

Title 14

BUILDINGS AND CONSTRUCTION

Chapters:

14.01 General Provisions

14.02 Standards for Construction and Modification of Buildings

14.04 Standards for Occupancy and Use of Buildings

14.06 Abatement of Dangerous Buildings

14.08 Fire Prevention Code

Chapter 14.01**GENERAL PROVISIONS**

Sections:

- 14.01.010 Legal duty.
- 14.01.020 Additional processing fees.
- 14.01.030 Penalties.
- 14.01.040 Remedies not exclusive.
- 14.01.050 Judicial review.

14.01.010 Legal duty.

It is unlawful for any person, firm or corporation to erect, construct, plumb, wire, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this title, and the penalty herein provided applies to all sections of the codes adopted and amended in all chapters of this title. [Ord. 250 § 5, 1986.]

14.01.020 Additional processing fees.

In addition to any specific application fees listed in subsequent chapters of this title, the applicant shall reimburse the city for the city's actual costs incurred for any plans review and inspections, including but not limited to engineering and geological reports. The city may also charge not more than 10 percent of the actual costs as an administrative fee. [Ord. 250 § 5, 1986.]

14.01.030 Penalties.

Except where otherwise specifically stated, violations of provisions of this title shall be noncriminal infractions, subject to a penalty not exceeding \$300.00. Each day of continuing noncompliance shall be a separate violation. [Ord. 250 § 5, 1986.]

14.01.040 Remedies not exclusive.

Nothing in this title shall interfere with the utilization of applicable remedies provided elsewhere in the city code or afforded by the laws of the state of Alaska. [Ord. 250 § 5, 1986.]

14.01.050 Judicial review.

An aggrieved person, after exhaustion of all processes for appeal to the city government provided by this title, may appeal to the Superior Court, First Judicial District, any final decision of the city, pro-

vided the aggrieved person files a notice of appeal with the city clerk no later than 15 days following issuance of the city's final decision which is the subject of the appeal, and files his appeal with the Superior Court no later than 15 days thereafter. [Ord. 250 § 5, 1986.]

Chapter 14.02

STANDARDS FOR CONSTRUCTION AND MODIFICATION OF BUILDINGS

Sections:

- 14.02.010 Building code adopted.
- 14.02.020 Electrical code adopted.
- 14.02.030 Mechanical code adopted.
- 14.02.040 Plumbing code adopted.

14.02.010 Building code adopted.

For the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures or portions thereof in the city, there is adopted by reference, as the building code of the city, that certain compilation of rules and regulations prepared and published by the International Conference of Building Officials, entitled "Uniform Building Code, 1991 Edition," one copy of which has been filed in the office of the city clerk for public use, inspection and examination, and which compilation is made part hereof as if fully set forth herein, subject only to the following deletion:

A. Delete subsection (b) of Section 304. Retain the first sentence of subsection (c) and delete the remaining sentences of subsection (c) of Section 304.

B. The following fees shall be submitted with applications, and no application is complete unless accompanied by the required fee payment:

Sheds	\$10.00
Additions and Wannigans	\$25.00
Single-Family Homes	\$50.00
Duplex, Triplex	\$75.00
Four-Plex and Larger	\$100.00
Trailer Courts	\$25.00/space

These application fees shall be in addition to any processing fees resulting from CMC 14.01.020. [Ord. 370 § 4, 1993.]

14.02.020 Electrical code adopted.

For the purpose of regulating the construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all electrical

wiring and devices within and without all buildings and structures within the city there is adopted, as the electrical code of the city that certain compilation of rules and regulations prepared and published by the National Fire Protection Association, entitled "National Electrical Code, 1990 Edition," one copy of which has been filed in the office of the city clerk for the public use, inspection and examination, and which compilation is made part hereof as if fully set forth herein. [Ord. 370 § 4, 1993.]

14.02.030 Mechanical code adopted.

For the purpose of regulating the construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all heating, ventilating, cooling and refrigeration systems within and without all buildings and structures within the city there is adopted, as the mechanical code of the city that certain compilation of rules and regulations prepared and published jointly by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, entitled "Uniform Mechanical code, 1991 Edition," one copy of which has been filed in the office of the city clerk for public use, inspection and examination, and which compilation is hereby made part hereof as if fully set forth herein, subject only to the following changes:

A. Delete Section 304 concerning fees;

B. Mechanical equipment and systems in detached one- and two-family dwellings shall comply with the requirements of Part IV of the One- and Two-Family Dwelling Code referenced by Appendix Chapter 12 of the Uniform Building Code. [Ord. 370 § 4, 1993.]

