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House Bill 76 Sectional Analysis

"An Act relating to a state residential code, the Alaska Housing Finance Corporation, and municipal building codes."

Section 1:

Amends AS 18.56.300(a) to change the references to "building code" to "residential code." This subsection relates to construction standards for housing loans made or purchased by the Alaska Housing Finance Corporation.

Section 2:

Amends AS 18.56.300(b) to change the references to "building code" to "residential code." This subsection relates to construction standards for housing loans made or purchased by the Alaska Housing Finance Corporation.

Section 3:

Adds a new section, sec. 18.56.310, which adopts the 2018 International Residential Code as the state residential code. Makes that code the minimum standard for residential construction in the state. Authorizes the Alaska Housing Finance Corporation to adopt later editions of the International Residential Code or another nationally recognized code. Requires a construction code adopted by a municipality to meet or exceed comparable standards for similar housing.

Section 4:

Adds a definition of "state residential code" to AS 18.56.900.

Section 5:

Repeals AS 18.56.300(e)(3), a definition of "state building code."

Section 6:

Gives municipalities two years to modify their building codes to meet or exceed comparable standards for similar housing established by the state residential code established under the new sec. 18.56.310.