

Chapter 19.03

BUILDING CODE*

* **Editors Note:** Serial No. 2004-31, § 1, adopted Oct. 11, 2004 amended Title 19 in its entirety. Serial No. 2006-19, adopted May 23, 2006 further amended Title 19 to read as herein set out. See the editor's note at Tit. 19 and also the Code Comparative Table for a detailed analysis of inclusion.

Editors Note: Technical code adoption, § 5.5.

Cross References: General right of entry for inspection, CBJ Code ch. 01.35; code enforcement, CBJ Code ch. 03.30.

State Law References: Building code, AS 18.70.080; 13 AAC 50.020; construction contractors, AS 08.18.011 et seq.

Note: State Fire Marshal required changes are designated by "(SFM)".

Note: State Department of Labor and Workforce Management required changes are designated by "(DOL)". AS 18.60.705

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19.03.010 International Building Code (IBC) adopted.

For the purpose of regulating the erection, site construction, enlargement, alteration, repair, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures or portions thereof in the City and Borough, there is adopted by reference, as the building code of the City and Borough, that certain compilation of rules and regulations prepared by the International Code Council, a nationally recognized technical trade organization, which compilation is entitled "International Building Code, 2003 Edition," (IBC) and five copies each of which have been filed in the office of the municipal clerk of the City and Borough, or places designated by the municipal clerk for public use, inspection and examination, and which compilation is made a part of this chapter as if fully set forth in this section, subject only to the enumerated additions, deletions and changes in this chapter. (Serial No. 2004-31, § 1, 10-11-2004)

19.03.100 Administration.

Delete IBC Chapter 1, Administration, except as referred to elsewhere in this code. (Serial No. 2004-31, § 1, 10-11-2004)

19.03.202 Definitions.

Add the following definitions:

"Building, existing, is a building that:

(A) was erected before December 5, 1956; or

(B) was erected before March 31, 2001 and complies with the building code regulations in effect at the time of construction." (SFM)

"ICC Electrical Code shall mean appropriate corresponding references in the National Electrical Code adopted at CBJ 19.08.010."

"International Plumbing Code shall mean appropriate corresponding references in the Uniform Plumbing Code adopted at CBJ 19.06.010."

"International Private Sewage Disposal Code is not adopted by CBJ. The State of Alaska Department of Environmental Conservation regulates on-site sewage disposal."

"Mechanical ventilation is a system that delivers tempered or controlled supply air to a space using air handling equipment. See AIR, SUPPLY in the International Mechanical Code."

"Office is an area used by employees in which services, clerical work, professional duties and such tasks are performed."

"Value or Valuation" of a building shall be the estimated cost to replace the building or structure in kind, based on current replacement costs including all fixed equipment, fixtures and finishes and including a value for contractor's overhead and profit as determined in section 19.01.108, Fees."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.302.1.1 Incidental use areas.

Revise by changing the wording in the first block under the left column to read:

"Furnace rooms in E and R-1, R-2 and R-4 occupancies regardless of Btu input, and furnace rooms in all other occupancies where the largest piece of fuel fired equipment is over 400,000 Btu per hour input. This applies only to boilers and central heating systems that are fuel-fired." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.302.5 Unfinished space.

Add the following section:

"R occupancies containing unfinished space equal to or greater than 70 sq ft accessed by a person-door and/or open doorway, other than garages and crawlspaces, shall be finished to habitable space standards excepting finish materials."

Exceptions:

1. Habitable space elements are not required for spaces accessed only by a 22" (559mm) x 30" (762mm) access hatch or only by a pull-down attic stair.

2. Habitable space elements are not required if a deed restriction is approved by the building official limiting the uses of the unfinished space to storage only and a copy of that recorded deed restriction is submitted to the building official.

3. Finish material is not exempted where foam products are exposed to the room.”
(Serial No. 2006-19, § 8, 5-23-2006)

19.03.305.2 Day care.

Revise to read:

"305.2 The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than five children older than two and one-half years of age, including children related to the staff, shall be classified as a Group E occupancy.

Exception. Family child care homes (R-3) operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of 12 children of any age without conforming to the requirements of this regulation (E occupancy) except for smoke alarms as specified in Subsection 907.2.10, means of egress requirements of Section 1003, including emergency escape and rescue openings (as required by Section 1025) in napping or sleeping rooms, and fire extinguisher requirements as required in the International Fire Code." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.306.2 Factory industrial F-1 moderate-hazard occupancy.

Delete "Refuse incineration".
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.307.5 High-hazard group H-3.

Add a new item as follows:

"Refuse Incinerators."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.308.2 Group I-1.

Add a new paragraph between the first and second paragraphs to read:

"Facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations must comply with 19.03.419." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.308.3 Group I-2.

Change the last sentence to read:

"A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as a Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2 ." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.308.3.1 Child care facility.

Revise to read:

"A child care facility that provides care on a 24-hour basis to more than five children two and one-half years of age or less, including children related to the staff, shall be classified as Group I-2." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.308.5 Group I-4; day care facilities.

Amend the second sentence to read:

"A facility such as the above with five or fewer persons, including persons related to the staff, shall be classified as a Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2 ." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.310.1 Residential Group R.

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section 101.2, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Adult and child care facilities, owner occupied bed and breakfast facilities or boarding houses that are within a single-family home and do not contain more than five guest rooms are permitted to comply with the *International Residential Code* in accordance with CBJ 19.01.101.4.2.

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.310.1 Residential Group R.

Add the following after the first sentence:

"For facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situations, see Section 19.03.419." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.310.1 Residential Group: R-3.

Delete and replace Group R-3 with the following paragraph:

“R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section 101.2, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours per day. Adult and child care facilities, owner occupied bed and breakfast facilities or boarding houses that are within a single-family home and do not contain more than five guest rooms are permitted to comply with the International Residential Code in accordance with CBJ 19.01.101.4.2.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.310.1 Residential group R; R-4.

