

Introduced by: City Manager  
Date: March 28, 2017  
Public Hearing: April 11, 2017  
Action: Adopted  
Vote: Unanimous

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Best  
Carrington  
Combs  
DeVries  
Fuller  
Hanson  
LaFrance

CITY OF PALMER, ALASKA

**Ordinance No. 17-005**

**An Ordinance of the Palmer City Council repealing Palmer Municipal Code Title 15 in its Entirety and Adopting a New Palmer Municipal Code Title 15, Buildings and Construction**

WHEREAS, the current chapter of the Palmer Municipal Code dealing with buildings and construction references the 2009 edition of the International Building Code as developed by the International Code Council (ICC) and older uniform building codes; and

WHEREAS, The Insurance Services Council (ISO) evaluation of each community places a high value on the adoption of the most current building codes many of which were updated in 2015; and

WHEREAS, the city's ISO rating is negatively impacted by the continued use of the 2009 edition of the International Building Code as developed by the International Code Council (ICC) and older uniform building codes; and

WHEREAS, the most current building codes include the 1997 Administrative Code, the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Mechanical Code, the 2014 National Electrical Code, the 2015 Uniform Plumbing Code, the 2015 International Fuel Gas Code, the 2015 International Fire Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, and the 2015 International Energy Conservation Code; and

WHEREAS, it is determined to be in the best interest of the residents and property owners of the city of Palmer to adopt the most current building codes;

NOW, THEREFORE, THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. The current Title 15 is hereby repealed in its entirety.

Section 4. A new Title 15 is hereby adopted to read as follows:

## **TITLE 15**

### **BUILDINGS AND CONSTRUCTION**

#### **Chapters:**

- 15.00 Administrative Code**
- 15.02 Administrative Code Amendments**
- 15.04 Building Code**
- 15.08 Building Code Amendments**
- 15.10 Existing Building Code**
- 15.11 Existing Building Code Amendments**
- 15.12 Residential Code**
- 15.16 Residential Code Amendments**
- 15.20 Mechanical Code**
- 15.24 Mechanical Code Amendments**
- 15.28 Electrical Code**
- 15.32 Electrical Code Amendments**
- 15.36 Plumbing Code**
- 15.40 Plumbing Code Amendments**
- 15.42 Fuel Gas Code**
- 15.43 Fuel Gas Code Amendments**
- 15.44 Fire Code**
- 15.48 Fire Code Amendments**
- 15.52 Dangerous Buildings**
- 15.56 Dangerous Buildings Amendments**
- 15.57 Energy Conservation Code**
- 15.58 Energy Conservation Code Amendments**
- 15.60 Penalties**
- 15.70 Appeals**

#### **Chapter 15.00 ADMINISTRATIVE CODE**

#### **Sections:**

- 15.00.010 Adoption.
- 15.00.020 Modifications.
- 15.00.030 Appeals.
- 15.00.040 Building permits--Compliance with ordinances.

#### **15.00.010 Adoption.**

The bound volumes containing the code known as the Uniform Administrative Code, 1997 Edition, of the International Conference of Building Officials, and every part thereof, together with the local amendments as set forth in PMC 15.02, shall constitute the laws of the city relating to code administration.

**15.00.020 Modifications.**

The building official shall have the power to modify any of the provisions of the Uniform Administrative Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.00.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**15.00.040 Building permits--Compliance with ordinances.**

It is established that no permit will be issued for the construction of new buildings or building, within the corporate limits of the city, which is inconsistent with the current comprehensive plan of the city or any city ordinances and regulations.

**Chapter 15.02  
ADMINISTRATIVE CODE AMENDMENTS**

Sections:

- 15.02.010 Local amendments to the Uniform Administrative Code, 1997 Edition.
- 15.02.101.3 Scope.
- 15.02.204 Board of appeals.
- 15.02.301.1 Permits required.
- 15.02.301.2.1 Building permits.
- 15.02.303.2 Retention of plans.
- 15.02.304.2 Permit fees.
- 15.02.304.3 Plan review fees.
- 15.02.305.5 Required building inspections.

**15.02.010 Local amendments to the Uniform Administrative Code, 1997 Edition.**

The amendments to the 1997 Edition of the Uniform Administrative Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the Uniform Administrative Code being amended; i.e., PMC 15.02.204 refers to Section 204.

**15.02.101.3 Scope.**

Amend by adding a section as follows:

All references to the International Electrical Code shall refer to the National Electrical Code, 2014 Edition (NEC 2014), and all references to the International Plumbing Code shall refer to the Uniform Plumbing Code, 2015 Edition (IAPMO UPC 2015).

**15.02.204 Board of appeals.**

Delete the entire section and insert the following:

Appeals under PMC 15.02 shall be in accordance with PMC 15.70.

**15.02.301.1 Permits required.**

Amend by adding a sentence as follows:

Separate permits are not required for the different types of work when only one building or structure or portion thereof is involved and all of the work is under the control and direction of one firm or person and in process at the same time.

**15.02.301.2.1 Building permits.**

Amend by adding a section as follows:

2. Fences not over 6 feet (1,829 mm) high.

**15.02.303.2 Retention of plans.**

Amend by revising to read as follows:

One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from the date of completion of the work covered therein.

**15.02.304.2 Permit fees.**

Amend the first sentence to read as follows:

The fee for a permit shall be as set forth in the current, adopted budget.

**15.02.304.3 Plan review fees.**

Amend by revising the first sentence to read as follows:

When submittal documents are required by Uniform Administrative Code Section 302.2, a plan review fee may be required to be paid before a permit will be issued.

**15.02.305.5 Required building inspections.**

Add item 3(a) to read as follows:

- 3(a). Insulation inspection: To be made after placement of insulation and vapor barrier but before any gypsum board or lathing is installed.

## **Chapter 15.04 BUILDING CODE**

Sections:

15.04.010	Adoption.
15.04.020	Modifications.
15.04.030	Appeals.
15.04.040	Building permits--Compliance with ordinances.
15.04.050	Moving buildings.

### **15.04.010 Adoption.**

The bound volumes containing the code known as the International Building Code, 2015 Edition, of the International Code Council, including Appendix C, together with local amendments as set forth in PMC 15.08, shall constitute the laws of the city relating to building regulations. Where the International Building Code conflicts with this code, this code shall prevail.

### **15.04.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Building Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

### **15.04.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

### **15.04.040 Building permits--Compliance with ordinances.**

It is established that no permit will be issued for the construction of new buildings or building, within the corporate limits of the city, which is inconsistent with the current comprehensive plan of the city or any city ordinances and regulations.

