

Failed 2/10/97

ORDINANCE SERIAL NO. 97-03

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, ADOPTING THE MOST RECENT EDITIONS OF THE UNIFORM BUILDING CODE, THE UNIFORM PLUMBING CODE, THE UNIFORM MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, THE ALASKA MODULE, AND THE STATE OF ALASKA BUILDING ENERGY EFFICIENCY STANDARDS, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL RESIDENTIAL BUILDINGS OR STRUCTURES FROM SINGLE-FAMILY RESIDENTIAL THROUGH FOUR-PLEX DWELLINGS, IN THE CITY OF WASILLA, AND PROVIDING FOR THE ISSUANCE OF PERMITS, THE COLLECTION OF FEES THEREFORE, AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, the adoption of residential building codes is intended to promote the health and safety of the community; and,

WHEREAS, building codes will ensure, to the greatest degree possible, that new residential construction within the City of Wasilla is structurally sound; and,

WHEREAS, the adoption and enforcement of building codes will bring single-family through four-plex developments in the City of Wasilla into compliance with the development guidelines of the Alaska Housing Finance Corporation; and,

WHEREAS, the development guidelines of the Alaska Housing Finance Corporation are intended to preserve the investment value of residential developments in the State of Alaska; and,

WHEREAS, following the guidelines of the Alaska Housing Finance Corporation is a good way to ensure that residential developments remain a safe and sound investment for local home buyers as well as for the institutions that finance those investments,

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This ordinance is of a general and permanent nature and shall become part of the Wasilla Municipal Code.

SECTION II. Purpose. To establish building codes and regulate building development of residential structures from single-family residential through four-plex residential.

SECTION III. Enactment. There is hereby enacted to the Wasilla Municipal Code, Chapter 17.05 Uniform Building Codes.

SECTION IV. Enactment. That certain documents, five (5) copies of which are on file and are open for inspection of the public in the office of the City Planner of the City of Wasilla, being marked and designated as:

17.05.010. Uniform Building Code. The most recent edition of the Uniform Building Code and Uniform Building Code standards, published by the International Conference of Building Officials, as adopted by the State of Alaska, is hereby adopted as the Building Code of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.020. Uniform Mechanical Code. The most recent edition of the Uniform Mechanical Code, published by the International Conference of Building Officials, as adopted by the State of Alaska, is hereby adopted as the Mechanical Code of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.030. Uniform Plumbing Code. The most recent edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, as adopted by the State of Alaska, is hereby adopted as the Plumbing Code of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.040. National Electrical Code. The most recent edition of the National Electrical Code, published by the American National Standards Institute and National Fire Protection Association, as adopted by the State of Alaska, is hereby adopted as the Electrical Code of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.50. Alaska Module. The most recent edition of the Alaska Module, as adopted by the State of Alaska, is hereby adopted as the Alaska Module of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.060. Building Energy Efficiency Standards. The most recent edition of the Building Energy Efficiency Standards, as adopted by the State of Alaska, is hereby adopted as the Building Energy Efficiency Standards of the City of Wasilla, as it applies only to residential buildings and structures from single-family residential through four-plex residential.

17.05.065. Codes for Sale. After adoption, the building official shall provide copies for sale to the public of all codes adopted pursuant to this Chapter.

17.05.067. Inspections Required. It shall be unlawful for any person, firm, association, or corporation to erect, construct, enlarge, alter, repair, move, or improve, any single-family through four-plex residential building or structure regulated by this

code, or cause same to be done, without first obtaining separate inspections for each building or structure from an authorized building inspector.

17.05.070. Building Official. For the purposes of this chapter, the Mayor of Wasilla, or the Mayor's designee, is the building official for the City of Wasilla. The building official is responsible for resolving questions or disputes relating to the building codes. The Building Official of the City of Wasilla may exercise all powers, duties and functions that are authorized by the adopted building codes. The building official is authorized to obtain whatever professional services may be required to fulfill the prescribed duties and functions of the building codes in accordance with the City's provisions for obtaining professional services.

17.05.080. Building Code Board of Adjustment. A Building Code Board of Adjustment shall be appointed by the Mayor, in accordance with City requirements for board formation contained in Chapter 2.64 of the Wasilla Municipal Code. The duties and qualifications of the members of the Building Code Board of Adjustment shall be as set forth in the applicable provisions of the adopted building codes.

17.05.090. Fees. Fees for required inspections may be negotiated between the developer of a residential building or structure and a City qualified building inspector as set forth elsewhere in this chapter. The fee schedules that are included in the building codes and standards otherwise adopted by this chapter are specifically excluded

17.05.100. Inspection Requirements. The City of Wasilla will supply a list of inspection requirements and a list of authorized inspectors at the time a development permit is issued. The following is an abbreviated list of inspections required for single-family through four-plex residential construction:

1. Plan Approval;
2. Preparation of footings and foundations
3. Completion of electrical installations, plumbing, mechanical and framing
4. Completion of installation of insulation; and
5. Final Inspection

Required inspections shall follow the guidelines published and distributed by the Alaska Housing Finance Corporation, as may be amended. A copy of these guidelines will be available in the Wasilla City Planning Office and a copy will be provided to each applicant for residential development that is regulated by this Chapter.

17.05.110. Certified Inspectors. An authorized inspector is not hired by, nor has any relationship to, the City of Wasilla. The inspector must have a current certification from the International Conference of Building Officials (ICBO) applicable to the specific inspection that is being performed, and the Alaska Module certification. Authorized inspectors shall provide the City of Wasilla with a copy of each inspection that is performed within the Wasilla municipal boundary, to be maintained as a permanent record for the developed property.

17.05.120. Infraction. It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure or building service equipment or cause the same to be done in violation of this code and the technical codes. Any violation of the provisions herein will constitute an infraction in accordance with the general penalties provision of Chapter 1.24 (Penalties), of the Wasilla Municipal Code.

17.05.125. Enforcement Contracts. The Mayor may appoint any authorized inspector to act as the building official for the purpose of any review, investigation, inspection, observation, enforcement, or prosecution required or permitted under the terms of this Chapter. This appointment should be made subject to the applicable provisions of the Wasilla Municipal Code with regard to contracting for professional services.

17.05.130. Severability. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City of Wasilla hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases declared unconstitutional.

SECTION V. Publishing and Notice. The City Clerk's Office is hereby ordered and directed to cause this ordinance to be published in accordance with the procedures for ordinance introduction and public hearing contained in the Wasilla Municipal Code, including notice to the public in a newspaper of general circulation, if applicable.

SECTION VI. Effective Date. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and 90 days from and after the date of its final passage and adoption by the Wasilla City Council.

ADOPTED by the Council of the City of Wasilla on this _____ day of _____, 1996.

ATTEST:

MARJORIE D. HARRIS, CMC
City Clerk

SARAH H. PALIN, Mayor