14.02.040 Plumbing code adopted.

For the purpose of regulating the construction, reconstruction, addition, enlargement, conversion, equipment, use and maintenance of all plumbing within and without all buildings and structures and portions thereof within the city there is adopted by reference, as the plumbing code of the city, that certain compilation of rules and regulations prepared and published by the International Association of Plumbing and Mechanical Officials, which compilation is known as the "Uniform Plumbing Code, 1991 Edition," one copy of which has been filed in the office of the city clerk for public use, inspection and examination, and which compila-

tion is hereby made part hereof as if fully set forth herein, subject only to the following deletions:

- A. Delete Section 20.3, concerning penalties;
- B. Delete Section 20.7, concerning fees. [Ord. 370 § 4, 1993.]

Chapter 14.04

STANDARDS FOR OCCUPANCY AND USE OF BUILDINGS

Sections:

14.04.010 Housing code adopted.

14.04.010 Housing code adopted.

A. For the purpose of regulating the occupancy, habitation and use of all residential buildings and structures within the city there is adopted, as the housing code of the city, that certain compilation of rules and regulations prepared and published by the International Conference of Building Officials, which compilation is entitled "Uniform Housing Code, 1985 Edition," one copy of which has been filed in the office of the city clerk for public use, inspection and examination, and which compilation is made a part hereof as if fully set forth herein.

B. The five-member board of appeals established by Section 203 of the Uniform Housing Code shall consist of any five persons currently serving as mayor or members of the city council. [Ord. 370 § 4, 1993.]

Chapter 14.06**ABATEMENT OF DANGEROUS BUILDINGS**

Sections:

14.06.010 Code for the abatement of dangerous buildings adopted.

14.06.010 Code for the abatement of dangerous buildings adopted.

A. For the purpose of regulating conditions hazardous to life and property because of dilapidated, damaged or otherwise dangerous buildings, there is hereby adopted by reference, as the city's code for the abatement of dangerous buildings, that certain compilation of rules and regulations published by the International Conference of Building Officials, known as the "Uniform Code for the Abatement of Dangerous Buildings, 1985 Edition," one copy of which has been filed with the office of the city clerk for public use, inspection and examination, and which compilation is hereby made a part hereof as if fully set forth herein.

B. The five-member board of appeals established by Section 205 of the Uniform Code for the Abatement of Dangerous Buildings shall consist of any five persons currently serving as mayor or members of the city council. [Ord. 250 § 5, 1986.]

Chapter 14.08**FIRE PREVENTION CODE**

Sections:

14.08.010 Fire prevention code adopted.

14.08.020 Enforcement.

14.08.030 Prohibited materials storage.

14.08.040 Exemptions and modifications.

14.08.010 Fire prevention code adopted.

A. For the purpose of regulating conditions hazardous to life and property from fire or explosion, there is adopted by reference, as the fire prevention code of the city, that certain compilation of rules and regulations published by the International Conference of Building Officials and the Western Fire Chiefs Association, known as the "Uniform Fire Code, 1991 Edition," one copy of which has been filed with the office of the city clerk for public use, inspection and examination, and which compilation is made a part hereof as if fully set forth herein.

B. The five-member board of appeals established by Section 2.303 of the Uniform Fire Code shall consist of any five persons currently serving as mayor or members of the city council. [Ord. 382 § 4, 1994.]

14.08.020 Enforcement.

The chief of the Craig fire department (fire chief) shall be responsible, under the direction of the building official, for enforcement of the provisions of this chapter. [Ord. 250 § 5, 1986.]

14.08.030 Prohibited materials storage.

Within areas designated industrial or commercial on the Craig land use plan, bulk storage of flammable liquids in aboveground tanks and bulk storage of liquid petroleum gas is allowed only when approved as a conditional use by the planning and zoning commission.

Storage of explosives and blasting agents is prohibited unless specifically authorized by the city council. [Ord. 250 § 5, 1986.]

14.08.040 Exemptions and modifications.

A. The fire chief is authorized to grant temporary exemptions from or modifications to provisions of the Uniform Fire Code in individual

instances provided the applicant shows (and the fire chief determines) that (1) there are practical difficulties in complying with the strict letter of the code; and that (2) if the specific exemption or modification is granted, there will nevertheless be substantial compliance with the code, the public safety will be protected and substantial justice done.

B. When an exemption or modification is granted or denied, the fire chief's decision and his reasons therefor shall be entered upon the department's records and a signed copy furnished to the applicant. The fire chief's decision is subject to appeal to the city council within 15 days after issuance of the fire chief's decision.

C. No exemptions or modifications of a permanent or continuing nature shall be granted except by approval of the city council, after consideration of the fire chief's recommendation. [Ord. 250 § 5, 1986.]