### **15.04.050 Moving buildings.**

No building of any kind or nature shall be moved to a location within the corporate limits of the city from outside the corporate limits of the city without approval of the building official. In the event any person(s) move a building into the corporate limits of the city from a location outside the corporate limits of the city, the building shall not be permitted for use, either for residential or business purposes, until the building official has approved the building for the purpose intended.

## **Chapter 15.08 BUILDING CODE AMENDMENTS**

Sections:

15.08.010	Local amendments to the International Building Code, 2015 Edition.
15.08.020	Administration.

15.08.202	Definitions.
15.08.305.2	Group E daycare facilities
15.08.305.2.3	Family child care homes.
15.08.308.3	Institutional Group I-1.
15.08.308.4	Institutional Group I-2
15.08.308.6	Institutional Group I-4.
15.08.310.5	Residential Group R-3.
15.08.310.5.1	Care facilities within a dwelling.
15.08.509	Table 509 Incidental uses.
15.08.718.4.2	Groups R-1 and R-2.
15.08.903.2.8	Group R.
15.08.903.4.2	Alarms.
15.08.907.2.3	Group E.
15.08.915.3	Detection equipment.
15.08.1030.1	General.
15.08.1030.2	Minimum size.
15.08.1101	Accessibility.
15.08.1203.4.1	Openings for under-floor ventilation.
15.08.1209.2	Attic spaces.
15.08.Chapter 13	Energy Efficiency.
15.08.1609.1.1	Determination of wind loads.
15.08.1804.4	Site grading.
15.08.1805.2	Depth of footings.
15.08.1809.7	Table 1809.7 - Foundations for stud bearing walls.
15.08.1905.1.7	ACI 318, Section 14.1.4
15.08.Chapter 27	Electrical.
15.08.Chapter 29	Plumbing.
15.08.3103	Temporary buildings or structures.
15.08.3108.2.1	Towers and monopoles - Fall radius.

**15.08.010 Local amendments to the International Building Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Building Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the International Building Code being amended; i.e., PMC 15.08.202 refers to Section 202.

**15.08.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.08.202 Definitions.**

Delete the following definitions and replace as follows:

ALLEY is a public space or thoroughfare, 20 feet or less, but not less than 10 feet in width, which has been dedicated for public use.

FOSTER CARE FACILITIES are facilities that provide care on a 24-hour basis to more than five children 2.5 years of age or less, including children related to the staff, and shall be classified as Group I-2.

NURSING HOMES are facilities that provide care, including both intermediate care facilities and skilled nursing facilities, serving more than two persons and any of the persons are incapable of self-preservation.

Add the following definitions:

BUILDING, PUBLIC shall be any structure which is other than a Group R-3 dwelling or Group U occupancy.

FAMILY CHILD CARE HOME is a licensed facility that is located within a single-family dwelling unit in which personal care services are provided by the owner or tenant that normally occupies the residence on a 24-hour basis

WATER DISPENSER is a plumbing fixture that is connected to the potable water distribution system of the premises and manually controlled by the user for the purpose of dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Or a freestanding apparatus that is manually controlled by the user for the purpose of dispensing potable water into a receptacle which is not connected to the potable water distribution system and supplied with potable water from a container, bottle or reservoir.

**15.08.305.2 Group E, day care facilities.**

Revise this section as follows:

This group includes buildings and structures or portions thereof occupied by more than five children older than 2.5 years of age, including children related to the staff, who receive educational, supervision or personal care services for fewer than 24 hours per day.

**15.08.305.2.3 Family child care homes.**

Delete this section and replace as follows:

Family child care homes operating between the hours of 6:00 am and 10:00 pm may accommodate a total of twelve children, provided that no more than five children are under the age of 2.5 years. Family child care homes as defined are classified as an R-3 occupancy and shall comply with Section 907.2.11 (smoke alarms), Section 915 (carbon monoxide detection) and Section 1030 (emergency escape and rescue openings) for napping and sleeping rooms. Fire extinguishers shall be provided in accordance with the International Fire Code.

**15.08.308.3 Institutional Group I-1.**

Delete Sections 308.3.3 and 308.3.4 and replace with the following:

**Section 308.3.3 Three to 16 persons receiving custodial care.** A facility housing more than two persons and no more than 16 persons receiving custodial care shall be classified as a Group R-4.

**Section 308.3.4 Fewer than 3 persons receiving custodial care.** A facility with fewer than three persons receiving custodial care shall be classified as a Group R-3 or shall comply with the International Residential Code, as amended by the city of Palmer.

**15.08.308.4 Institutional Group I-2.**

Revise the first sentence of this section to read as follows:

Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than two persons who are incapable of self-preservation.

Delete Section 308.4.2 and replace with the following:

**Section 308.4.2 Fewer than three persons receiving medical care.** A facility with fewer than three persons receiving medical care shall be classified as a Group R-3 or shall comply with the International Residential Code, as amended by the city of Palmer.

**15.08.308.6 Institutional Group I-4, day care facilities.**

Revise the first sentence of this paragraph to read as follows:

Institutional Group I-4 shall include buildings and structures, or portions thereof occupied by more than five persons of any age, including persons related to the staff, receiving custodial care for fewer than 24 hours per day.

**15.08.310.5 Residential Group R-3.**

Delete the following in this section:

Care facilities that provide accommodations for five or fewer persons receiving care.

**15.08.310.5.1 Care facilities within a dwelling.**

Delete this section in its entirety.

**15.08.509 Table 509 Incidental Uses.**

Amend table by adding footnote (a) to read as follows:

footnote (a). Regardless of the Btu rating, psi rating or horsepower rating a one hour separation or automatic fire extinguishing system is required for furnace or boiler rooms providing heat for Group E, R-1, R-2, I and R-4 occupancies.

**15.08.718.4.2 Groups R-1 and R-2.**

Delete the last sentence in its entirety and replace with the following:

Draft stops in attic spaces shall be installed so that the maximum area between draft stops does not exceed 3,000 square feet and the greatest horizontal dimension does not exceed 60 feet. Such draft stops are not required to be located directly above or in line with walls separating tenant spaces.

Delete exception 1 in its entirety.



Revise exception 3 to read as follows:

In R-2 occupancies that do not exceed four stories in height, the attic space shall be subdivided into areas not exceeding 3,000 square feet.

**15.08.903.2.8 Group R.**

A four-plex or greater shall include an automatic sprinkler system installed in accordance with Section 903.3 throughout all buildings with a Group R fire area.

**15.08.903.4.2 Alarms.**

Amend this section by adding the following sentence to the paragraph:

Buildings equipped with a sprinkler system without an alarm system shall have at least one notification device (horn/strobe) located inside the building in a commonly occupied area to alert occupants of a sprinkler activation.

