

MUNICIPALITY OF ANCHORAGE  
BOARD OF BUILDING REGULATION EXAMINERS AND APPEALS

MEETING MINUTES SUMMARY

DRAFT

December 2, 2021

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1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:40 pm. by Chair Strait.

**Board Present**

Scott Bohne  
Eric Cowling  
Craig Fredeen  
Sterling Strait  
Dan Vannoy  
Larry Kunder

**Board Absent**

Don McCann  
Tyler Loken  
Richard Verreydt  
Keith Sobolesky

**Staff Present**

Ross Noffsinger  
Garrett Harvey  
Don Hickel  
Victor Fosberg  
Ron Thompson

**Public Participation**

Bart Meinhardt  
Ben Dunham/Local 367  
Pat Rideohr/Local 367  
John Lamb Via Teams

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

- a. Introduction of new board members: Dan Vannoy and Larry Kunder

3. **APPROVAL OF MINUTES:**

- a. Minutes of November 18, 2021

Mr. Fredeen moved to approve. Mr. Cowling second. Unanimously approved with minor edit.

4. **NEW BUSINESS - NONE**

5. **OLD BUSINESS**

- a. **Omnibus Ordinance amending Anchorage Municipal Code Title 23 to provide clarity for Implementation of Code and Related Matters**

Chair Strait asked for a brief overview of where things stand from our previous meeting and to update new board members.

Mr. Thompson opened with they were pulling Section 3 and Section 24. The reason for pulling Section 3 is that there is a significant amount of work, such as reroof permits, valued between \$5,000 and \$10,000 and this work warrants a minimum level of oversight. Section 24 was pulled because it's better to leave the amendment in place for clarity than it is to take it out.

Chair Strait thanked staff for the overview then asked Mr. Fredeen to discuss Section 19 since there were local 367 members in attendance.

**Section 19 Allow air admittance valves**

Mr. Fredeen met with Local 367, and Mr. McCann and they worked through the proposed verbiage; Local 367 has testing setups for plumbing sinks, dishwashers, whatnot, and they would like to do a little bit of testing to see how air admittance valves work under various conditions. After some discussion it was agreed to postpone section 19 for another two weeks to allow for testing. Several board members and staff asked to attend the tests. It was agreed to schedule several tests so everyone interested could attend without causing any meeting conflicts. **Mr. Fredeen motioned to postpone Section 19 for two weeks. Mr. Bohne second. Unanimously Approved.**

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

**MEETING MINUTES SUMMARY**

**Section 5 Temporary Structures**

Mr. Thompson provided the intent is to allow temporary structures for occupancies other than A-assembly, B-business/office, M-retail, and U-private garage. Proposed change allows more flexibility by allowing all occupancies as temporary structures. Staff said the temporary structures still have to go through full permit review and all of the life/safety provisions of the codes will still apply to the structures, including fire suppression. The board discussed whether some occupancies such as Group H (hazardous) should be allowed as a temporary structure. Mr. Bart Meinhardt (audience) recommended that Group I and R occupancies be excluded and noted there is language in 23.10.104.3.1 stating *Temporary structures may be erected without meeting all the requirements for permanent structures provided they meet items A. thru J.* **Mr. Bohne motioned to approve section 5 as written. Mr. Fredeen second. Unanimously Approved.**

**Section 6, 10, 12 Residential permit fee revision for projects valued at 40,000 and less.**

Mr. Thompson provided background stating this fee was changed on the floor of the assembly and we're just trying to clean it up and work with the assembly to go back with what was put forward by the building department. What happens is everybody is turning in valuations for a \$30,000 project at 41,000 or whatever to so that the permit fee is based on valuation rather than based on the number of inspections. There's no real benefit to why this changed for 40,000. Staff noted the time and cost to track the individual inspections when the valuation is less than \$40,000 adversely impacts the overall administrative costs verses a flat percentage assessed at the time of permit application. **Mr. Bohne motioned to approve. Mr. Cowling second. Unanimously Approved.**

**Section 7 Provision to audit residential projects that have not undergone municipal plan review.**

Mr. Thompson's concern was the 8 percent would limit the department. Taking it out would give the department the maximum allowance to audit third party review permits. Legal believes the building official has the authority to do the audits. After some discussion, the board believed the best way to allow staff to maintain audit capability and not be limited to an 8% cap would be left in while striking out the *up to 8 percent of*. **Mr. Vannoy motioned to keep section H and to strike up to 8 percent of. Mr. Cowling second. Unanimously Approved.**

**Section 26 Delete the requirements for sound attenuation for accessory dwelling units and the conversion of a single family to a duplex.**

Mr. Noffsinger provided background stating this is not in the code and is in the appendix chapter. It only applies if you adopt that appendix chapter and Anchorage does adopt appendix K that requires sound attenuation. The reason for the proposed removal of the requirement for sound attenuation is it cannot be achieved without removal of wall or ceiling finishes. The board and staff discussed at length fire separation, inspections, and costs. There was concern an ADU may create NEC code violations regarding access to fuses if not properly constructed. Though it is not pertinent to the sound attenuation, it is something staff should look into as these become more common. It was agreed staff would come back with clarification on the fire separation and inspections. **Mr. Bohne motioned to accept section 26 as written. Mr. Fredeen second. Unanimously Approved.**

All agreed to stop, and another meeting would be scheduled. Section 19 will be reviewed and discussed at the next meeting. Staff will provide an update regarding section 16 ADU fire separation and inspection issues. It was agreed the next meeting would be December 16 at 5:30 p.m.

Regarding the building board review process for the proposed ordinance, Mr. Thompson reported this was done differently than before as it's almost always submitted to the building board first and then goes to the Assembly. He will find out about re-submitting. He stated most of what the board had discussed was updated on the s version by staff.

**6. REPORTS**

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

**MEETING MINUTES SUMMARY**

Mr. Thompson reported the mayor’s budget was passed with changes, but the mayor had vetoed it. The assembly has 21 days to override the veto. Once the budget is finalized the reorganization with the mayor’s executive team, which includes the building services director position and in our reorganization is before the assembly Tuesday.

The department signed the contract for our building permitting software and the deadline to revamp it is April 2022. If you pull reroof permits those are online as of tomorrow, and this will free up a huge amount of staff time.

It was also reported the municipality was looking for a building official. The requirements you need to be a civil engineer. Also, we were looking for a planning director as Michelle McNulty is leaving but Craig Lyon was hired as her replacement from within the planning department.

Permit evaluation covering permit turn around is about 80 percent down this year and at 35% or 84% of last year, so it's down about 15%. We’re thinking we’re down about 70,000,000 from last year as we did 470,000,000. It should be up to that number by the end of the year.

The board asked how plan review turnaround times were going and inspections. Staff replied as of today there is nothing over two weeks in plan review. Inspections have some leftovers, but we are keeping up with them; meaning they are getting done. It’s about the same as it was last year maybe a little greater. But it's within what has been the average of the last 6 years or even over the last 10 years.

**7. BOARD MEMBER COMMENTS - NONE**

**8. ADJOURNMENT:** Meeting adjourned at 8:20 p.m. **Mr. Bohne moved. Mr. Fredeen seconded. Approved.**

_____/_____ Sterling Strait, Chair Board of Building Regulation Examiners and Appeals	_____/_____ Secretary to the Board
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