Revise first sentence to read as follows:

“R-4 Residential occupancies shall include buildings arranged for occupancy as residential care or assisted living facilities including more than two but not more than 16 occupants, not including the care providers.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.310.2 Definitions.

BED AND BREAKFAST. An owner occupied dwelling with not more than one dwelling unit and not more than five guest rooms used for lodging for compensation on a transient basis.

TRANSIENT OCCUPANCY. A building occupied as lodging for compensation for a period of less than 30 consecutive days per tenant.

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.403.4 High-rise buildings; emergency escape and rescue.

Delete the word "not".

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.406.1.4 Motor-vehicle-related occupancies; separation.

In item 1, add the following sentence after the third sentence:

"All door openings must have self-closing and latching devices or be automatic closing and latching." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.412.2.1 Exterior wall protection of aircraft hangers.

Change "30 feet" to "20 feet". (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.419 Group I-1 and R-4.

"SECTION 19.03.419 OCCUPANTS NEEDING PHYSICAL ASSISTANCE

19.03.419.1 Applicability. The provisions of this section apply to all Groups I-1 and R-4 occupancies where the occupants need physical assistance from staff or others to respond to emergencies.

19.03.419.2 Definitions. In this section:

"Evacuation Capability" means the ability of occupants, residents, and staff as a group either to evacuate a building or to relocate from the point of occupancy to a point of safety;

"Impractical evacuation capability" means that a group does not have the ability to reliably move to a point of safety in a timely manner as measured under section 19.03.419.3;

"Prompt evacuation capability" means that a group has the ability to move reliably to a point of safety in a manner equivalent to the ability of a household in the general population as measured under section 19.03.419.3;

"Slow evacuation capability" means that a group has the ability to move reliably to a point of safety in a manner that is not as rapid as that of members of a household in the general population as measured under sec. 19.03.419.3;

"Point of Safety" means a location that (a) is exterior to and away from a building; or (b) is within a building of any type construction protected throughout by an approved automatic sprinkler system and that is either (1) within an exit enclosure meeting the requirements of section 19.03.1019; or (2) within another portion of the building that is separated by smoke partitions meeting the requirements of section 19.03.710, with not less than a one-half hour fire resistance rating, and the portion of the building has access to a means of escape or exit that conforms to the requirements of this code and does not require return to the area of the fire."

19.03.419.3 Fire Drills and Evacuation Capability Determination. A fire drill conducted by the fire chief will make the initial determination of evacuation capability. Changes to the evacuation capability will be based on a record of drills conducted by the facility and recorded for review by the fire chief. The drills will be conducted six times a year on a bimonthly basis, with at least two drills conducted during the night when residents are sleeping. Records must indicate the time taken to reach a point of safety, date and time of

the drill, location of simulated fire origin, escape paths used, and comments relating to residents who resisted or failed to participate in the drills.

The relation of drill time to evacuation capability is as follows:

- (1) 3 minutes or less --- prompt;
- (2) Over 3 minutes but under 14 minutes --- slow;
- (3) 14 minutes or more --- impractical.

19.03.419.4 Evacuation capability and fire protection requirements. Fire protection requirements of a facility under this section are as follows:

19.03.419.4.1 Prompt Evacuation Capability. Evacuation capability of three minutes or less indicates prompt evacuation capability. In facilities maintaining prompt evacuation capability, the requirements of the code for Groups I-1 or R-4 occupancies must be followed.

19.03.419.4.2 Slow Evacuation Capability. Evacuation capability of more than three but less than 14 minutes indicates slow evacuation capability. In facilities maintaining slow evacuation capability, the facility must be protected by (a) an automatic smoke detection system, using addressable smoke detectors, designed and installed in accordance with the provisions of this code and NFPA 72-2002; and (b) an automatic sprinkler system, with quick-response or residential sprinklers, installed in accordance with section 19.03.903.3.1.2 (NFPA 13R-2002 sprinkler systems) or 19.03.903.3.1.3 (NFPA 13D-2002 sprinkler systems).

19.03.419.4.3 Impractical evacuation capability. Evacuation capability of 14 minutes or more indicates impractical evacuation capability. In facilities maintaining impractical evacuation capability, the facility must be protected by (a) the protections for a facility with slow evacuation capability under section 19.03.419.4.2; (b) one-half hour fire-resistive construction throughout the facility; and (c) direct egress from sleeping rooms for occupants needing evacuation assistance either (1) via a 36-inch wide door to the exterior at grade level or to an exterior porch or landing; or (2) if the sleeping rooms are separated from the rest of the building by smoke partitions installed in accordance with Section 19.03.710, by egress windows conforming to the provisions of Section 19.03.1025."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.420 Special security requirements for Group E buildings.

Add a new section to read as follows:

"All Group E buildings built with the lower floor above grade and open on the sides shall be fenced around the building exterior or have skirting below the exterior walls to prevent

unauthorized access."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.501 General building heights and areas.

Add a new section to read as follows:

"501.3 Location on Property. Buildings must adjoin or have access to a permanent public way or yard on not less than one side. Required yards must be permanently maintained."
(SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.502.1 Definitions.

Revise definition of Grade Plane by adding the following paragraph:

"When fill or other construction is placed above the original ground level of a site, that fill or other construction shall not be considered in determining the grade plane of the building unless that fill extends at least 20 feet from the wall with no more than a uniform slope of two percent when either of the following two conditions exist:

1. The fill or construction is adjacent to an exterior wall of a building or
2. The fill was placed within the last five years and is excavated so that exterior walls are constructed below the finished grade of the fill."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.504 Height modifications.

Add a new section to read as follows:

"504.4 Day Care Facilities. Facilities that are operated in a primary residence (R-3) between the hours of 6:00 a.m. and 10:00 p.m., and accommodating up to a total of 12 children of any age may use the second story of the building without providing an automatic sprinkler system, or complying with Table 302.3.2, Table 602, and the Type VA requirements set out in Table 503 provided all other applicable legal provisions for an E Occupancy are met." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.507.1 Nonsprinklered; one-story.

Delete the words "or S-2."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.601 Table 601 Fire-resistive rating requirements for building elements.

Amend Footnote "d" by adding the following sentence to the end of the paragraph:

"In group E occupancies, an automatic sprinkler system may be substituted for one-hour fire-resistance-rated construction provided the system is designed in accordance with Section 903.3.1.1, NFPA 13 sprinkler systems." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.708.4 Fire partitions; continuity.

Delete the second sentence and replace with the following:

"In buildings equipped with an automatic sprinkler system installed in accordance with Section 903.3 and if the partitions are not continuous to the deck, and where constructed of combustible construction, the space between the ceiling and the deck above shall be fireblocked or draftstopped at the partition line in accordance with Sections 717.2.1 and 717.3.1."

Amend Exception 5 to read as follows:

"5. Fireblocking or draftstopping is not required at the partition line in Group R-2 buildings that do not exceed four stories in height equipped with an automatic sprinkler system installed in accordance with section 903.3 provided the attic space is subdivided by draftstopping into areas not exceeding 3,000 square feet (279 m²) or above every two dwelling units, whichever is smaller."

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.717.4.2 Concealed spaces; draftstopping in attics; Groups R-1 and R-2.

Add a second sentence to read as follows:

"The intervening space between any two draft stops or walls shall be designed for adequate cross ventilation in accordance with Section 1203.2."

Amend Exception 3 to read as follows:

"3. Draftstopping in attic spaces of Group R-1 and R-2 occupancies that do not exceed four stories in height may be installed so that the area between draft stops that extends from the ceiling to the roof does not exceed 3,000 square feet, and the greatest horizontal dimension does not exceed 60 feet. Such draft stops do not have to be located directly above or in line with walls separating tenant spaces, unless part of construction dictated by other provisions of this code. Adequate cross ventilation shall be provided in accordance with Section 1203.2." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.1.2 Automatic sprinkler systems; Group A-2.

In item 2 change "300" to "100."
(Serial No. 2006-19, § 8, 5-23-2006)

19.03.903.2.2 Automatic sprinkler systems; Group E.

Delete and add the following:

"Group E. An automatic sprinkler system must be provided throughout all buildings with Group E occupancies. An automatic sprinkler system must also be provided for every portion of educational buildings below the level of exit discharge.

Exception. Buildings with Group E occupancies having an occupant load of 49 or fewer.

Day care uses that are licensed to care for more than five persons between the hours of 10:00 p.m. and 6:00 a.m. must be equipped with an automatic sprinkler system designed and installed as described in Section 19.03.903.3.1.3 or an equivalent system approved by the fire chief." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.7 Automatic sprinkler systems; Group R.

Delete and add the following:

"903.2.7 Group R. An automatic sprinkler system shall be installed in Group R occupancies as required in 903.2.7.1 through 903.2.7.3." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.7.1 Automatic sprinkler systems; Group R-1.

Add a new subsection as follows:

"903.2.7.1 Group R-1. An automatic sprinkler system shall be provided throughout all buildings with a Group R-1 fire area.

Exceptions:

1. Where guestrooms are not more than three stories above the lowest level of discharge and each guestroom has at least one door leading directly to an exterior exit access that leads directly to approved exits.
2. A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portions thereof, of Group R -1.
3. In an owner-occupied single-family dwelling unit which receives compensation

for lodging for five or fewer guest rooms in the primary residence." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.7.2 Automatic sprinkler systems; Group R-2.

Add a new subsection as follows:

"903.2.7.2 Group R-2. An automatic sprinkler system shall be provided throughout all buildings with a Group R-2 fire areas where more than two stories in height, including basements, or where having more than 16 dwelling units or sleeping rooms.

Exception:

A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portions thereof, of Group R -2." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.7.3 Automatic sprinkler systems; Group R-4.

Add a new subsection as follows:

"903.2.7.3 Group R-4. An automatic sprinkler system shall be provided throughout all buildings with a Group R-4 fire area.

Exception:

A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portions thereof, of Group R -4." (SFM)

"Effective January 1, 2008, a sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2 shall be installed in all existing R-4 occupancies."
(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.903.2.10.1 Automatic sprinkler systems; all occupancies except Groups R-3 and U; stories and basements without openings.

In the first sentence, delete the words: "where the floor area exceeds 1,500 square feet (139.4 m²) and".
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.10.3 Automatic sprinkler systems; buildings over three stories in height.

Delete subsection 903.2.10.3, and the Exceptions and add the following:

"903.2.10.3 *buildings over three stories in height.* An automatic fire sprinkler system shall be installed throughout all buildings more than three stories in height or where any

portion is more than 45 feet above or below fire department vehicle access. This requirement shall not affect the sprinkler substitutions in IBC Chapter 5, General Building Heights and Areas and IBC Chapter 7, Fire Resistance-Rated Construction." (Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.10.4 Automatic sprinkler systems; buildings over 12,000 square feet.

Add a new subsection as follows:

"903.2.10.4 Buildings over 12,000 square feet. When new construction, addition or remodeling creates a building not covered in IBC Sections 903.2.10.1 through 903.2.10.3 and where the ground floor area exceeds 12,000 square feet, an automatic sprinkler system shall be installed throughout the building. For this section only, not less than four-hour fire walls may be used to divide larger buildings into buildings less than 12,000 square feet, however, automatic closing door openings with three-hour fire resistive ratings are allowed at a rate of no more than one opening in every 50 lineal feet of fire wall."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.2.10.5 Automatic sprinkler systems; buildings over 24,000 square feet.

Add a new subsection as follows:

"903.2.10.5 Buildings over 24,000 square feet. When new construction, addition or remodeling creates a building not covered in IBC Sections 903.2.10.1 through 903.2.10.3 and where the total area under roof, regardless of fire walls, exceeds 24,000 square feet, an automatic sprinkler system shall be installed throughout the building."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.903.3.1.1.2 Automatic sprinkler systems; elevator hoistways and machine rooms.

Add a new subsection as follows:

"903.3.1.1.2 Elevator Hoist Ways and Machine Rooms. When the provisions of this code require the installation of automatic sprinkler systems, the installation in elevator hoist ways and machine rooms must occur as described in NFPA 13 Elevator Hoistways and Machine Rooms and adopted by reference and the American Society for Mechanical Engineers (ASME) A17.1 Safety Code for Elevators and Escalators and adopted by reference.

Exceptions: Sprinklers are not required in an elevator machine room where the machine room is all of the following:

1. Separated from the remainder of the building as described in IBC Section 3006.4;
2. Smoke detection is provided in accordance with NFPA 72 and adopted by

reference;

3. Notification of alarm activation is received at a constantly monitored location."
(SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.904.6 Alternative automatic fire-extinguishing systems; dry-chemical systems.

Add the following sentence to the end of the paragraph:

“Effective June 1, 2006, Dry-Chem commercial kitchen hood extinguishing systems shall be replaced with a UL 300 listed wet chemical system.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.905.3.7 Standpipe systems; required installations; marinas and boat yards.

Add a new section as follows:

“19.03.905.3.7 Marinas and boat yards. Marinas and boatyards shall be equipped throughout with standpipe systems in accordance with NFPA 303.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.907.1.1 Fire alarm and detection systems; construction documents.

Add a new item as follows:

"12. System riser diagrams." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.2.3 Fire alarm and detection systems; Group E.

Add a second paragraph to read as follows:

"Rooms used for sleeping or napping purposes within a day care use of a Group E occupancy must be provided with smoke alarms that comply with the requirements of section 907.2.10.1.2." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.2.9 Fire alarm and detection systems; Group R-2.

Amend by revising the first sentence to read as follows:

"A manual fire alarm system and an automatic fire alarm system with smoke alarms in public areas shall be installed in Group R-2 occupancies where:"

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.2.10 Fire alarm and detection systems; single- and multiple-station smoke alarms.

Add a second paragraph to read:

"When a plan review is required in an existing Group R Occupancy, smoke alarms shall be installed in accordance with Section 907.2.10.1." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.2.10.1.1 Fire alarm and detection systems; single- and multiple-station smoke alarms; where required; Group R-1.

In item 1. after "In sleeping areas", add the following:

"or other habitable room over 70 square feet and not used for cooking, eating or living room uses".
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.2.10.1.2 Fire alarm and detection systems; single- and multiple-station smoke alarms; where required; Groups R-2, R-3, R-4 and I-1.

In item 2. after "In each room used for sleeping purposes", add the following:

"or other habitable room of 70 square feet or more and not used for cooking, eating or living room uses."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.907.17 Fire alarm and detection systems; record of completion.

Add a new sentence to read:

"A copy of the acceptance test certificate must be forwarded to the Fire Chief by the firm conducting the test within 30 days of the completion of the installation." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.908.7 Emergency alarm systems: Group R carbon monoxide detectors.

Add a new subsection as follows:

“19.03.908.7 Group R carbon monoxide detectors.

Effective January 1, 2005, carbon monoxide detection devices shall be installed in (a) all dwelling units containing or serviced by a carbon-based-fueled appliance or device that produces by-products of combustion; (b) dwelling units having an attached garage or carport; and (c) dwelling units adjacent to a parking space. Carbon monoxide detection devices must have an alarm and shall be installed and maintained according to

manufacturers' recommendations.”
(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.1002 Definition of "private stairway."

Add the following definition:

"STAIRWAYS, PRIVATE" are stairways within commercial occupancies serving one tenant only and not used by the public."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1007.6 Areas of refuge.

Add the following sentence:

"Fire department hose connections and valves shall not be located in areas of refuge."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1008.1.4 Floor elevation.

Add the following exception:

"6. Landings are not required at doors serving building equipment rooms where personnel are not stationed."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1008.1.9 Panic and fire exit hardware.

Change the number "100" in the fourth paragraph to "50". (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1009 Stairways.

Add a new subsection as follows:

"1009.0 Scope. Stairs or ladders used only to attend equipment, to access non-habitable spaces or in window wells are exempt from the requirements of this section." (SFM)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1009.1 Stairway width.

Add the following exception:

"5. Private Stairways, as defined in 19.03.1002, may be 32 inches wide."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1009.3 Stairways; stair treads and risers.

Delete Exception 5 and add the following:

"5. Private Stairways, as defined in 19.03.1002, shall have stair riser heights of eight inches maximum and stair tread depths of nine inches minimum."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1009.4 Stairway landings.

Add the following exception:

"3. Landings are not required at the top or bottom of stairways accessing non-habitable building equipment rooms."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1009.5.1 Stairway construction; stairway walking surface.

Replace the exception and add a second exception as follows:

“Exception:

1. In Group F, H, R-3, S and U occupancies, other than areas of parking structures accessible to the public, openings in treads and landings shall not be prohibited provided a sphere with a diameter of 1 1/8 inches (29 mm) cannot pass through the opening.

2. Open treads and landings shall not be prohibited provided a sphere with a diameter of 1/2 inch (13 mm) cannot pass through the opening. Elongated openings shall be orientated so that the long dimension is perpendicular to the dominant direction of travel.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.1018.1 Minimum number of exits.

Add an exception to read:

"*Exception.* Basements or the first level below the first story in all occupancies except R-3, used exclusively for the service of the building may have access to only one exit. Any other use of the basement or first level below the first story must have at least two exits arranged in accordance with Section 1014.2. For purposes of this exception, storage rooms, laundry rooms, maintenance offices and similar uses may not be considered as providing service to the building." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1025.1 Emergency escape and rescue.

In the second sentence after "...sleeping rooms...", add the following:

"or other habitable room of 70 square feet or more and not used for cooking, eating or living room uses".

and delete exceptions 1, 2, 3, 4 and 7. (SFM, deletions only)
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1025.6 Replacement emergency escape and rescue windows.