**15.08.907.2.3 Group E.**

Revise this section by adding a second paragraph to read as follows:

Rooms used for sleeping or napping purposes within a day care use for a Group E occupancy shall be provided with smoke alarms that comply with Section 907.2.11 and carbon monoxide detection as specified in Section 915.

**15.08.915.3 Detection equipment.**

Add a sentence to this section to read as follows:

In new construction, all carbon monoxide detectors and alarms located within a single dwelling unit shall be interconnected in such a manner that actuation of one alarm shall activate all of the alarms within the individual dwelling unit.

**15.08.1030.1 General.**

Revise the first sentence of the paragraph to read as follows:

In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue in Group R, I-1 and day care occupancies where napping or sleeping rooms are provided.

Delete exception 1.

**15.08.1030.2 Minimum size.**

Delete the exception.

**15.08.1101 Accessibility.**

For the purpose of accessibility, the owner, or designee, shall ensure that all state and federal standards shall be met.

**15.08.1203.4.1 Openings for under-floor ventilation.**

Delete Sections 1203.4.1 and 1203.4.2 in their entirety and replace with the following:

Each under-floor space shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Such openings shall have a net area of not less than 0.1 square foot for each 150 square feet of under-floor area. There shall be two openings located as close to corners as practical on opposite sides to provide cross ventilation. The openings shall be covered with corrosion resistant wire mesh approximately one-quarter inch in size. All structures with a crawlspace shall have a minimum six mil ground vapor retarder to prevent the flow of water vapor from soils into the heated building interior.

**15.08.1209.2 Attic spaces.**

Add a sentence as follows:

Attic access shall not be located in a room containing bathing facilities.

**15.08.Chapter 13 Energy efficiency.**

Delete this chapter in its entirety and refer to the International Energy Conservation Code as currently adopted and amended by the city of Palmer.

**15.08.1609.1.1 Determination of wind loads.**

Wind loads on every building or structure shall be 110 miles per hour. The type of opening protection required, the basic wind speed and the exposure category for a site are permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

**15.08.1804.4 Site grading.**

Add the following sentence to the last paragraph:

It shall be the responsibility of the building owner to assure that discharge of roof and surface runoffs are disposed of without affecting adjacent property.

**15.08.1805.2 Depth of footings.**

Delete the first sentence and insert the following:

Footings shall have a minimum depth of 42 inches unless another depth is recommended by a foundation investigation.

**15.08.1809.7 Table 1809.7 - Foundations for stud bearing walls.**

NUMBER OF FLOORS SUPPORTED BY THE FOOTING	WIDTH OF FOOTING (INCHES)	THICKNESS OF FOOTING (INCHES)
1	15	7
2	15	7
3	18	8

**15.08.1905.1.7 ACI 318, Section 14.1.4.**

Amend this section by revising Section 14.1.4 to read as follows:

14.1.4.1 - Structures assigned to seismic design category D, E or F shall not have elements of structural plain concrete.

Amend this section by further deleting subsections (a), (b) and (c).

**15.08.Chapter 27 Electrical.**

Delete this chapter in its entirety and replace with the National Electrical Code as adopted and amended by the city of Palmer.

**15.08.Chapter 29 Plumbing.**

Delete this chapter in its entirety and replace with the Uniform Plumbing Code as currently adopted and amended by the city of Palmer.

**15.08.3103 Temporary buildings or structures.**

Amend by adding a sentence as follows:

No temporary building or structure shall remain in place longer than six months without city council approval.

**15.08.3108.2.1 Towers and monopoles - Fall radius.**

All towers and monopoles shall have a fall radius equal to at least one and one-half times its height and shall not encroach on any public right-of-way or other public space.

**Chapter 15.10  
EXISTING BUILDING CODE**

Sections:

- 15.10.010 Adoption.
- 15.10.020 Modifications.
- 15.10.030 Appeals.

**15.10.010 Adoption.**

The bound volume containing the code known as the International Existing Building Code, 2015 Edition, of the International Code Council, and every part thereof, together with the local amendments as set forth in PMC 15.11, shall constitute the laws of the city relating to housing.

**15.10.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Existing Building Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.10.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**Chapter 15.11  
EXISTING BUILDING CODE AMENDMENTS**

Sections:

- 15.11.010 Local amendments to the International Existing Building Code, 2015 Edition.
- 15.11.020 Administration.

**15.11.010 Local amendments to the International Existing Building Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Existing Building Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the International Existing Building Code being amended; i.e., PMC 15.11.101 refers to Section 101.

**15.11.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**Chapter 15.12  
RESIDENTIAL CODE**

Sections:

- 15.12.010 Adoption.
- 15.12.020 Modifications.
- 15.12.030 Appeals.

**15.12.010 Adoption.**

The bound volumes containing the code known as the International Residential Code, 2015 Edition, of the International Code Council, and every part thereof excluding Chapters 11 through 43, together with the local amendments as set forth in Chapter 15.16 PMC, shall constitute the laws of the city relating to residences.

**15.12.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Residential Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.12.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

## Chapter 15.16 RESIDENTIAL CODE AMENDMENTS

### Sections:

15.16.010	Local amendments to the International Residential Code, 2015 Edition.
15.16.020	Administrative.
15.16.R202	Definitions.
15.16.R301.2(1)	Table R301.2(1) Climatic and geographic design criteria.
15.16.R301.5	Table R301.5 Minimum uniformly distributed live loads.
15.16.R302.5.1	Opening protection.
15.16.R302.6	Table 302.6 Dwelling/garage separation.
15.16.R303.1	Habitable rooms (light and ventilation).
15.16.R303.3	Bathrooms.
15.16.R309.1	Garages and carports.
15.16.R310.2.1	Minimum opening area.
15.16.R313	Automatic fire sprinkler systems.
15.16.R315.1	Interconnection.
15.16.R401.3	Drainage.
15.16.R403.1	General.
15.16.R403.1.1	Minimum size.
15.16.Table R403.1	Minimum width of concrete or masonry footings.
15.16.R403.3.3	Drainage.
15.16.R403.3.4	Termite damage.
15.16.R403.4.1	Crushed stone footings.
15.16.Table R403.4	Minimum depth of crushed stone footings.
15.16.R406.1	Concrete and masonry foundation damp-proofing.
15.16.R807.1	Attic access.
15.16.R905.14	Sprayed polyurethane foam roofing.

### **15.16.010 Local amendments to the International Residential Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Residential Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the International Residential Code being amended; i.e., PMC 15.16.R202 refers to Section R202.

### **15.16.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

### **15.16.R202 Definitions.**

Amend by adding the following definition:

DUPLEX DWELLING UNIT is a building which contains not more than two dwelling units which are not otherwise distinguished or separated by a recorded lot line.

