

Alaska Building Codes

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Overview

- Brief building code history
- AHFC building codes
- Building code benefits – AHFC & building owner
- AHFC building code compliance process
- Previous work on building codes

A Brief History of AHFC and Building Standards

- Late 1980s housing crash resulted in large volume of foreclosures
- Many foreclosed homes had to be retrofitted before being put back on the market because they were not built to a building code – at significant cost to the state
- This led to new laws in 1992

AHFC Building Code

Statute

- Required construction standards for housing eligible for purchase of loans (AS 18.56.300)
- Required thermal and lighting energy standards (AS 46.11.040)

Regulation

- 2012 International Residential Code (IRC)
 - The 2012 IRC includes the Building Energy Efficiency Standard (BEES)
 - The Alaska specific amendments to the 2012 IRC account for regional and geographic variability

Building Code Benefits

AHFC and building owner

- Public health and safety
- Quality and affordability
- Building lifetime cost savings
- Investment value protection

Building “right” at the beginning ensures a building’s quality, safety, and energy performance for years to come.

AHFC Building Code Compliance Process

- PUR – 101
 - Document certifies compliance with minimum energy efficiency standards completed by an energy rater
- PUR – 102
 - Document certifies compliance with minimum building standards (e.g. structural) completed by certified third party
- 14 approved jurisdictions of authority
 - In lieu of a PUR – 102, AHFC accepts a Certificate of Occupancy from approved jurisdictions (e.g. Anchorage, Juneau, etc.) who have building codes equal to or greater than AHFC

Previous work on Building Codes

- Building Code Assistance Project (BCAP) Gap Analysis and Strategic Compliance Plan (2012)
 - Recommend statewide code to reduce energy costs and improve standard of living
 - Provides pathway for statewide code compliance
- Cold Climate Housing Research Center (CCHRC) Synopsis of Codes (2012)
 - Reconcile statutes, est. code committee, adopt statewide code
- Renewable Energy Alaska Project (REAP) code situation (~2015)
 - Outlines conflicting codes among state agencies
- Governor's Housing Summit Working Group (2016)
 - Recommend statewide building and energy code

Questions?