Add a new subsection and new exceptions as follows:

"1025.6 Replacement emergency escape and rescue windows. Replacement windows for emergency escape and rescue shall meet full egress dimensions per IBC Sections 1025.1 through 1025.3 where rough openings allow.

Exceptions:

1. Where the existing rough opening does not allow for full emergency escape and rescue per IBC Sections 1025.1 through 1025.3, replacement windows shall have a minimum opening of 20 inches clear width, 22 inches clear minimum height, four square feet minimum of net opening and a finished sill height of not more than 48 inches to a permanent walkable surface. If the existing rough opening cannot accommodate these dimensions, the rough opening shall be enlarged or a new opening created to allow installation of a full emergency escape and rescue window per IBC Sections 1025.1 through 1025.3.

2. Where the rough opening is not required to be enlarged to meet the minimum clear width, height, or area, then the finished sill height restriction may be met with the installation of one or more permanently affixed steps. These steps shall extend the full width of the window and meet the current codes rise/run requirements so the top step is no greater than 44 inches to the top of the sill."

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.1101.1 Accessibility; general; scope.

Add new paragraphs as follows:

"Building owners are responsible to meet certain federal laws and regulations which regulate accessibility for disabled individuals in construction, addition, remodel, repair, and use of buildings. Among these regulations are the Americans with Disabilities Act (ADA) and the Federal Fair Housing Amendments Act (FHA)."

"The International Building Code and Title 19 do not necessarily meet the minimum requirements of the ADA or the FHA. The City and Borough of Juneau does not enforce those federal laws. Compliance with this code does not constitute compliance with the federal laws and does not provide immunity from liability under the federal laws."

"Under section 19.01.104.10 and section 19.01.104.11, Modifications and Alternative Materials and Methods, the City and Borough reviews plans prepared under the federal laws and approves construction work performed under the federal laws as meeting this code without thereby certifying that any federal requirements have been met. The design and construction of buildings to meet the federal laws are the exclusive responsibility of the owner of the building or structure."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1101.2 Accessibility; design.

Change adopted standard to "ICC/ANSI A117.1-2003."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1103.2.15 Accessibility; scoping requirements; general exceptions.

Insert a new subsection as follows:

“1103.2.15 Home occupation change-of-use mixed use occupancies.

For existing R-3 buildings in residential zoned neighborhoods, disabled access requirements are not required for converting an R-3 to a mixed-use, R-3 and commercial-use building, as long as the owner of the commercial use both lives and works in the building. Presence of employees or public use does not reinstate disabled access requirements for this type of Home Occupation R-3 mixed use.

Exception: Disabled access for the commercial use is required when the Home Occupation's commercial use is an E occupancy.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.1103.2.16 Temporary structures.

Add a new section 1103.2.16, Temporary structures, as follows:

"1103.2.16 Temporary structures. Temporary structures as defined in 19.01.202 shall be accessible as follows:"

- "1) Construction related: no accessibility requirements,"
- "2) Event related: the structure shall meet the accessibility requirements of the code, except that in regard to toilet facilities: when approved by the building official,

temporary accessible bathrooms may be used, and/or accessible bathrooms in another accessible building on the same site or an adjacent or nearby site may be used when a signed use agreement is provided."

- "3) Seasonal structures: Toilet facilities may be as per (2) above. The seasonal building itself shall be wheelchair accessible per the ICC/ANSI A117.1 or ADA-AG guidelines if more than the owner(s) will be allowed in the building."

"Exception: Access is always required for kiosks used by the public. For employee-only kiosks, a "broker" kiosk requires a five-foot turning diameter due to potentially more than one person working inside; "vendor" or one-person working kiosks can delete the five-foot circle as long as the door is wide enough for a wheelchair and the employee can back into the vendor kiosk and work from within. Also, when only employees use these vendor kiosks (never the public), then ICC/ANSI A117.1 or ADA-AG complying entrance platforms and ramps are not required; rather, a portable ramp stored on-site is an acceptable alternate."

- "4) First phase buildings: Toilet facilities may be as per (2) above. The first phase building itself shall be wheelchair accessible per the ICC/ANSI A117.1 or ADA-AG guidelines."

- "5) Temporary fabric covered buildings: Access for the disabled is required when building permits are required by Title 19 for uses which require access for persons with disabilities. Access is required per (2) or (3) above when more than the owners enter or occupy the building."

- "6) Caretaker facilities: no accessibility requirements."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1104.1 Accessible route; site arrival points.

Add the following to the end of the sentence:

"At least one building entrance shall be on an accessible route unless it is structurally impracticable to do so because of the terrain or unusual characteristics of the site."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1109.2 Accessibility; other features and facilities; toilet and bathing facilities.

Add a new paragraph as follows:

"In all occupancies, change the required clearance for toilets (water closets) in ICC/ANSI 117.1-2003, Section 604.2 and Figure 604.2 from "16 inches (405 mm) minimum to 18 inches (455 mm) maximum" to read "17 inches (432 mm) minimum to 19 inches (483 mm) maximum"."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1109.16 Accessibility; other features and facilities; door opening force.

Add a new section 1109.16 as follows:

"1109.16, Door Opening Force. Exterior doors shall require no more than 8.5 pounds opening force.

Exception: Exterior door force may exceed 8.5 pounds if necessary to operate; however power openers may be required where necessary force causes a barrier to disabled access."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1203.1 Interior environment; ventilation; general.

Add the following to the end of the first paragraph:

"In newly-created spaces or when the use of a space changes, mechanical ventilation will be required in all spaces that are used as offices if the total aggregate area for the office use exceeds 1,000 square feet on each floor. No allowance for natural ventilation by openable windows is allowed. The system shall deliver not less than the air volume of outside or return air or both as required by this code."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1203.2.1 Openings into attic.

Change " 1/8 inch" to " 1/4 inch" and " 1/4 inch" to " 1/2 inch".

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1203.4.2 Ventilation; contaminants exhausted.