### **15.16.R301.2(1) Table R301.2(1) Climatic and geographic design criteria.**

Amend this table to read as follows:

Roof Snow load:	50 psf
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Wind speed: 110 mph  
Seismic Design Category: D2  
Weathering: Severe  
Frost line depth: 42" below finished grade

**15.16.R301.5 Table R301.5 Minimum uniformly distributed live loads.**

Amend this table by deleting the value of 30 psf for sleeping rooms and replace with 40 psf live load for sleeping rooms.

**15.16.R302.5.1 Opening protection.**

Add the following sentence to this section:

Doors between the garage and residence shall be self-closing and latching. Doors shall be equipped with tight fitting smoke gasket seals installed along the top and sides of doors. A tight-fitting threshold seal shall also be installed.

**15.16.R302.6 Table R302.6 Dwelling/garage separation.**

Amend this table as follows:

Revise all references in the table to one-half inch gypsum board and replace with five-eighths inch thick type X gypsum board.

Revise line two of the Material column to read as follows:

Not less than one layer five-eighths inch type X gypsum board for nominal dimensional lumber or two layers of gypsum board as required by ICC Report ESR 1336 or as required by other proprietary research reports for specific engineered I joists which achieve a one-hour rated assembly.

**15.16.R303.1 Habitable rooms (light and ventilation).**

Replace this section and the exceptions with the following:

All habitable rooms shall be provided with natural light by means of exterior glazed openings with an area of not less than five percent of the floor area of such rooms with a minimum area of five square feet, except that minimum egress requirements shall govern. Natural ventilation shall be provided by openings to the exterior of not less than four percent of the floor area of habitable rooms. Such openings shall be openable and readily controllable by the building occupants. In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing air changes in accordance with the 2015 IECC as adopted and amended.

**15.16.R303.3 Bathrooms.**

Delete this section in its entirety, rename and replace with the following:

**Section R303.3 Bathrooms and kitchens.** Bathrooms, water closet compartments and similar rooms shall have a mechanical ventilating system connected directly to the outside capable of providing five air changes per hour. Moisture exhaust ducts shall be smooth and rigid. All moisture exhaust ducts located in an unconditioned space shall be

insulated with a minimum R-11 and installed so as not to create low points where condensation may collect. All exhaust ducts shall be equipped with back-draft damper.

Kitchens shall have mechanical exhaust ventilation provided directly above or immediately adjacent to the primary cooking appliance. All vents shall be in accordance with IMC 2015.

**15.16.R309.1 Garages and carports.**

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The door entering the residence shall be self-closing and self-latching with smoke gasket.

**15.16.R310.2.1 Minimum opening area.**

Delete the exception.

**15.16.R313 Automatic fire sprinkler systems.**

Delete this section in its entirety.

**15.16.R315.1 Interconnection.**

Add new subsection to read as follows:

In new construction, carbon monoxide detectors shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.

**15.16.R401.3 Drainage.**

Delete the section and the exception and replace with the following:

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall be sloped a minimum of two percent within the first 10 feet. It shall be the responsibility of the owner or contractor to assure that discharge of roof and surface runoff is disposed of without affecting the adjacent property. Surface drainage across lot lines is prohibited.

**15.16.403.1 General.**

Delete the reference to "wood foundations" in the first sentence and add the following sentence to the end of the section to read as follows:

Wood footings shall be designed and stamped by a registered engineer licensed in the State of Alaska.

**15.16.R403.1.1 Minimum size.**

Amend by adding the following:

Footings shall have a minimum depth of 42 inches unless another depth is recommended by a foundation investigation.

**15.16.Table R403.1 Minimum width of concrete or masonry footings.**

Amend by revising the minimum footing width to 15 inches and minimum thickness to seven inches for supporting one floor.

**15.16.R403.3.3 Drainage.**

Delete this section in its entirety and replace with the following:

Final site drainage shall be in accordance with Section R401.3.

**15.16.R403.3.4 Termite damage.**

Delete this section in its entirety.

**15.16.R403.4.1 Crushed stone footings.**

Delete this section in its entirety.

**15.16.Table R403.4 Minimum depth of crushed stone footings.**

Delete this section in its entirety.

**15.16.R406.1 Concrete and masonry foundation damp-proofing.**

Amend this section by revising the first sentence to read as follows:

Except where required by Section R406.2 to be water proofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be damp-proofed from the top of the footing to 6 inches above finished grade.

Amend this section by adding exception 2 to read as follows:

2. Crawl space foundation walls or walls backfilled on both sides, such as those used in conjunction with a "slab on grade", do not require damp-proofing.

**15.16.R807.1 Attic access.**

Add the following sentence to the end of the second paragraph:

Attic access shall not be located in a room containing bathing facilities or closets. The minimum size of the access shall be 23 inches by 48 inches.

Exception: Attic access may be provided from the exterior gable vent in accordance with size and opening requirements of this section. The gable vent must be readily accessible.

**15.16.R905.14 Sprayed polyurethane foam roofing.**

Delete this section in its entirety.

**Chapter 15.20  
MECHANICAL CODE**

Sections:

15.20.010 Adoption.



- 15.20.020 Modifications.
- 15.20.030 Appeals.

**15.20.010 Adoption.**

The bound volumes containing the code known as the International Mechanical Code, 2015 Edition, of the International Code Council, and every part thereof including Appendix A, together with the local amendments as set forth in PMC 15.24, shall constitute the laws of the city relating to heating, cooling and ventilation installations.

**15.20.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Mechanical Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.20.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.010.

**Chapter 15.24  
MECHANICAL CODE AMENDMENTS**

Sections:

- 15.24.010 Local amendments to the International Mechanical Code, 2015 Edition.
- 15.24.020 Administration.
- 15.24.201.3 Terms defined in other codes.
- 15.24.301.2 Energy utilization.
- 15.24.301.19 Carbon monoxide alarm.
- 15.24.303.8 Elevator shafts.
- 15.24.401.4 Intake openings.
- 15.24.401.5 Intake opening protection.
- 15.24.403.3.1.1 Outdoor airflow rate.
- 15.24.507.1 General.
- 15.24.508.1 Makeup air.
- 15.24.602.1 General.
- 15.24.1005.2 Potable water supply.
- 15.24.1006.8 Electrical requirements.
- 15.24.1105.3 Refrigerant detector.
- 15.24.1301.4 Fuel tanks, piping and valves.

**15.24.010 Local amendments to the International Mechanical Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Mechanical Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the International Mechanical Code being amended; i.e., PMC 15.24.201.3 refers to Section 201.3.

