

## Chapter 15.08 BUILDING CODES

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**15.08.010 Adoption of codes.**

The city adopts by reference the following codes of technical regulation:

- A. 2018 Edition, International Fire Code;
- B. 2018 Edition, International Mechanical Code;
- C. 2018 Edition, International Plumbing Code;
- D. 2018 Edition, International Building Code;
- E. 2018 Edition, Existing Building Code;
- F. 2018 Edition, International Private Sewage Disposal Code. (Ord. 92-21 § 3 (part), 1992; Ord. 18-08 § 2, 2019.)

**15.08.020 Application of codes.**

The provisions of this chapter apply to both public and private property. It applies to all commercial and residential structures and their occupancies. (Ord. 92-21 § 3 (part), 1992; Ord. 13-19 § 22, 2013.)

**15.08.030 Copies on file.**

At least five copies of each code of technical regulation considered for adoption hereunder shall be made available for public inspection at least fifteen days prior to the public hearing and at time and place set out in the notice published for hearing of the ordinance. Copies shall be available for public review at the following locations: one copy at the office of the city clerk; one copy at the city planning department; one copy at the city fire department; and, two copies at the city library. A person may request, and the city clerk shall provide, a copy of the code(s) at no more than cost. (Ord. 92-21 § 3 (part), 1992.)

**15.08.040 Notice of construction.**

Before the commencement of new construction, or the installation of a new electrical or heating system or electrical panel, or installation of any wood-, oil- or propane-burning equipment, the owner or builder shall give notice of construction to the city. In cases where a land use permit is required in Title 18 of this code, a land use permit shall be considered proper notice of construction. In cases not requiring a land use permit, notice of construction shall be provided on a form provided by the city. When notice of construction is given, the applicant shall be informed of all applicable standards and ordinances. (Ord. 92-21 § 3 (part), 1992.)

**15.08.050 Responsibility for compliance.**

It is the responsibility of the owner to ensure the compliance with all codes and inspection requirements adopted in this chapter. The city is responsible for notifying the owner of the applicable codes and supplying required forms and information, provided that the owner has given proper notice of construction as provided in Section 15.08.040. (Ord. 92-21 § 3 (part), 1992.)

**15.08.060 Violation—Penalties.**

A. Violation. A violation of any provision of this chapter shall be an infraction. Each day that an unlawful act or condition continues constitutes a separate violation. Upon conviction, the court shall levy a fine as follows and assess any surcharge required to be imposed under AS 12.55.039:

1. Construction of Residential Structure. Seventy-five dollars for each day the violation exists up to a maximum fine of three hundred dollars.
2. Construction of Commercial Structure. Three hundred dollars for each day the violation exists up to a maximum fine of one thousand dollars.

B. Definitions. For the purposes of this title, the following definitions shall apply:

1. "Residential structure" means any structure that is primarily intended for use as a single-family dwelling house or duplex, or a structure that is appurtenant to such a structure.
2. "Commercial structure" means any structure that is not residential or which is primarily intended for commercial purposes, including the renting of dwelling space to occupants if the structure is comprised of more than two discrete dwelling units or apartments, or a structure that is appurtenant to such a structure. (Ord. 13-19 § 23, 2013.)