Delete 1203.4.2.1, Bathrooms and add the following:

"1203.4.2.1 Moist Environment Rooms. All bathrooms, water closet compartments, laundry rooms with more than one clothes washer and one clothes dryer, kitchens and similar moist environment rooms shall be provided with a mechanical exhaust system connected directly to the outside with a minimum rated exhaust capacity of 50 cubic feet per minute and 100 cubic feet per minute for kitchens. Reduced exhaust capacity may be approved when continuous ventilation is provided from whole-house or heat-recovery ventilation systems as long as an exhaust intake is located in each moist environment room."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1204.1 Temperature control; equipment and systems.

Change to the following:

"Every dwelling unit or guest room which is situated on a lot any part of which is within one-quarter mile of a public or private road from which the owner may gain legal access to the lot or which is situated on a lot any part of which is within one-quarter mile of a public utility electric power distribution line shall be provided with heating facilities capable of maintaining a room temperature on the design heating day of 68 degrees F at a point three feet (914 mm) above the floor in all habitable rooms without involving the combustion of a solid fuel."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1207.1 Sound transmission; scope.

Add the following to the end of the last sentence:

"or between dwelling units and commercial uses."

And add the following sentence:

"Guest rooms shall have the same requirements as dwelling units."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1301 Energy efficiency; general.

Delete and add the following:

"1301.1 Scope. Newly created buildings or portions of buildings containing R Occupancy Groups or buildings where the occupancy group is changed to Group R shall comply with the energy efficiency requirements of IRC Chapter 11 as modified in sections 19.04.1101 through 19.04.1106."

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.1403.3 Performance requirements; vapor retarders.

Add the following paragraph:

"In newly created buildings or portions of buildings containing Occupancy Groups R-1 and R-2 or buildings where the occupancy group is changed to Group R-1 or R-2, a vapor retarder shall be provided at the inside of the wall, ceiling or other closed envelope assembly which shall have a permeability rating less than that of any other material in that assembly and in no case have a permeability rating greater than one. Mechanical and electrical penetrations shall be sealed by approved methods."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1504 Roof assemblies and rooftop structures; performance requirements.

Add a new subsection as follows:

"1504.8 Sliding snow and ice. Roofs shall be designed so that snow is not discharged onto public ways, onto adjoining property, onto or against other buildings, in a manner that blocks any required exit or driveway from any building; or in a manner that may damage property. Snow cleats or other devices may be approved where there are practical difficulties in complying with this section."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1507.8.1.1 Requirements for roof coverings; wood shingles; Solid sheathing required.

Delete section 1507.8.1.1.

19.03.1507.9.1.1 Requirements for roof coverings; wood shakes; Solid sheathing required.

Delete section 1507.9.1.1.

19.03.1607.8.3 Live loads; Geophysical hazard and snow impact loads.

Add a new subsection as follows:

"1607.8.3 Geophysical hazard and snow impact loads. Impact loads shall be considered in the design and construction of any structure where impact loads may occur such as in moderate and severe geophysical hazard zones referred to in CBJ19.04.301.9 or snow shedding from upper roofs."

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.1607.11.2.1 Flat, pitched and curved roofs.

Delete the last sentence beginning with "Greenhouses?"

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1608.2 Snow loads; ground snow loads.

Delete section in its entirety and add the following:

"1608.2 Ground snow loads (GSL). The GSL for determining Design Snow Loads are given below.

1608.2.1 GSL for elevations up to and including 500 feet above MLLW. For all elevations up to and including 500 feet above MLLW, the GSL shall be 70 pounds per square foot (3.4 kN/m²).

1608.2.2 GSL for elevations higher than 500 feet above MLLW. For elevations more than 500 feet above MLLW, the GSL shall be determined using site-specific case studies. Determination of the GSL shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a two percent annual probability of

being exceeded (50 year mean recurrence interval). In cases where statistical data is unavailable or determination of the GSL would be prohibitively expensive, other methods for determining the GSL may be proposed to the building official for consideration. The GSL shall be approved by the building official."

In IBC Table 1608.2, Location of Juneau, delete "60" and add "See CBJ 19.03.1608.2".
(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.1608.3 Flat roof snow loads.

Add the following sentence at the end of the first paragraph:

"The minimum flat roof snow load, P_f , shall be 50 pounds per square foot."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1609.3 Basic wind speed.

Delete section in its entirety and add the following:

"When determining the basic wind speeds for use under IBC Section 1609 or ASCE 7, Section 6.5.4, the minimum basic wind speed in miles per hour shall be determined using the Juneau 3 Second Gust Wind Speed Map dated 12/18/2001. For elevations above 500 feet above MLLW, the minimum basic wind speed shall be determined by the building official."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03. Figure 1609 Basic Wind Speed (3-Second Gust).

Add the following note after the figure:

"Note: For design in the City and Borough of Juneau, the Juneau 3 Second Gust Wind Speed Map supercedes this map. Conversions to Basic Wind Speed can be accomplished using Table 1609.3.1, Equivalent Basic Wind Speeds."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1610.1 Soil lateral load.

Add the following after the last sentence:

"Walls retaining more than four feet of unbalanced earth shall be designed as retaining walls."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1612.2 Flood loads; definitions.

Modify the following definitions by replacing the word “market value” with “City and Borough of Juneau assessed value or 50 percent of appraised market value, supplied by owner or applicant,” and delete item 2 under the definition of “SUBSTANTIAL IMPROVEMENT.”

“SUBSTANTIAL DAMAGE.”

19.03.1612.3 Flood loads; establishment of flood hazard areas.

Delete paragraph and replace with the following:

“Flood hazard maps, studies and related supporting data along with revisions thereto as adopted under City and Borough of Juneau Land Use Code, Title 49.70, Article IV Flood Hazard Areas are hereby adopted by reference and declared to be part of this section.”
(Serial No. 2006-19, § 8, 5-23-2006)

19.03.1612.5 Flood hazard documentation.

Add "and other engineered foundations" after "pile".
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1704.3 Steel construction.

