2025-17(b) Building Code Advisory Committee & Building Code Board of Appeals Dissolution and asked for unanimous consent. ***Hearing no objection, motion was adopted by unanimous consent.***

8. Ordinance 2025-19 An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference.

This is a housekeeping ordinance. Local proposer requirements and preferences have been litigated extensively. Repeatedly, at numerous levels, they have been found to be unconstitutional. This ordinance removes the Juneau Bidder Preference language contained in the purchasing code.

The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting and made the following note to the Assembly: *the SRRC encourages the Assembly, upon review of CBJ's procurement and bidding policies, to take a look at programs such as the Small Business Association 8A program that allow for priority and promotion of socially and economically disadvantaged businesses or other similar programs.*

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Manager Koester explained that the ordinance is a housekeeping measure to remove an unenforceable local bidder preference from code, as such preferences have been deemed unconstitutional and are not currently implemented. She also read a statement from the Systemic Racism Review Committee encouraging the Assembly to explore programs that support socially and economically disadvantaged businesses, such as the SBA 8(a) program. She recommended taking public testimony and adopting the ordinance.

Public Comment - None

Assembly Action

MOTION by Steininger to adopt Ordinance 2025-19, An Ordinance Amending the Purchasing Code to Remove the Juneau Bidder Preference. ***Hearing no objection, the motion as adopted by unanimous consent.***

9. Ordinance 2025-30 An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties.

In 2019, the Assembly enacted this code provision in Ordinance 2019-30. The Assembly designated that the code would sunset after three years. The Juneau Police Department requested the reinstatement of this code provision to assist with their response to chronic nuisance properties, as they experienced positive changes by property owners in response to the code. This ordinance removes the sunset provision and makes small housekeeping updates. The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None

Assembly Action

MOTION by Ms. Adkison Ordinance 2025-30, An Ordinance Amending the City and Borough Chapter 36.70 Code Relating to Chronic Nuisance Properties and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

10. Ordinance 2025-31 An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax on Tobacco Products.

This is a housekeeping ordinance. The purpose of this ordinance is to update the definition of tobacco and other tobacco products to include a variety of items in the market that are not specifically included in the original definitions of code. The Systemic Racism Review Committee reviewed this ordinance at their July 15, 2025.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2025-31, An Ordinance Amending the Definitions of Chapter 69.08, Excise Tax on Tobacco Products and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

J. UNFINISHED BUSINESS

1. Resolution 4017 A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1.

In April, Zach and Nicole Liscio, the owners of U.S.S. 1287 TR B1, a property without road frontage north of the Juneau Douglas Bridge on Douglas Island, applied to acquire an easement on CBJ property in order to provide access and utilities to their property. The applicants first approached the CBJ for a grading permit. When they learned the existing easements did not allow for vehicular access to their property line, they applied for an access and utility easement. Fair market value has been determined to be approximately \$4,300.

The Lands, Housing and Economic Development Committee reviewed this request at the May 5, 2025, meeting and passed a motion of support for granting this easement.

The City Manager recommends the Assembly take public testimony and adopt this Resolution.

Public Comment

Beth Pendleton, President of the Southeast Alaska Land Trust and a downtown Juneau resident, testified in opposition to the proposed permanent easement to access the former Peony Farm property. She noted that the Trust stewards adjacent mitigation lands under agreement with the U.S. Army Corps of Engineers and raised concerns about lack of notice to adjacent landowners, insufficient justification for the easement, and misrepresentation of its scope. Pendleton urged the Assembly to vote no and instead consider a limited easement for construction and utilities only. She requested an opportunity for dialogue among the landowner, Lands and Resources Division, and the Land Trust to reach a responsible solution that protects mitigation requirements.

Assembly Action

MOTION by Mr. Bryson to adopt Resolution 4017, A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1 and asked for unanimous consent.

OBJECTION by Mr. Kelly for the purpose of an amendment.

