

HB 150

SECTIONAL ANALYSIS

State Residential Building Code (version 33-LS0563\B)

“An Act relating to residential building codes; relating to construction contractors and residential contractor endorsements; and providing for an effective date.”

Section & Statute Ref.	Summary
Sec. 1. AS 08.18.025	<ul style="list-style-type: none">(a) Removes the term “privately-owned” to apply the residential contractor endorsement to any residential structure within the scope of the state residential building code, whether publicly or privately owned.(b) Adds a requirement for DCCED to test a contractor’s knowledge of the state residential building code as part of the examination for issuance of a residential contractor endorsement.(c) Requires an applicant to submit proof of adherence to the state residential building code as a condition for renewal or reinstatement of a residential contractor endorsement.
Sec. 2. AS 08.18.025	Adds a new subsection (d) to AS 08.18.025 requiring a residential contractor to comply with the state residential building code except when providing services to a building subject to another code adopted by a municipality or AHFC.
Sec. 3. AS 08.18.171(15)	Amends the definition of “residential contractor” to include an operation involving the construction or alteration of a residential structure within the scope of the state residential building code, whether publicly or privately owned.
Sec. 4. AS 08.18.171	Under the chapter regulating construction contractors and home inspectors, adds a new definition for “state residential building code” to mean the state residential building code adopted under AS 18.60.860(a).
Sec. 5. AS 18.56.300(a)	Conforming amendments relating to the minimum standard for AHFC to make or purchase a housing loan.

Sec. 6. AS 18.56.300(b)	Conforming amendments relating to AHFC inspection of residential buildings for the purposes of purchasing or approving a loan.
Sec. 7. AS 18.56.300(e)(3)	Amends the definition of “state building code” applicable to AHFC to reflect either the state residential building code adopted by DCCED in section 8 or another nationally recognized residential building code adopted by AHFC.
Sec. 8. AS 18.60.860	<p>(a) Requires DCCED to adopt, by regulation, a nationally recognized residential building code as the state residential building code; allows DCCED to modify the code, as necessary; states that this code will serve as the minimum standard for residential construction for residential dwellings; and requires DCCED to administer the state residential building code.</p> <p>(b) 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.</p> <p>(c) Allows AHFC 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 AHFC determines that adoption is necessary to carry out its duties and is in the best interest of the state.</p> <p>(d) Subordinates the minimum standard residential building code adopted under this section when in conflict with statutes that govern other building codes.</p>
Sec. 9. Applicability	<p>Adds a new section to uncodified law:</p> <p>(a) subjecting contractors to the revised residential contractor endorsement on or after the effective date of the Act; and</p> <p>(b) applying the code adopted in section 8 to new buildings that are built on or after the effective date of the Act</p>
Sec. 10. Effective dates	Makes the Act effective January 1, 2024