Add the following exception under item 2, to read as follows:

"2.6 Welds listed under exception 2 will not require Special Inspection if design stresses are less than half of the allowable stresses and welds are placed by AWS certified welders. The Engineer of Record shall indicate on the drawings which welds require Special Inspection."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1704.5 Masonry construction.

Add the following to exception 1:

"This does not relieve the requirements in Section 2105, Quality Assurance."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1802.2.1 Foundation and soils investigation; questionable soil.

Delete the subsection and add the following:

"1802.2.1 Questionable Soil. Each application for a permit for construction in an area which has been previously filled without a grading permit, was an exception to the building code grading provisions, of the applicable building code in effect at the time fill

was placed; or was not filled in compliance with the applicable building code provisions in effect when the fill was placed or which appears to the building official to have an inadequate soil bearing capacity for the proposed construction shall be accompanied by a foundation and soils investigation (hereinafter called the Report). The Report shall be prepared by a Registered Engineer in the State of Alaska having expertise in the preparation of soils and foundation reports. The building official shall incorporate those recommendations contained in the Report as well as other requirements deemed necessary to ensure the stability and safety of the proposed construction in the building permit. Foundation and soils investigations shall comply with the provisions of Sections 1802.4 through 1802.6"

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1805.2.1 Depth of footings; frost protection.

In item 1, delete "the locality" and add "32 inches";

And add the following exceptions:

"4. Foundations for exterior decks, landings, and platforms; without roofs; not rigidly attached to a building or structure; and not greater than 30 inches above finish grade may bear directly on the ground.

5. Foundations within mobile home parks for manufactured homes, and its additions or accessory buildings may bear directly on the ground."

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.1805.4.6 Wood foundations.

Add the following to the end of the paragraph:

"Footings for wood foundations shall be concrete. All fasteners in wood foundations shall be stainless steel. Wood foundations shall be installed only in Type GW, GP, SW, and SP soils unless a foundation design is submitted is submitted to the building official for approval. The foundation design shall be prepared by an engineer registered in the State of Alaska having expertise in the preparation of soils and foundation design for wood foundations."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.1807.1 Dampproofing and waterproofing; where required.

Delete the first paragraph and add the following:

"1807.1 Where required. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section. All crawlspace walls below exterior grade shall be dampproofed."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2304.11 Protection against decay and termites.

Add the following new subsection:

"2304.11.10 Finished grade. The finished grade of the under-floor surface may be located at the bottom of the footings; however, where there is evidence of standing water in the crawlspace or where there is evidence that the surface water does not readily drain from the immediate building site, the grade of the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2305.3.7 Shear walls with openings.

Add the following sentence at the end of the first paragraph:

"Perforated shear wall requirements in NEHRP 2000, Provisions For Seismic Regulations For New Buildings And Other Structures, shall be permitted."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2308.2 Conventional light-frame construction.

Delete items 3.3 and 4.

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2308.8.8 Conventional light-frame construction; floor joists; rim joists.

Add the following subsection:

"2308.8.8 Rim joists. Rim joists adjacent to unconditioned spaces shall be constructed of pressure preservative treated materials other than flaked wood products."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2308.10.1 Roof and ceiling framing; wind uplift.

Add a new sentence reading:

"Such ties or other mechanical devices shall be spaced no farther than 48 inches apart."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2703 Electrical; meters.

Add a new section as follows:

"2703 Meters. Energy use, where practical, shall be separately metered in buildings with three or more dwelling units."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2901.1 Plumbing systems; general; scope.

Delete the section and add the following:

"2901.1 Scope. The provisions of this chapter and the Uniform Plumbing Code adopted at section 19.06.1.010 shall govern the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and/or appurtenances, and where connected to a water or sewage and all aspects of a medical gas system. All references to the International Plumbing Code shall mean corresponding references in the Uniform Plumbing Code."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2902.1 Plumbing systems; minimum number of fixtures.

Insert the following sentence before the last sentence:

"When determining occupant load, for assembly areas containing auditoriums, convention halls, stadiums and casinos for assembly uses without fixed seating area, use 15 sq ft per occupant net."

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.Table2902.1 Plumbing systems, minimum number of required plumbing facilities.

In the column header entitled Water Closets, delete the parenthetical section and add the following:

"(In each toilet room, for each urinal added in excess of the minimum required, one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds (2/3) of the minimum water closet requirement.)"

And in assembly areas containing auditoriums, convention halls, stadiums, and casinos, the ratios of fixtures shall be as follows:

1. the number of water closets required for females are changed to provide
 - a. four water closets for 1--50 females;
 - b. six water closets for 51--100 females;
 - c. 10 water closets for 101--200 females;
 - d. 14 water closets for 201--400 females;
 - e. one additional water closet for each 100 females over 400 females; and
2. the number of lavatories required for females and males are changed to

- a. one lavatory for each water closet up to four water closets; and
- b. one additional lavatory for each two additional water closets beyond four water closets. (Changes number 1. and 2., DOL)

In the column header entitled Classification at row number 8, delete the parenthetical section and add the following:

“(see Sections 2902.2, 2902.4, 2902.4.1 and 2902.7)”

Delete the “Other” column of this table.

Delete footnote a. and replace with the following:

“a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated. Any fraction greater than one is to be rounded to the nearest whole number.”

Add footnote f to apply to Drinking Fountains column heading. Footnote f to read as follows:

“f. No drinking fountains are required for occupant loads less than 60. The rate of drinking fountains required in this table applies to the number of occupants after the first 60 occupants. Where water is served in restaurants or other food establishment where water is provided without charge, drinking fountains shall not be required. In other occupancies, where drinking fountains are required, bottled water dispensers shall be permitted to be substituted for not more than 50 percent of the required drinking fountains.

Drinking fountains shall not be installed in toilet rooms.”

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.2902.4 Plumbing systems; location of employee toilet facilities in occupancies other than assembly or mercantile.