**15.24.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.24.201.3 Terms defined in other codes.**

Revise this section as follows:

Where terms are not defined in this code and are defined in the International Building Code, National Electrical Code, International Fire Code, International Fuel Gas Code or Uniform Plumbing Code, such terms shall have meanings ascribed to them in those codes as currently adopted and amended by the city of Palmer.

**15.24.301.2 Energy utilization.**

Delete this section in its entirety.

**15.24.301.19 Carbon monoxide alarm.**

Add this section numbering, title and the following after Section 301.18.

Where a fuel-fired appliance is installed or replaced in an existing dwelling an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. A single station, battery-operated carbon monoxide alarm shall be listed as complying with UL 2034 and shall be installed according to the manufacturer’s installation instructions.

**15.24.303.8 Elevator shafts.**

Delete this section in its entirety and replace as follows:

Mechanical systems shall not be located in an elevator shaft except mechanical equipment and devices exclusively serving the elevator. Discharge piping from any sump pump shall exit the hoist way as low as practicable. Sump pumps shall be sized per the Uniform Plumbing Code as currently adopted and amended by the city of Palmer.

**15.24.401.4 Intake openings.**

Add the following exception:

Exception: Passive Outdoor Air intake openings, including opening doors and windows, shall not be located closer than three feet horizontally to any gas pressure regulator vent opening, unless such vent opening is located at least three feet above the air intake opening.

**15.24.401.5 Intake opening protection.**

Add an exception at the end of this section as follows:

Exception: HRV weather hoods as provided by the respective unit’s manufacturer may be used for its intake and Exhaust Air openings.

**15.24.403.3.1.1 Outdoor airflow rate.**

Amend this section by revising the first sentence to read as follows:

Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate determined in accordance with Table 403.3.1.1 based on the occupancy of the spaces and the occupant load or in accordance with the latest edition of ASHRAE Standard 62.

**15.24.507.1 General.**

Amend this section by adding the following sentence.

Design documents for commercial hoods, commercial ventilation and makeup air systems shall be designed by and bear the stamp of a professional mechanical engineer currently registered in the State of Alaska.

**15.24.508.1 Makeup air.**

Amend this section by adding the following sentence.

Design documents for commercial hoods, commercial ventilation and makeup air systems shall be designed by and bear the stamp of a professional mechanical engineer currently registered in the State of Alaska.

**15.24.602.1 General.**

Revise this section as follows:

Supply, return, exhaust, relief and ventilation air plenums shall be limited to areas above a ceiling or below the floor, attic spaces and mechanical equipment rooms. Plenums shall be limited to one fire area. Fuel-fired appliances shall not be installed within a plenum.

Exception: Underfloor crawlspaces shall not be used as plenums.

**15.24.1005.2 Potable water supply.**

Delete this section and its title in their entirety and substitute the following:

Section 1005.2 Water Supply. An automatic means of water or heat transfer liquid makeup supply is required to be connected to all boilers. Connections to the potable water piping system shall be in accordance with the Uniform Plumbing Code as currently adopted and amended by the city of Palmer.

**15.24.1006.8 Electrical requirements.**

Add the following sentence:

The required means of disconnect shall be within clear view of the boiler burner.

**15.24.1105.3 Refrigerant detector.**

Amend this section by adding a second sentence to read as follows:

Refrigerant detectors shall alarm both inside and outside the machinery room and refrigerated space.

**15.24.1301.4 Fuel tanks, piping and valves.**

Amend and add to this section as follows:

The tank, piping and valves for appliances burning oil shall be installed in accordance with the requirements of this chapter. The fuel oil supply line is required to be taken from the top of the tank only, and where the level of fuel within the tank may be above the inlet port of the appliance served an approved method to prevent siphoning from the tank must be provided. If the tank is located inside a building, emergency pressure relief venting is required to the exterior.

**Chapter 15.28  
ELECTRICAL CODE**

Sections:

- 15.28.010 Adoption.
- 15.28.020 Modifications.
- 15.28.030 Appeals.

**15.28.010 Adoption.**

The bound volumes continuing the code known as the National Electrical Code, 2014 Edition, of the National Fire Protection Association, and every part thereof, together with the local amendments as set forth in PMC 15.32, shall constitute the laws of the city relating to electrical installations.

**15.28.020 Modifications.**

The building official shall have the power to modify any of the provisions of the National Electrical Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.28.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**Chapter 15.32  
ELECTRICAL CODE AMENDMENTS**

Sections:

- 15.32.010 Local amendments to the National Electrical Code, 2014 Edition.
- 15.32.020 Administration.
- 15.32.090.4A Schedule of permit fees.
- 15.32.100A General.
- 15.32.210.8(A)(7) Dwelling units.
- 15.32.210.8(E) Day care facilities.
- 15.32.230.70(A)(1) Location.

15.32.230.70(B) Marking.  
15.32.334.104 Conductors.

**15.32.010 Local amendments to the National Electrical Code, 2014 Edition.**

The amendments to the 2014 Edition of the National Electrical Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the National Electrical Code being amended; i.e., PMC 15.32.210.8 refers to Section 210.8.

**15.32.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.32.090.4A Schedule of permit fees.**

The fee for each permit shall be as set forth in the current, adopted budget.

**15.32.100A General.**

Amend by adding the following definition:

BUILDING OFFICIAL: The officer or other designated authority charged with the administration and enforcement of this code.

**15.32.210.8(A)(7) Dwelling units.**

Amend by revising subsection to read as follows:

Sinks - where receptacles within 1.8 m (six ft.) of the outside edge of the sink as measured along wall.

**15.32.210.8(E) Day care facilities.**

Add subsection (E) to read as follows:

(E) Day Care Facilities - In all day care facilities as defined by the current building codes as adopted and amended by the city of Palmer all 125-volt, single phase, 15- and 20-ampere receptacles installed where accessible to children shall have ground-fault circuit-interrupter (GFCI) protection.

**15.32.230.70(A)(1) Location.**

Add the following:

If installed inside, a means to disconnect all conductors in the building from the service entrance conductors shall be provided on the building exterior.

**15.32.230.70(B) Marking.**

Add the following:

When there is more than one meter on any single service, they shall be permanently identified with numbers painted on the meter base at least one inch in height or identified by other approved means that corresponds to the number on the unit served.

**15.32.334.104 Conductors.**

Amend the first sentence to read as follows:

The 600 volt insulated conductors shall be sizes No. 12 AWG through No. 2 AWG with copper conductors or sizes No. 6 AWG through No. 2 AWG with aluminum or copper-clad aluminum conductors.

**Chapter 15.36  
PLUMBING CODE**

Sections:

- 15.36.010 Adoption.
- 15.36.020 Modifications.
- 15.36.030 Appeals.