AMENDMENT #1 by Mr. Kelly to refer Resolution 4017 to the Lands Committee.

Mr. Bryson noted that the Lands Committee had already reviewed and supported the proposed easement following discussion. He questioned the value of referring the matter back to committee, stating that the relevant issues had already been addressed.

Roll Call Vote on Main Motion

Yeas: Kelly, Hall

Nays: Bryson, Woll, Adkison, Steininger, Smith

Motion Failed: 2 Yeas, 5 Nays

Ms. Hall initially objected, to the main motion citing concerns about inadequate notification to neighboring landowners.

Ms. Woll supported the motion, stating that the application followed code requirements and that further oversight would occur through permitting processes.

Mr. Bryson emphasized that granting the easement was necessary for due diligence to proceed via Planning Commission review and reaffirmed staff's thoroughness.

Mr. Kelly sought clarification on how environmental concerns would be addressed, to which Manager Koester explained that further permitting—including Army Corps and CBJ driveway permits—would be required before development. Following discussion, objections were withdrawn.

Hearing no further objections, motion Resolution 4017, A Resolution Authorizing the Manager to Grant an Access and Utility Easement Across City and Borough Property U.S. Survey 3846 Lot 1 was adopted by unanimous consent.

2. Request to Purchase CBJ Property Located at 2nd and Franklin Streets, Juneau

In April 2025, the Lands Office received a request to purchase the CBJ property located at the corner of 2nd Street and Franklin Street from James Bibb at NorthWind Architects, representing The Great North Inn & Residences. The application proposes purchasing the property from the CBJ at fair market value to build a project of about 7 floors with street access for commercial tenants along Franklin Street. This property has been included in the 2025 Adopted Assembly Goals under “Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density.” CBJ Code 53.09.260 (a) states that “the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.” The LHED Committee reviewed this application at the May 5, 2025 meeting and passed a motion to forward this application to the Full Assembly with a motion for direct negotiations with the original proposer.

The City Manager recommends the Assembly adopt a motion to further consider this disposal by direct negotiations with the original proposer.

Public Comment - None

Assembly Action

MOTION by Mr. Kelly that the Assembly support further consideration of the property disposal through direct negotiations with the original proposer; he asked for unanimous consent. **Hearing no objection, the motion was adopted by unanimous consent.**

K. NEW BUSINESS

1. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are 32 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers only.

The City Manager recommends the Assembly act on each of these applications individually.

Public Comment - None

Assembly Action

MOTION by Mr. Bryson that the Assembly has received and considered individually the applicants for late-filed property tax exemptions, and moves to forward the list of applicants to the Assessor's Office for processing; and asked for unanimous consent. **Hearing no objection, the motion was adopted by unanimous consent.**

2. Certification of Initiative Petition: Sales Tax Exemptions

[CBJ Charter §7.10](#) states in part: "(a) When an initiative or referendum petition has been determined sufficient, the clerk immediately shall submit it to the Assembly. If the assembly fails to adopt a proposed initiative measure without any change in substance within forty-five days... after the date the petition was determined sufficient, it shall submit the proposed initiative or referred measure to the electorate of the municipality."

By forwarding this certification to the Assembly during this meeting, the Assembly has until August 14 to adopt a substantially similar ordinance. However, due to timing with our ballot printing, the Clerks must be informed about the Assembly intention no later than July 28, 2025. This question will appear on the October 7, 2025, Regular Municipal Election ballot as the Assembly has not adopted the proposed initiative measure. There were no questions or comments from the Assembly on this informational item.

3. Certification of Charter Amendment Petition: Mill Rate Cap Amendment

The Charter Amendment petition has been certified and will be placed on the October 7, 2025, Regular Municipal Election ballot in accordance with CBJ Charter [§ 14.5](#). This is informational only, no Assembly action required.

There were no questions or comments from the Assembly on this informational item.

