

PETERSBURG BOROUGH
ORDINANCE #2023-05
AN ORDINANCE UPDATING CHAPTER 17.02 OF THE MUNICIPAL CODE,
ENTITLED “SAFETY CODE ADOPTION”

WHEREAS, under PMC 17.02.005A(1), the Petersburg Borough has adopted by reference, and with specified local amendments, the edition of the International Building Code (IBC) adopted by regulation of the State of Alaska (13 AAC 50.020); and

WHEREAS, under PMC 17.02.005A(2), the Petersburg Borough has adopted, also with local amendments, the same edition of the International Residential Code (IRC) that is referenced in the adopted IBC; and

WHEREAS, the IBC is applicable to all buildings and structures except for those covered by the IRC, and the IRC is applicable generally to one- and two-family dwellings and townhouses; and

WHEREAS, the IBC is enforced by the State of Alaska, and the Borough enforces the IRC within Service Area 1; and

WHEREAS, the State of Alaska, under IBC Section 1608, *Ground Snow Loads Pg For Alaskan Locations*, has adopted a uniform design load of 150 pounds per square foot - ground snow load (Pg) for Petersburg; and

WHEREAS, in 2002, the then-City of Petersburg adopted a local amendment to Section 1608 to reduce the design load from 150 Pg to 60 pounds per square foot - roof snow load (Pf)¹ to better reflect local conditions, historic building practices, and snow loads in nearby communities; and

WHEREAS, for many years, the State Fire Marshal's office recognized this local amendment and reviewed and approved commercial construction projects using a snow load of 60 Pf (85.7 Pg); and

WHEREAS, in 2019, the Snow Loads Committee of the Alaska Structural Engineers of Alaska proposed a design snow load for Petersburg of 95 Pg in its *“Alaska Snow Loads For The 2022 Updated ASCE 7”* (December 2019), and the State Fire Marshal has utilized that figure for the last several years when reviewing local commercial construction projects; and

WHEREAS, the Borough wishes to formally adopt this figure of 95 Pg by local amendment; and

¹ Load figure can be expressed in terms of either ground snow load (Pg) or roof snow load (Pf). Through an administrative error, the City Code adopted a 60 Pg load figure, rather than the intended 60 Pf load figure, despite this, the State Fire Marshal correctly utilized the intended number of 60 Pf. 60 Pf is roughly the equivalent of 85.7 Pg.

WHEREAS, the State Fire Marshal's office has recently indicated that it may no longer accept and utilize load figures adopted by local amendment, but will instead utilize the figure adopted by the State of Alaska for Petersburg (150 Pg), however the Borough wishes to adopt the load figure that is appropriate for its community in the hopes that the State Fire Marshal will revert to its prior acceptance of local amendments; and

WHEREAS, under PMC 17.02.005(A)(2), the 2021 version of the IRC was effective within the Borough in October of 2022; and

WHEREAS, the 2021 edition of the IRC recommends new minimum insulation values for the climate zone in which Petersburg is located; and

WHEREAS, increasing insulation values within the Borough to those set out in the IRC would provide minimal energy savings for area homeowners over the life of the home, but would substantially increase the initial cost of construction for one- and two-family dwellings; and

WHEREAS, an analysis by the National Association of Home Builders (NAHB) shows the net present value of the new insulation requirements is negative, meaning it will cost more to implement the new minimum insulation values than the homeowner would save over the useful life of the home, and the NAHB recommends amending the insulation values for ceilings to be consistent with 2018 values.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 17.02.005 (*Codes adopted*), of Chapter 17.02 of the Petersburg Municipal Code, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to (1) update the local amendment to Section 1608, *Ground Snow Loads Pg For Alaskan Locations* of the IBC, to bring it into line with the 2019 load figure recommended for Petersburg by the Snow Loads Committee of the Alaska Structural Engineers of Alaska and (2) adopt a local amendment to the IRC so as to adopt the 2018 required insulation values.

Section 3. Substantive Provisions: Chapter 17.02, Section 17.02.005, *Codes adopted*, paragraphs A(1) and (A)(2), of the Petersburg Municipal Code are hereby amended as follows. The language proposed for addition is **underlined and bold**, and the language proposed for deletion is in [brackets] and struck through.

17.02.005 Codes Adopted.

A. The following safety codes are adopted by reference:

1. The portions and version of the International Building Code (IBC) adopted by 13 AAC 50.020 with the following amendment: in IBC Section 1608 Snow Loads, Table 1608.2 *Ground Snow Loads Pg For Alaskan Locations*, delete the one hundred fifty pounds per square foot specified for Petersburg and insert a [~~sixty~~] **ninety-five** pounds per square foot Ground Snow Load for Petersburg.

2. The portions and version of the International Residential Code (IRC) for One- and Two-Family Dwellings that is the same edition as the version of the International Building Code as adopted under PMC 17.02.005(A)(1) with the following amendments:

[There are no changes to paragraphs a-b]

c. In IRC Section N1102(R402), Table N1102.1.3 (R402.1.3), *Insulation Minimum R-Values and Fenestration Requirements by Component*, amend the row for CLIMATE ZONE 6, for Ceiling, Wood Frame Wall and Floor R-value columns only, to the following:

<u>CLIMATE ZONE</u>	<u>CEILING R-VALUE</u>	<u>WOOD FRAME WALL R-VALUE</u>	<u>FLOOR R-VALUE</u>
<u>6</u>	<u>49</u>	<u>20</u> <u>or</u> <u>20&5ci^h</u> <u>or</u> <u>13&10ci^h</u> <u>or</u> <u>0&20ci^h</u>	<u>38</u>

Section 4. Severability: If any provision of this ordinance or any application 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.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
 Noticed:
 Effective: