

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

**MEETING MINUTES SUMMARY**

**December 16, 2021**

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1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 5:32 pm. by Chair Strait.

**Board Present**

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

**Board Absent**

Tyler Loken  
Keith Sobolesky  
Richard Verreydt

**Staff Present**

Ross Noffsinger  
Don Hickel  
Victor Fosberg  
Yars Dovba  
Garret Harvey  
Ron Thompson

**Public Participation**

Bart Meinhardt

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

3. **APPROVAL OF MINUTES:**

- a. Minutes of December 2, 2021

Mr. McCann moved to approve. Mr. Fredeen second. Unanimously approved.

4. **OLD BUSINESS**

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

Chair Strait stated the board was provided a copy of the S version of the ordinance on Tuesday and inquired if it was the most accurate or if there had been changes since it was sent out.

Staff responded it was the most current version except for the air admittance valve verbiage, which would be amended tonight. It was recommended the board members do a read through for any errors or typos. There are a couple of corrections in this s version that were discovered that really haven't been discussed with the board and they're minor in nature.

**Section 7, on page 18**

This has to do with table 3 elements to the on-site services fees and one of the on-site staff pointed out they discovered an additional item had been dropped that needed to be added back in. item. D variance/waiver for other code waiver requests will be reviewed at an hourly rate of \$145.

**Section 16, page 19**

A correction to the structural provisions of the International Building Code, we didn't realize this was corrected in a previous ordinance. We are taking it out of this ordinance.

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**Section 18, page 20**

The GAC added some additional language that inadvertently got left out. We slightly amended the correction to add in language and it is highlighted there on your copy on the bottom of page 20.

The board thanked staff for putting everything together and verifying it was right. The board took up discussion on Section 19, which is now section 11.

**Section 19 – Air Admittance Valve – now Section 11**

Mr. Fredeen and Mr. McCann went to Local 367 Plumbing Pipe Fitters Union to watch the test setups with different automatic air vents under different applications to see if they're going to hold or going to fail in those applications. The automatic air vents held in all scenarios. There are now two approved scenarios: in a standalone island and where a fixture is 30-feet or more away from another plumbing fixture or a vent pipe. You can use automatic air vents in either new or remodel construction. **Mr. Fredeen moved that we approve the submitted verbiage for automatic air vents under Section 11 to be incorporated into the S version of the ordinance. Mr. McCann second. Unanimously approved.**

**S Version of AO 2021-88**

Discussion began on how to motion the “S” version of AO 2021-88. After a lengthy debate it was agreed the motion should be simple and understandable and staff would send out the cleaned up “S” version to the board to review. In further deliberations, the board wondered if another meeting would be needed if there were changes to be made before it went to the assembly. Staff stated that another can be held if the board determines it necessary after reviewing the final S version of the ordinance. **Mr. Fredeen moved the board support the “S” version of ordinance AO 2021-88. Mr. Bohne Second. Unanimously approved.**

**ADU – Policy AG.37**


Chair Strait thanked staff for sending out the policy ag.37 guide to accessory dwelling units. The board offered a couple of minor comments.

**5. REPORTS**

Mr. Thompson reported the assembly passed the budget with changes but postponed the reorg until January 31, 2022. Everything is still being decided at this time.

**6. BOARD MEMBER COMMENTS - None**

**7. ADJOURNMENT:** Meeting adjourned at 6:40 p.m. **Mr. Fredeen moved. Mr. McCann seconded. Approved.**

 / 4/11/22  
Keith Sobolesky, Chair                      Date  
Board of Building Regulation Examiners and Appeals

 / 4/11/22  
Tana Klunder    Date  
Secretary to the Board