

Building Board Status Summary for

9-22-2021 Meeting Concerning AO 2021-88

Sections 1, 2, 11, 13, 15: Deletion of contractor and trades people licensing.

- Status: Tabled for further discussion.
- Action items: Board requests more information on the proposed change such as who requested the change, why and what is the objective.
- Bob input: Bob was remote and had trouble being heard. We need to clarify that the intent is to still enforce state licensing requirements by department staff, just not require a separate MOA license on top of the state one.
- Staff input: The purpose of (or reasons for) municipal contractor and trades people licensing has been lost over time; however it appears the reason the MOA issues licenses is so the MOA can enforce licensing. The state does not have sufficient staff to enforce licensing. In the last five years, MOA Building Safety Staff has cited 235 instances of contractors doing work without the appropriate license: 155 (No of MOA license), 80 (No MOA or SOA licenses).

Section 3: Increase the monetary threshold for when permits are required for specific work.

- Status: 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.

- Status: Board lacks sufficient information to support the proposed change.
- Action items: Board requests reasoning/objective for the proposed change.

Section 5: Temporary structures.

- Status: Board lacks sufficient information to support the proposed change.
- Action items: Board requests reasoning/objective for the proposed change.

Sections 6, 10, 12: Residential permit fee revision for projects valued at \$40,000 and less.

- Status: Board is concerned about the loss of revenue for a department supported by revenue. Board lacks sufficient information to support the proposed change.
- Action items: Board requests reasoning/objective for the proposed change.

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

- Status: Board does not support the proposed change.

Section 8: Expiration of plan review.

- Status: Board supports the proposed change.

Section 9: Expiration of permit.

- Status: Board supports the proposed change.

Section 14: Onsite fees.

- Status: Board supports the proposed change.

Section 16: Modifications to ASCE 7 correction.

- Status: Board supports the proposed change.

Section 17: Special inspection pre-approval program correction.

- Status: Board supports the proposed change.

Section 18: Seismic design categories D through F correction.

- Status: Board supports the proposed change.

Section 19: Allow air admittance valves.

- Status: To be discussed at the next meeting. Potentially send back to 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.
- To the intent of this provision is to apply it to structures built pursuant to the IRC for single family and duplex homes and the state does not adopt the IRC, the State's objection that the MOA exceeded its delegated authority does not appear applicable.

Section 20: Garage door opener GFCI receptacle requirement.

- Status: 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.
- Where the intent of this provision is to apply it to structures built pursuant to the IRC for single family and duplex homes and the state does not adopt the IRC, the State's objection that the MOA exceeded its delegated authority does not appear applicable.

Sections 21, 22, 23: IFC driveway changes.

- Status: To be discussed at the next meeting.
- Action items: Staff has forwarded the request for input/explanation to the fire marshal.

Sections 24: IRC change to delete the requirement for a 1-hour ADU separation.

- Status: To be discussed at the next meeting.

Sections 25: Allow unventilated hot roof construction for buildings regulated by the IRC.

- Status: 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.

- Status: To be discussed at the next meeting.