Add a second paragraph as follows:

"For minor uses, the building official may approve facilities in nearby buildings under the same or different ownership with adequate assurance of continued access."

And in the exception to IBC Section 2902.4, add "..or different.." after "..the same..".
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2902.5 Plumbing systems; location of employee toilet facilities in mercantile and assembly occupancies.

In the exception, add a second paragraph as follows:

"For minor uses, the building official may approve facilities in nearby buildings under the same or different ownership with adequate assurance of continued access."

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.2902.7 Plumbing systems; unoccupied storage occupancies.

Add a new section as follows:

"2902.7 Unoccupied storage occupancies. Plumbing fixtures shall not be required in buildings which are primarily S occupancies where there are no employees and no owner operated business' such as mini-storage units, and private storage condominiums."

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.3004.4 Hoistway venting; closed vents.

Delete the section in its entirety and add the following:

"When the vents are intended to be normally closed, automatic venting by actuation of an elevator lobby detector or power failure may be accepted. An approved fire alarm system may be used in lieu of the elevator lobby detector. When hoistway pressurization is used, venting upon power failure may be accepted. In either case, a manual override shall be provided." (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.3106.5 Special construction; marquees; construction.

Add the following exception:

"Exception: Buildings of Type V-B construction may have marquees of combustible construction if the marquee is sprinklered or marquee is 1-hr fire rated."

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.3201.1 Encroachments into the public right-of-way; scope.

Add the following as the second paragraph:

"If the building official, after a review of plans and engineering data provided by an architect or engineer, finds that a proposed alternative would be safe and that the public convenience and use of the streets and sidewalks would not be significantly impaired, the following provisions of the code may be waived or modified for a balcony, appendage, marquee or awning on a structure within the historic district if approved by the historic resources advisory committee as contributing to the historic character of the historic district:

1. Section 3106 Marquees.
2. Section 3202.3.1 Encroachments; awnings, canopies, marquees and signs.
3. Section 3202.3.2 Encroachments; windows, architectural features and mechanical equipment.
4. Appendix Section H-113 Marquee signs."
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.3401 Existing structures; general; fire hazard in existing non-high rise structures.

Add a new subsection as follows:

"Section 3401.4 Fire hazard. An existing building, regardless of occupancy, that exceeds the areas and heights allowed by Chapter 5 of this code or that does not conform to the requirements of Section 704, Fire resistive rated construction, Exterior walls, and in the building official's opinion presents a serious fire threat to adjacent property, will be required to have installed an approved automatic sprinkler system, fire walls, a combination of both, or other approved means intended to reduce the fire threat."

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.3401.3 Existing structures; compliance with other codes.

Revise section to read as follows:

"Alterations, repairs, additions and changes of occupancy to existing structures must comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, the Uniform Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code and the National Electrical Code as adopted in this Title. Provisions of the International Existing Building Code may also be used." (SFM, partial)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.3403.1 Existing structures; additions, alterations or repairs.

Delete the exception. (SFM)

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.3407.2 Historic Buildings; flood hazard areas.

Delete the exception.

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.3408.1 Moved structures.

Delete section and add the following:

"3408.1 Buildings, structures and their building service equipment moved into or within the jurisdiction shall comply with the provisions of the International Existing Building Code.

(Serial No. 2004-31, § 1, 10-11-2004)

19.03.3409.1 Accessibility for existing buildings; scope.

Add a second exception as follows:

“2. For existing R-3 buildings in residential zoned neighborhoods, disabled access requirements are not required for converting an R-3 to a mixed-use, R-3 and commercial-use building, as long as the owner of the commercial use both lives and works in the building. Presence of employees or public use does not reinstate disabled access requirements for this type of Home Occupation R-3 mixed use.

Exception: Disabled access for the commercial use is required when the Home Occupation’s commercial use is an E occupancy.”

(Serial No. 2006-19, § 8, 5-23-2006)

19.03.3410.2 Compliance alternative, applicability.

Delete the first paragraph and add the following:

"Structures meeting the definition of "Building, existing" under 19.01.202 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of IBC Sections 3403 through 3409. The provisions in IBC Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I." (SFM, partial)

(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.Chapter 35 Referenced standards.

Change "NFPA 13-99" to "NFPA 13-2002", "NFPA 13D-99" to "NFPA 13D-2002", "NFPA 13R-99" to "NFPA 13R-2002", "NFPA 14-2000" to "NFPA 14-2003", and "NFPA 72-1999" to "NFPA 72-2002";

And add the following referenced standards:

NFPA 10-2002 Portable Fire Extinguishers

NFPA 20-2003 Installation of Stationary Pumps for Fire Protection

NFPA 750-2003 Standards for Water Mist Fire Protection Systems.
(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.Appendix A Employee qualifications.

Delete IBC Appendix A, Employee Qualifications, in its entirety.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix B Board of appeals.

Delete IBC Appendix B, Board of Appeals, in its entirety and refer to CBJ 01.50.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix C Group U - Agricultural buildings.

IBC Appendix C, Group U - Agricultural buildings, is hereby adopted.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix D Fire districts.

Delete IBC Appendix D, Fire Districts, in its entirety.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix E Supplementary site accessibility requirements.

IBC Appendix E, Supplementary site accessibility requirements, is hereby adopted.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix F Rodent proofing.

Delete IBC Appendix F, Rodent Proofing, in its entirety.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix G Flood resistant construction.

Delete IBC Appendix G, Flood Resistant Construction, in its entirety.
(Serial No. 2004-31, § 1, 10-11-2004; Serial No. 2006-19, § 8, 5-23-2006)

19.03.Appendix H Signs.

IBC Appendix H, Signs, is hereby adopted.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix I Patio covers.

IBC Appendix I, Patio covers, is hereby adopted.
(Serial No. 2004-31, § 1, 10-11-2004)

19.03.Appendix J Grading.

Delete IBC Appendix J, Grading, in its entirety. See CBJ Title 19.12 Grading.
(Serial No. 2004-31, § 1, 10-11-2004)