

**MUNICIPALITY OF ANCHORAGE  
BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS**

**MEETING MINUTES SUMMARY**

**September 22, 2021**

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1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:16 pm. by Chair Strait.

**Board Present**

Scott Bohne  
Eric Cowling  
Don McCann  
Craig Fredeen  
Sterling Strait  
Royal Fields

**Board Absent**

Tyler Loken  
Troy Feller  
Keith Sobolesky

**Staff Present**

Robert Doehl  
Ross Noffsinger  
Becky Hellman  
Yars Dovba  
Victor Fosberg  
Phillip Calhoun  
Don Hickel  
Sandra Ovitt  
Gretchen Stuller

**Public Participation**

John Weddleton  
Eric Visser  
Bill Taylor  
David Abuobaid

2. **APPROVAL OF AGENDA:** Mr. Fredeen moved to approved with minor changes. Mr. Bohne second and the agenda was approved with changes.

3. **APPROVAL OF MINUTES:**

- a. Minutes of July 15, 2021

**Mr. Bohne moved to approve. Mr. Field second. Unanimously approved.**

4. **NEW BUSINESS**

- a. **SPECIAL RECOGNITION**

Chair Strait read into record a Proclamation from Mayor Bronson recognizing Royal Field for his nine years of volunteer service on the Board. Staff and the Board all thanked Royal for his service.

- b. **OMNIBUS ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 23 TO PROVIDE CLARITY FOR IMPLEMENTATION OF CODE AND RELATED MATTERS.**

Chair Strait opened the discussion by asking staff to provide an overview of the omnibus ordinance.

Staff noted this document came from the administration. Many ideas were brought forward to make Building Safety and Permitting more efficient, more effective and emphasis on getting rid of or reducing or changing things that were unnecessary. This is a compilation of those ideas.

This was introduced to the Assembly and by motion of Assemblymember Weddleton remanded to you for discussion and feedback. We've also had some other feedback from industry that I believe you've been provided, an Enstar letter, a letter from IAMPO and an email from the State, which has not been sent to you yet. The state notified us; they believe some of the provisions exceed the delegation of authority. Sections 19 and 20 concerning the Uniform Plumbing Code (UPC) and National Electrical Code (NEC) they believe that it would be a less

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stringent standard than the state, so I would not see those going forward. **The Board agreed Sections 19 and 20 should be pulled from the ordinance.**

Staff gave a brief overview of the ordinance section by section. After some discussion, the board agreed to go section by section and if the section was considered too lengthy or contentious, it would be tabled for later discussion.

**Sections 1, 2, 11, 13, 15: Deletion of contractor and trades people licensing.** Tabled for further discussion. The Board requests more information on the proposed change such as who requested the change, why and what is the objective.

**Section 3: Increase the monetary threshold for when permits are required for specific work.** The board proposes to revise the amendment as follows:

- U. Repair or replacement of exterior wall and roof coverings where the total cost of repair or replacement using fair market value of materials and labor does not exceed \$5,000. Work that does not require a permit such as painting need not be included in the total cost.
- V. Repair or replacement of gypsum wall board wall and ceiling finish material where the total cost of repair or replacement using fair market value of materials and labor does not exceed \$10,000 [\$5,000]. Work that does not require a permit such as painting need not be included in the total cost. This exception does not apply to code required fire resistive construction.

**Section 4: Replacement of light fixture with LED fixture.** The Board lacks sufficient information to support the proposed change and requests the reasoning and/or objective for the proposed change.

**Section 5: Temporary structures.** The Board lacks sufficient information to support the proposed change and requests the reasoning and/or objective for the proposed change.

**Sections 6, 10, 12: Residential permit fee revision for projects valued at \$40,000 and less.** The Board is concerned about the loss of revenue for the department supported by revenue. Board lacks sufficient information to support the proposed change and requests reasoning and/or objective for the proposed change.

**Section 7: Provision to audit residential projects that have not undergone municipal plan review.** The Board does not support the proposed change.

**Section 8: Expiration of plan review.** The Board supports the proposed change.

**Section 9: Expiration of permit.** The Board supports the proposed change.

**Section 14: Onsite fees.** The Board supports the proposed change.

**Section 16: Modifications to ASCE 7 correction.** The Board supports the proposed change.

**Section 17: Special inspection pre-approval program correction.** The Board supports the proposed change.

**Section 18: Seismic design categories D through F correction.** The Board supports the proposed change.

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**Section 19: Allow air admittance valves.** To be discussed at the next meeting and potentially sent back to the UPC committee for input. The State of Alaska has sent a letter to the Building Official objecting to this provision as exceeding the delegation of authority to the MOA as less restrictive than the State adoption of the UPC.

**Section 20: Garage door opener GFCI receptacle requirement.** To be discussed at the next meeting. The State of Alaska has sent a letter to the Building Official objecting to this provision as exceeding the delegation of authority to the MOA as less restrictive than the State adoption of the UPC.

**Sections 21, 22, 23: IFC driveway changes.** To be discussed at the next meeting and staff will forward the request for input and explanation to the fire marshal.

**Sections 24: IRC change to delete the requirement for a 1-hour ADU separation.** To be discussed at the next meeting.

**Sections 25: Allow unventilated hot roof construction for buildings regulated by the IRC.** To be discussed at the next meeting.

**Section 26: Delete the requirement for sound attenuation for accessory dwelling units and the conversion of a single family to a duplex.** To be discussed at the next meeting.

Chair Strait noted the time, asking the Board and staff if they wished to continue or to stop for the night. All agreed to stop, and another meeting would be scheduled. Section 10 and 20-26 will be reviewed and discussed at the next meeting along with the Sections that were tabled earlier.

**5. REPORTS**

Staff reported the major things we're seeing right now is construction activity valuations down about 17%. It's been clawing its way back up, but it is slow going. Overall, things have been slowing down due to winter approaching.

We're keeping up with the inspections. We have been able to cover 99% of the time, getting inspections done on time with their shift to E plans on the plan review side. We're getting a lot more productivity and a lot less time carrying plan sets around in filing plan sets from office to office.

We're looking at doing some big changes in terms of a more digital front counter and electronic permit system so you will be able to apply for a permit from your house and do everything there from your computer. We're going live with the new property summary report that really simplifies pulling up the permits, inspection results and everything else.

**6. BOARD MEMBER COMMENTS - NONE**

**7. ADJOURNMENT:** Meeting adjourned at 7:44 p.m. **Mr. McCann moved. Mr. Fredeen seconded. Approved.**

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| _____/_____<br>Sterling Strait, Chair<br>Board of Building Regulation Examiners and Appeals | _____/_____<br>Robert Doehl<br>Building Official |
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