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**Senate Bill 197 Residential Building Code
Version S Sectional Analysis**

Section 1: Amends AS 08.18.025(a) – (c) to add to the requirements for receiving or renewing a residential contractor endorsement from the Department of Commerce, Community, and Economic Development to pass a test of the person’s knowledge of the state residential building code. The bill would also require this endorsement to build a residence that is subject to the state residential building code.

Section 2: Would add a new subsection AS 08.18.025(d) that requires compliance with the state residential building code to maintain residential contractor endorsement unless the area where the residence is being built is governed by a municipal residential building code.

Section 3: Amends AS 08.18.171(16) to add to the definition of a “residential contractor” a reference to dwellings covered by the state residential building code.

Section 4: Would add a new subsection AS 08.18.171(20) to define “state residential building code” as the code adopted under AS 18.60.860(a).

Section 5: Would amend AS 18.56.088(c) to add adoption and administration of a state residential building code to the duties of the Alaska Housing Finance Corporation board.

Section 6: Amends AS 18.56.300(a) to reference the state residential building code in the requirements for financing the construction or purchase of a residence.

Section 7: Amends AS 18.56.300(b) to reference the state residential building code in the requirements for a residence to pass a home inspection prior to purchase or loan approval.

Section 8: Amends AS 18.56.300(e)(3) to change the definition of “state building code” from the Uniform Building Code adopted by the Department of Public Safety to the residential building code adopted by the Alaska Housing Finance Corporation under AS 18.60.860(a).

Section 9: Adds a new section AS 18.60.860 that requires the Alaska Housing Finance Corporation to adopt by regulation as the state residential building code the 2018 International Residential Code published by the International Code Council or a later version. The state

residential building code may be amended as necessary to accommodate Alaska's unique environment and must allow for the use of locally graded lumber produced and used under AS 41.17.630. The language allows municipalities to adopt a residential building code and provides that other codes in Alaska statutes supersede the state building code where they conflict. Exceptions to the state residential building code are provided for owner-built homes and recreational cabins. Adds a new section AS 18.60.865 that creates the Alaska State Building Code Council appointed by the Board of Directors of the Alaska Housing Finance Corporation to provide recommendations to the AHFC Board regarding the adoption of and updates to the state residential building code.

Section 10: Would add language to the uncodified law that the provisions amended in AS 08.18.025 and AS 08.18.025(a) in the bill would only apply to contractors receiving endorsements on or after the effective date. Also, the state residential building code adopted in AS 18.60.860 would only apply to new residences built on or after the effective date.

Section 11: Provides an effective date of January 1, 2025.