

CS FOR SENATE BILL NO. 64 (FINANCE) am  
IN THE LEGISLATURE OF THE STATE OF ALASKA  
SEVENTEENTH LEGISLATURE - FIRST SESSION

BY THE SENATE FINANCE COMMITTEE

Amended: 4/24/91  
Offered: 4/10/91  
Referred: Rules

Sponsor(s): SENATOR FAHRENKAMP

A BILL

FOR AN ACT ENTITLED

1 "An Act defining 'sponsors' for purposes of laws relating to the Alaska Housing Finance  
2 Corporation; extending the date applicable to inspections and code compliance of certain  
3 housing; and providing for an effective date."

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

5 \* Section 1. AS 18.56.300(a) is amended to read:

6 (a) The corporation may not make or purchase a housing loan for residential housing the  
7 construction of which begins after June 30, 1992 [1991], unless the seller of the mortgage loan  
8 complies with the provisions of this section and unless

9 (1) the unit is in compliance with the construction codes of the municipality, if  
10 the unit is located within a municipality that has adopted and enforces construction codes and  
11 each of those codes meets or exceeds the comparable standards for similar housing established  
12 by the state building code; or

13 (2) the unit is in compliance with the comparable standards for similar housing  
14 established by the state building code

1 (A) if the unit is located  
2 (i) within a municipality whose construction codes do not meet the  
3 standards for similar housing established by the state building code;  
4 (ii) within a municipality that does not enforce construction codes;  
5 or  
6 (iii) outside a municipality; or  
7 (B) as to each specific code within the construction codes of the  
8 municipality that has adopted and enforces construction codes if the specific code does  
9 not meet or exceed the comparable standard for similar housing established by the state  
10 building code.

11 \* Sec. 2. AS 18.56.300(b) is amended to read:

12 (b) As a condition of a commitment to purchase or approve a loan under this section for  
13 residential housing the construction of which begins after June 30, 1992 [1991], the corporation  
14 shall require inspection of the unit of residential housing that is the subject of the loan. The  
15 inspection must be performed by a municipal building inspector or by a person who is approved  
16 or certified to perform residential inspections by the International Conference of Building  
17 Officials or the International Association of Electrical Inspectors. The person who makes the  
18 inspection shall determine whether the construction conforms to relevant provisions of the  
19 construction codes of the municipality or of the state building code, as applicable, at each of the  
20 following stages of construction:

- 21 (1) plan approval;  
22 (2) completion of footings and foundations;  
23 (3) completion of electrical installation, plumbing, and framing;  
24 (4) completion of installation of insulation;  
25 (5) final approval.

26 \* Sec. 3. AS 18.56.900 is amended by adding a new paragraph to read:

27 (14) "sponsors" means individuals, public and private corporations, associations,  
28 partnerships or other entities, whether or not operated for profit; and consumer housing  
29 cooperatives, associations, partnerships, or other entities organized under law for the primary  
30 purpose of providing housing to individuals and families of lower and moderate income. It  
31 includes organizations engaged in the production, origination, and development of residential

1 housing units intended to qualify for financial assistance under 42 U.S.C. 1437f (sec. 8, Housing  
2 Act of 1937), as amended.

3 \* Sec. 4. Section 3, ch. 85, SLA 1990, is amended to read:

4 Sec. 3. AS 18.56.300(e)(2)(A) and (B), enacted by sec. 2 of this Act are intended to  
5 assure that, for purposes of determining whether housing the construction of which begins after  
6 June 30, 1992 [1991], meets the building and mechanical standards under AS 18.56.300(a) and  
7 (b), enacted by sec. 2 of this Act, the standards set out in each of the following fully apply to  
8 residences containing fewer than four dwelling units, even though those residences are excepted  
9 from regulation by AS 18.70.080(a)(2):

- 10 (1) the Uniform Building Code, adopted for the state by 13 AAC 50.020(a);  
11 (2) the Uniform Mechanical Code, adopted for the state by 13 AAC 50.020(b).

12 \* Sec. 5. This Act takes effect immediately under AS 01.10.070(c).