



## CITY OF WASILLA

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### INFORMATION MEMORANDUM NO. 96-27

From: Duane Dvorak, City Planner 

Date: October 9, 1996

Subject: City Attorney recommendation to review draft ordinance for the adoption of building codes at a council work session.

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At the last regular council meeting, staff indicated that a draft ordinance would be coming forward regarding the establishment of a building inspection program and codes to regulate new residential buildings. Since that time, a copy of the draft has been copied to City Attorney Dick Dueser for review. The City Attorney has a great deal of concern with the draft and does not believe the time is right to present this draft on the agenda of a regular council meeting, even as a communication item.

Staff was directed to develop the draft jointly with Robert Carl, a representative of the Mat-Su Homebuilders Association, by Mayor Stein during his administration. While Mayor Stein was aware of the direction and policy issues involved with the approach proposed by the Mat-Su Homebuilders, the new administration and council are probably not aware of the significance of these issues. With the change of administration and a new city council being seated at this meeting, the City Attorney recommends that this issue be set aside until a worksession can be scheduled to discuss the policy issues and legal ramifications of adopting building codes.

No doubt the new administration and council will need some time to get oriented to their role and to the many important issues and concerns facing the Wasilla community. Now does not seem to be the appropriate time to take on a new major issue such as residential building regulation. In a month or two after the new administration and council have settled in, the new administration should set up an informal work session with the Mat-Su Homebuilders, the City Attorney and the interested public to discuss all options and issues related to this proposal.

This proposal has been around for a number of years. Staff does not believe that a few months delay would make that much difference for such an important issue. If the new administration and council would like to take up this issue, staff feels that next year's construction season would be an appropriate target date to consider, if building codes and inspections are going to be adopted.

In the interim, staff would be happy to discuss this issue with any interested party. The City Planner can be reached at 373-9094. In addition, Mat-Su Homebuilders Association representative, Robert Carl can be reached at 376-0402.