**15.36.010 Adoption.**

The bound volumes containing the code known as the Uniform Plumbing Code, 2015 Edition, of the International Association of Plumbing and Mechanical Officials, and every part thereof, including Appendices A through L, together with the local amendments as set forth in Chapter 15.40 PMC, shall constitute the laws of the city relating to plumbing installations.

**15.36.020 Modifications.**

The building official shall have the power to modify any of the provisions of the Uniform Plumbing Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.36.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**Chapter 15.40  
PLUMBING CODE AMENDMENTS**

Sections:

- 15.40.010 Local amendments to the Uniform Plumbing Code, 2015 Edition.
- 15.40.020 Administration.
- 15.40.422.0 Minimum number of required fixtures.
- 15.40.422.1 Table 422.1 Minimum plumbing facilities.
- 15.40.501.0 General
- 15.40.505.1 Locations.
- 15.40.603.5.10 Steam or hot water boilers.
- 15.40.609.1 Installation, unions and location.
- 15.40.609.4 Testing.
- 15.40.612 Residential fire sprinkler systems.
- 15.40.719.1 Cleanout location.

- 15.40.807.3 Domestic dishwashing machines.
- 15.40.812.2 Elevator pits.
- 15.40.1106.2 Methods of testing storm drainage systems.
- 15.40.Chapter 14 Firestop protection.
- 15.40.C101.1 Applicability.
- 15.40.Appendix H Private sewage disposal systems.

**15.40.010 Local amendments to the Uniform Plumbing Code, 2015 Edition.**

The amendments to the 2015 Edition of the Uniform Plumbing Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the Uniform Plumbing Code being amended; i.e., PMC 15.40.422.0 shall reference Section 422.0.

**15.40.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.40.422.0 Minimum number of required fixtures.**

Delete this section in its entirety and refer to Alaska State Statute 18.60.705 as follows:

Section 18.60.705. Plumbing code.

(a) Except as provided otherwise in this section, and unless the department adopts by regulation a later edition of the following publications or a later version of another nationally recognized code approved by the legislature by law, the following publications are adopted as the minimum plumbing code for the state:

(1) Chapters 2-14, and the appendices A through L of the 1997 edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and adopted at the 67<sup>th</sup> annual conference, September 1996, excluding Table 4.1, "Minimum Plumbing Facilities"; and adding Appendix Chapter 29, Table A-29-A, "Minimum Plumbing Fixtures", of the 1997 edition of the Uniform Building Code published in April 1997 by the International Council of Building Officials, except that for the category identified in Table A-29-A as "Assembly places - Auditoriums, convention halls, dance floors, lodge rooms, stadiums and casinos", when the category is applied to auditoriums, convention halls, stadiums and casinos, the ratios

(A) indicating the number of water closets required for females are changed to provide the following:

- (i) four water closets for 1 - 50 females;
- (ii) six water closets for 51 - 100 females;
- (iii) 10 water closets for 101 - 200 females;
- (iv) 14 water closets for 201 - 400 females; and
- (v) one additional water closet for each 100 females over 400 females; and

(B) indicating the number of lavatories required for females and males are changed to:

- (i) one lavatory for each water closet up to four water closets; and
- (ii) one additional lavatory for each two additional water closets beyond four water closets;

**15.40.422.1 Table 422.1 Minimum plumbing facilities.**

Delete this table in its entirety and refer to Table 2902.1 in the 1997 Uniform Building Code as currently adopted and amended by the city of Palmer for plumbing.

**15.40.501.0 General.**

Delete this section and substitute the following:

The regulations of this chapter shall govern the construction, location and installation fuel-burning and other water heaters heating potable water. All fuel and combustion air systems, chimneys, vents and their connectors shall be regulated by the respective sections of the International Mechanical Code and the International Fuel Gas Code as currently adopted and amended by the city of Palmer. The minimum capacity for water heaters shall be in accordance with the first hour rating listed in Table 501.1(1). All design, construction and workmanship shall be in conformity with accepted engineering practices, manufacturer's installation instructions, and applicable standards and shall be of such character as to secure the results sought to be obtained by the respective codes.

**15.40.505.1 Locations.**

Amend by adding a second sentence to read as follows:

Fuel-burning water heaters shall not be installed under a stairway, landing or required exit.

**15.40.603.5.10 Steam or hot water boilers.**

Add the following exception:

Exception: Potable water makeup connections to boilers containing only heat-transfer mediums of water or other nontoxic fluid having a toxic rating or Class of one as listed in Clinical Toxicology of Commercial Products, 5<sup>th</sup> Edition shall be permitted to be provided with a listed backflow preventer with intermediate atmospheric vent.

**15.40.609.1 Installation, unions and location.**

Amend by adding Section 609.1 as follows:

Water meters and related fittings shall be installed according to city regulations. The water meter shall be accessible for maintenance and repair.

**15.40.609.4 Testing.**

Delete the third sentence and substitute the following:

A one hundred (100) pound per square inch air pressure test may be substituted for the water test.

**15.40.612 Residential fire sprinkler systems.**

Delete this section in its entirety.

**15.40.719.1 Cleanout location.**

Delete the first paragraph in its entirety and replace with the following:



Cleanouts shall be placed at the connection of the building sewer and building drain outside the building and extend to grade.

**15.40.807.3 Domestic dishwashing machines.**

Add the following subsection:

Section 807.3.1 When a compartment or space for a domestic dishwasher is provided, an approved dishwasher airgap fitting shall be installed.

**15.40.812.2 Elevator pits.**

Add this new subsection:

Where drains are not provided to prevent the accumulation of water in elevator pits, sumps are required. Drains connected directly to the sanitary system shall not be installed in elevator pits. Sumps in elevator pits, where provided, shall be covered and the cover shall be level with the pit floor. The pump shall be of sufficient capacity to prevent the accumulation of water in the pit. If the building is fire-sprinklered, the pump shall be sized of at least the capacity of one energized sprinkler head.

**15.40.1106.2 Methods of testing storm drainage systems.**

Delete the first sentence of this section and substitute the following:

The piping of storm drain systems shall be tested upon completion of the rough piping installation by water or air and proved tight.

**15.40.Chapter 14 Firestop protection.**

Delete this chapter in its entirety and replace with the International Building Code as currently adopted and amended by the city of Palmer.

**15.40.C101.1 Applicability.**

Add the following to this section:

For the plumbing systems in Appendix C, other than those of C301.0, C302.0 and C501.0, the design by a registered professional engineer is required where the work is not exempted by AS 08.48.331. A riser diagram or isometric indicating the provisions of Appendix C intended to be installed shall be submitted for review and approval by the Building Department prior to the work being commenced. The riser diagram or isometric is in addition to the other details or data that may be required by the Building Official.

