

# ALASKA STATE LEGISLATURE

## HOUSE LABOR & COMMERCE COMMITTEE



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### Sectional Analysis: House Bill 80 Version N

2/3/2025

**Section 1:** This section amends **AS 08.18.025(a)** to remove the term “privately owned” and to apply the residential contractor endorsement to any residential structure within the scope of the state building code, added in Section 9.

**AS 08.18.25 (b)** is amended to require DCCED to test contractor’s knowledge of the state residential building code as part of the examination for issuance of a residential contractor endorsement.

**AS 08.18.25 (c)** is amended to require an applicant for the renewal of an endorsement to submit proof of continued competency relating to the state residential building code to DCCED.

**Section 2:** **AS 08.18.025** is amended to add a new subsection, (d), that requires a residential contractor to comply with the state residential building code in Section 9, except where a local municipality or the Alaska Housing Finance Corporation (AHFC) has adopted a superseding standard under **AS 18.60.860(b)**. This maintains local pre-emption.

**Section 3:** This section amends **AS 08.18.171(16)**, the definition of residential contractor, to include business and operations covered by the state residential building code. This is a conforming change.

**Section 4:** This section amends **AS 08.18.171** to add a new section (20) outlining that “state residential building code” refers to the code created in Section 9 of this bill. This is a conforming change.

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**Section 5:** This section amends **AS 18.56.088(c)**, the section regarding administrative procedure and regulations of AHFC, to include a new subsection, (7), to include adoption and administration the state residential building code created in Section 9. It makes conforming changes to the minimum standards for AHFC housing loans.

**Section 6:** This section amends **AS 18.56.300(a)** to make conforming changes to the minimum standards for the AHFC to make or purchase a housing loan.

**Section 7:** This section amends **AS 18.56.300(b)** to make conforming changes to AHFC residential building inspections.

**Section 8:** This section amends **AS 18.56.300(e)(3)** to include the state residential building code created in Section 9.

**Section 9:** This section creates new sections in **AS 18.60** to establish the State Residential Building Code. Under **AS 18.60.860(a)**, it requires the AHFC to adopt, by regulation, the 2018 International Residential Code published by the International Code Council, or a later version of the International Code Council if the corporation determines that later version is necessary to promise the best interests of the state. It states that the AHFC may modify the code, as necessary, states that this code will serve as the minimum standard for residential construction for residential dwellings; and requires AHFC to administer the state residential building code.

In **AS 18.60.860(b)**, it allows a municipality to adopt a nationally recognized residential building code to use in place of the state residential building code adopted under (a), and modify that code, as necessary, if the municipality determines that adoption is necessary to promote the best interests of the municipality.

In **AS 18.60.860(c)** subordinates the minimum standard residential building code adopted under this section when in conflict with statutes that govern other building codes.

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**AS 18.60.860(d)** exempts owner built homes and recreational cabins from the state residential building codes.

**AS 18.60.860(e)** defines owner built homes and recreational cabins.

**AS 18.60.865(a)**: establishes the Alaska State Residential Building Safety Council in the AHFC, its purpose, membership, and compensation. It states that AHFC staff shall provide administrative support.

**Section 10**: This section adds a new section to uncodified law to define applicability of the residential contractor endorsements under **AS 08.18.025** in sections 1 and 2, and residential contractors as defined in Section 3, to apply on or after the effective date in Section 11.

**Section 11**: This section creates the effective date January 1, 2026.