4. Juneau Animal Rescue Request to Lease CBJ Property for Less Than Fair Market Value

Juneau Animal Rescue (JAR) submitted a proposal to lease a fraction of the CBJ parcel located at 10020 Crazy Horse Drive, for less than fair market value. A fraction of this property is also leased to the Southeast Alaska Foodbank for less than fair market value. CBJ code 53.09.260(a) states that "the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale,

exchange, or other disposal of City and Borough land.” The Lands Housing and Economic Development (LHED) Committee reviewed this application at the January 27, 2025, meeting and provided a motion of support for this lease. If an affirmative motion is provided, terms and conditions will be negotiated and provided to the LHED Committee prior to a lease ordinance being introduced.

The Manager requests a motion of support to work with Juneau Animal Rescue towards the disposal of City property through a negotiated lease for less than fair market value.

Public Comment - None

Assembly Action

MOTION by Ms. Hall to adopt a motion supporting CBJ working with Juneau Animal Rescue to negotiate a lease of city property at less than fair market value; request for unanimous consent. ***Hearing no objection, the motion was approved by unanimous consent.***

L. STAFF REPORTS

1. Flood Updates and Preparedness Efforts

MOTION by Mr. Kelly to extend the meeting end time to 11:10 PM; request for unanimous consent.

OBJECTION by Mr. Bryson.

Roll Call Vote on Extending the Meeting

Yeas: Kelly, Woll, Steininger, Hall, Adkison, Smith

Nays: Bryson

Motion was adopted: 6 Yeas, 1 Nays

Mr. O’Shaughnessy provided a brief overview of the coordinated response plan for the anticipated release of Suicide Basin, emphasizing a unified command structure with Tlingit Haida and the State of Alaska. He highlighted the City’s new status as a FEMA-certified alerting authority, enabling wireless emergency alerts and additional notification systems including opt-in texts and local broadcaster partnerships. The public alerting will follow a "Ready, Set, Go" framework, with increasing levels of evacuation readiness and resources communicated through Juneau Flood Ready. Street closures to local traffic only will occur during the Set phase, enforced with state assistance. Residents are encouraged to report any barrier issues to project managers or call 911 in emergencies, and a flood hotline will be activated during the Set phase. Mr. O’Shaughnessy expressed confidence in the effectiveness of the coordinated communication strategy.

M. ASSEMBLY REPORTS

1. Mayor’s Report - None

2. Committee, Liaison Reports, Assemblymember Comments and Questions

MOTION by Ms. Adkison to appoint Cameron Pike to the Historic Resources Advisory Committee for a term beginning immediately and ending June 30, 2028, and asking for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Adkison to appoint Thomas Young-Bayer to the State of Alaska Emergency Response Commission, Community Group Seat 9, for a term beginning immediately and ending December 31, 2027, and asking for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

MOTION by Ms. Woll that the Assembly direct staff to prepare an ordinance appropriating \$735,000 from the General Fund for the Dzantik'i' Heeni Playground site preparation, and refer it to the Finance Committee. ***Hearing no objection, the motion was adopted by unanimous consent.***

A) Short-Term Rental Task Force (STRTF) Report to Assembly

Note: *This agenda items was not discussed due to time constraints and was moved to the next Regular Assembly meeting.*

3. Presiding Officer Reports - None

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

O. EXECUTIVE SESSION - Note: *None was held during this meeting as it was determined not necessary.*

1. Executive Session - Updates on Labor Negotiations

If needed:

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

P. SUPPLEMENTAL MATERIALS

1. Ordinance 2025-35 Exhibit A: Petro Marine Offer Letter 6/02/2025

2. Amendment 2025-32 (Sales Tax Code) N. Steininger

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. ADJOURNMENT

There being no further business the Assembly could address within the allotted time, the meeting was adjourned at 11:03 p.m.

Signed: _____
Breckan L. Hendricks,
Municipal Clerk

Signed: _____
Greg Smith,
Deputy Mayor Smith