

SENATE CS FOR HOUSE BILL NO. 180(L&C)  
IN THE LEGISLATURE OF THE STATE OF ALASKA  
EIGHTEENTH LEGISLATURE - SECOND SESSION

BY THE SENATE LABOR AND COMMERCE COMMITTEE

Offered: 2/11/94  
Referred: Rules

Sponsor(s): REPRESENTATIVE MACLEAN

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to the residential housing inspection requirements of the Alaska  
2 Housing Finance Corporation."

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

4 \* Section 1. AS 18.56.300(b) is amended to read:

5 (b) As a condition of a commitment to purchase or approve a loan under this  
6 section for residential housing the construction of which begins after June 30, 1992,  
7 the corporation shall require inspection of the unit of residential housing that is the  
8 subject of the loan. The inspection must be performed by a municipal building  
9 inspector, [OR] by a person who is approved or certified to perform residential  
10 inspections by the International Conference of Building Officials or the International  
11 Association of Electrical Inspectors, or, when the unit of residential housing is  
12 located in a rural area, by an architect licensed under AS 08.48, by an engineer  
13 licensed under AS 08.48, or by another person approved by the corporation.  
14 When the unit of residential housing is located in a rural area, the person who

1 makes the inspection may use methods, including reviewing the unit by videotape,  
2 other than a personal physical inspection to make the inspection if the method is  
3 approved by the corporation, and variations from the applicable code may be  
4 accepted at the corporation's discretion, if the person authorized to inspect the  
5 unit under this subsection satisfies the corporation that the variation does not  
6 adversely affect the structural integrity of the unit or the health and safety of the  
7 residents. The person who makes the inspection shall determine whether the  
8 construction conforms to relevant provisions of the construction codes of the  
9 municipality or of the state building code, as applicable, at each of the following stages  
10 of construction:

- 11 (1) plan approval;  
12 (2) completion of footings and foundations;  
13 (3) completion of electrical installation, plumbing, and framing;  
14 (4) completion of installation of insulation;  
15 (5) final approval.

16 \* Sec. 2. AS 18.56.300(e) is amended by adding a new paragraph to read:

- 17 (3) "rural area" means a community with a population of 5,500 or less  
18 that is not connected by road or rail to Anchorage or Fairbanks.