**15.40.Appendix H Private sewage disposal systems.**

Delete this section in its entirety and replace with the following:

Private sewage disposal systems shall be designed and installed in accordance with the current standards as published by the State of Alaska Department of Environmental Conservation (DEC). Written verification from DEC or a State of Alaska certified septic system installer of the DEC's approved installation shall be submitted to the Building

Department. A Certificate of Occupancy shall not be issued until this written verification is submitted to the Community Development Department.

### **Chapter 15.42 FUEL GAS CODE**

Sections:

- 15.42.010 Adoption.
- 15.42.020 Modifications.
- 15.42.030 Appeals.

#### **15.42.010 Adoption.**

The bound volume containing the code known as the International Fuel Gas Code, 2015 Edition, of the International Code Council, Chapters 6 and 7, together with the local amendments as set forth in Chapter 15.43 PMC, shall constitute the laws of the city relating to fuel gas installations.

#### **15.42.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Fuel Gas Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

#### **15.42.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

### **Chapter 15.43 FUEL GAS CODE AMENDMENTS**

Sections:

- 15.43.010 Local amendments to the International Fuel Gas Code, 2015 Edition.
- 15.43.020 Administration.

#### **15.43.010 Local amendments to the International Fuel Gas Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Fuel Gas Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the article and section of the International Fire Code being amended; i.e., PMC 15.43.101 refers to Section 101.

#### **15.43.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

### **Chapter 15.44 FIRE CODE**

Sections:

- 15.44.010 Adoption.

- 15.44.020 Modifications.
- 15.44.030 Appeals.

**15.44.010 Adoption.**

The bound volumes containing the code known as the International Fire Code, 2015 Edition, of the International Code Council, including Appendices B, C, D and E, together with the local amendments as set forth in PMC 15.48, shall constitute the laws of the city relating to conditions hazardous to life and property from fire or explosion.

**15.44.020 Modifications.**

The chief of the fire department shall have the power to modify any of the provisions of the International Fire Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the chief of the fire department thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.44.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**Chapter 15.48  
FIRE CODE AMENDMENTS**

Sections:

- 15.48.010 Local amendments to the International Fire Code, 2015\_Edition.
- 15.48.020 Administration.
- 15.48.105.6 Permit required.
- 15.48.201.3 Terms defined in other codes.
- 15.48.903.2.8 Group R.
- 15.48.1030.1 General.
- 15.48.1030.2 Minimum size.
- 15.48.1031.10 Protection from falling snow and ice.
- 15.48.2306.2.3.1 Locations where aboveground tanks are prohibited.

**15.48.010 Local amendments to the International Fire Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Fire Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the article and section of the International Fire Code being amended; i.e., PMC 15.48.103.1.4 refers to Section 103.1.4.

**15.48.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.48.105.6 Permit required.**

Delete all required permits except the following:

105.6.15	Explosives.
105.6.16	Fire hydrants and water-control valves.
105.6.3	Aircraft refueling vehicles.
105.6.33	Candles and open flames in assembly areas.

**15.48.201.3 Terms defined in other codes.**

Where terms are not defined in this code and are defined in the International Building Code, International Fuel Gas Code, International Mechanical Code or Uniform Plumbing Code as currently adopted and amended by the city of Palmer, such terms shall have the meanings ascribed to them as in those codes.

Where reference to any electrical code is made in this code, it shall be taken to mean the National Electrical Code as currently adopted and amended by the city of Palmer.

**15.48.903.2.8 Group R.**

A four-plex or greater shall include an automatic sprinkler system installed in accordance with Section 903.3 throughout all buildings with a Group R fire area.

**15.48.1030.1 General.**

Revise the first sentence of the paragraph to read as follows:

In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue in Group R, I-2 and day care occupancies where napping or sleeping rooms are provided.

Revise Section 1030.1 by deleting exception 1.

**15.48.1030.2 Minimum size.**

Delete the exception.

**15.48.1031.10 Protection from falling snow and ice.**

**Section 1030 Maintenance of the means of egress** is revised by adding the following section:

**Section 1031.10 Protection from falling snow and ice.**

Where the accumulation of snow and/or ice on a structure creates a hazardous condition, the areas below the accumulation shall be protected from falling snow and/or ice. These areas shall include but are not limited to building entrances and exits, pedestrian,

driveways, public rights-of-way and utility locations for gas meters, fire department connections and electrical meters, services and disconnects, etc.

**15.48.2306.2.3.1 Locations where aboveground tanks are prohibited.**

Insert a section to read as follows:

Storage of Class I and II liquids in aboveground tanks outside of buildings is prohibited in all areas of the city except those designated as an Industrial Use District on the Zoning Map.

**Chapter 15.52  
DANGEROUS BUILDINGS**

Sections:

- 15.52.010 Adoption.
- 15.52.020 Modifications.

**15.52.010 Adoption.**

The bound volumes containing the code known as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, of the International Conference of Building Officials, and every part thereof except Chapter 5, together with the local amendments as set forth in PMC 15.56, shall constitute the laws of the city relating to the abatement of dangerous buildings.

**15.52.020 Modifications.**

The building official shall have the power to modify any of the provisions of the Uniform Code for the Abatement of Dangerous Buildings adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**Chapter 15.56  
DANGEROUS BUILDINGS AMENDMENTS**

Sections:

- 15.56.010 Local amendments to the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.
- 15.56.020 Definitions.
- 15.56.201.2 Inspections.
- 15.56.205 Board of appeals.
- 15.56.402 Recordation of notice and order.
- 15.56.905 Personal obligation and special assessment.
- 15.56.907 Payment schedule provisions amended.
- 15.56.908 Lien of assessment.

**15.56.010 Local amendments to the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.**

The amendments to the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the Uniform Code for the Abatement of Dangerous Buildings being amended; i.e., PMC 15.56.205 refers to Section 205. The Uniform Code for the Abatement of Dangerous Buildings is also amended by the definitions contained in PMC 15.56.020. All these amendments are in addition and supplementary to those amendments set out in Chapter 15.52 PMC.

**15.56.020 Definitions.**

"Board of appeals" as used in the code means "city manager".

"County" as used in the code means "Matanuska-Susitna Borough".

"Fire marshal" as used in the code means "chief of the city fire department or designee".

"Misdemeanor" as used in the code means "violation".

**15.56.201.2 Inspections.**

Delete "health officer, the".

**15.56.205 Board of appeals.**

Delete the entire section and insert the following:

Appeals under this chapter shall be in accordance with PMC 15.70.

**15.56.402 Recordation of notice and order.**

Change the term "county recorder" as appears twice in this section to "State of Alaska recorder's office".

**15.56.905 Personal obligation and special assessment.**

Delete the provisions of this section and replace as follows:

(a) The responsibility for payment of the charges for abatements as set forth in this chapter shall rest upon the owners of the property upon which the abatement occurred, to include the owners at the time of occurrence of the condition rendering the property subject to these abatement proceedings and the owners at the time of the actual abatement proceedings.

(b) The city shall have the right to bring suit for the collection of charges for abatement as set forth in this chapter plus costs and attorney's fees against all the parties responsible for payment, jointly and severally.

(c) In addition, the city shall have the right to impose an assessment against the property for the repayment of the abatement charges. If the city proceeds with an assessment, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment and a lien upon the property.

(d) The lien created herein may be enforced as provided in AS 34.35.005 to AS 34.35.045. The enforcement of the lien is a cumulative remedy and does not bar the collection of the charges for abatement as provided in subsection (b) above.

**15.56.907 Payment schedule provisions amended.**

Delete the title and the entire section and substitute the following:

Payment Schedule--Delinquency, Interest. These matters shall be controlled by PMC 3.08.100 A, B, C and D, except that the following will be deleted from B, "(or interest installment under subsection (E) (4) of this section)".

**15.56.908 Lien of assessment.**

Delete the subsections (a) and (b) and substitute the following:

Immediately upon its being placed on the assessment roll the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed and to state, borough and city property taxes upon the same property. The lien shall be paramount to all other liens. The lien shall continue until the assessment and all interest due and payable thereon are paid.

**Chapter 15.57  
ENERGY CONSERVATION CODE**

Sections:

- 15.57.010 Adoption.
- 15.57.020 Modifications.
- 15.57.030 Appeals.

**15.57.010 Adoption.**

The bound volume containing the code known as the International Energy Conservation Code, 2015 Edition, of the International Code Council, together with local amendments as set forth in Chapter 15.58 PMC, shall constitute the laws of the city relating to energy conservation regulations. Where the International Energy Conservation Code conflicts with this code, this code shall prevail.

**15.57.020 Modifications.**

The building official shall have the power to modify any of the provisions of the International Energy Conservation Code adopted by this chapter upon application in writing by the owner, lessee or duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code is observed, public safety secured, and substantial justice done. The particulars of the modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished to the applicant.

**15.57.030 Appeals.**

Appeals under this chapter shall be in accordance with PMC 15.70.

**Chapter 15.58  
ENERGY CONSERVATION CODE AMENDMENTS**

Sections:

- 15.58.010 Local amendments to the International Energy Conservation Code, 2015 Edition.
- 15.58.020 Administration.
- 15.58.103.1.1 Above code programs.

**15.58.010 Local amendments to the International Energy Conservation Code, 2015 Edition.**

The amendments to the 2015 Edition of the International Energy Conservation Code are listed hereafter by section. The last digits of the section number, after the title and chapter digits, refer to the section of the International Energy Conservation Code being amended; i.e., PMC 15.58.103.1.1 refers to Section 103.1.1.

**15.58.020 Administration.**

Administrative actions under this chapter shall be in accordance with PMC 15.00 and PMC 15.02.

**15.58.103.1.1 Above code programs.**

Amend by adding a new section as follows:

For the purpose of energy conservation, the requirements of this code along with the Alaska Building Energy Efficiency Standard amendments for residential as adopted by the State of Alaska will be the criteria to be used for new construction.

**Chapter 15.60  
PENALTIES**

Sections:

- 15.60.010 Violation--Fine.

**15.60.010 Violation--Fine.**

A. A violation of this title is an offense punishable by the fine established in the current, adopted budget.

B. The imposition of a fine for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy the violations or defects within a reasonable time; and, when not otherwise specified, each 10 days of that prohibited conditions are maintained shall constitute a separate offense.

C. The application of the penalty set forth in subsection (A) of this section shall not be held to prevent the enforced removal of prohibited conditions.



## **Chapter 15.70 APPEALS**

Sections:

15.70.010 Appeals.

### **15.70.010 Appeals.**

A. Whenever the building official disapproves an application or refuses to grant a permit applied for, or when it is claimed that any provision of the code has been misconstrued or wrongly interpreted, the person disagreeing with the building official, referred to as applicant, may appeal from the decisions of the building official to the city manager within 30 days from the date of the decision.

B. Applicant must file the appeal with the city manager within 30 calendar days of applicant's receipt of the building official's decision. Applicant's failure to duly appeal within this time constitutes a waiver of applicant's appeal rights and the building official's decision becomes final.

C. In the appeal, the applicant must:

1. State that the document is an appeal;
2. Specify the specific order, action or inaction protested;
3. State any material facts claimed to support applicant's contention;
4. State the relief sought and the reasons why it is claimed the protested order, action, or inaction should be reversed, modified, or otherwise set aside;
5. Applicant must verify, under penalty of perjury, the truth of the matters stated in the appeal.

D. Upon timely receipt of the appeal, the city manager will set a date to hear the appeal. Such date will not be less than 10 calendar days nor more than 60 calendar days from the date the city manager received the appeal. The city manager will send notice of the date, time, and place of the hearing to the applicant and the building official at least 10 calendar days before the hearing.

E. The applicant and the building official may be represented by counsel. The city manager may be assisted by counsel.

F. All testimony shall be under oath. The proceedings shall be tape-recorded. Upon written request, applicant is entitled to a copy of the tape at no charge. Applicant and the building official may examine and cross-examine witnesses. The city manager or representative may also question witnesses. Exhibits may be introduced. The rules of evidence need not be strictly followed. Irrelevant or unduly repetitious evidence may be excluded. The factual record is closed at the close of the hearing, and may be reopened only upon good cause. The city manager may continue the hearing for good cause.

G. The order of presentation will be:

1. Brief opening statement by applicant;
2. Brief opening statement by building official;
3. Presentation of evidence by applicant;
4. Presentation of evidence by the building official;
5. Rebuttal evidence as necessary;
6. Argument by applicant;
7. Argument by building official.

H. Applicant bears the burden of proof by a preponderance of the evidence on all factual matters.


I. The decision of the city manager shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with.

J. An applicant who is dissatisfied with the city manager's decision may appeal it to the superior court in Palmer only. Such appeal must be filed within 30 calendar days of applicant's receipt of the final decision. Applicant's failure to meet this 30-calendar-day deadline constitutes a waiver of all appeal rights and the city manager's decision becomes final.

K. The city manager's decision must notify applicant in writing of provisions of subsection (J) of this section.

Section 5. Effective Date. Ordinance No. 17-005 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this 11<sup>th</sup> day of April, 2017.

  
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Norma I. Alley, MMC, City Clerk

  
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Edna B. DeVries, Mayor