

HB

180

HOUSE COMMITTEE REPORT

(7)
 Date Referred: February 25, 1993 FURTHER REFERRALS: Labor & Commerce

Date of Committee Action: 3-19-93

The COMMUNITY AND REGIONAL AFFAIRS Committee considered: HB 180

HOUSE BILL NO. 180 AHFC HOUSING INSPECTION REQUIREMENTS

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

- RECOMMENDATIONS: [] the same title
 be replaced with _____ [] a new title
- [] have attached amendments(s)
 [] do pass
 [] do not pass
 [] no recommendations
 [X] individual recommendations
 [] additional referral to the _____ Committee

ADOPTS: _____ letter of Intent


ATTACHES NEW FISCAL NOTE(S): (Dept) APPROVES PREVIOUS: (Dept/Date)

[] fiscal impact _____ [] fiscal note(s) _____

[X] zero fiscal note Dept of Revenue [] zero fiscal note(s) _____

Tracking
 3/19/93
 11:00 AM

SIGNING DO PASS	DP	OTHER RECOMMENDATIONS	DNP	NR	AM
John Tolson	✓	Jerry Sandness		✓	
Harley Olberg	✓	Don B. Conrad		✓	
W.F. Williams	✓	John Davis		✓	
		Ed Willis		✓	


 CHAIRMAN'S SIGNATURE

March 9, 1993

Representative Eileen MacLean
State Capital
Room 507
Juneau, AK 99801

Dear Representative MacLean:

We believe HB180 is a necessary change in Section 1 AS 18.56.300(b) regarding mandatory construction inspections that affect the entire state of Alaska. The change will mitigate the severe financial and procedural impact of the law on rural areas while still providing quality housing, health, and safety protection.

There are approximately 178 ICBO certified inspectors who graduated from a class put on in 1992 by AHFC in anticipation of this law. These inspectors are distributed through 33 communities around the state. These private inspectors may not provide their services at reasonable cost when considering the social need to provide modern housing in rural Alaska.

We see two problems with the existing statutes for rural home builders: 1) The high cost of a home builder supporting the inspection program, and 2) the required inspectors are limited narrowly to only ICBO inspectors. In outlying areas such as St. Paul, King Cove, or Nome, the cost of four on-site inspections is for round-trip airfares plus possibly room and board. Anchorage/St. Paul is currently \$1,054 round-trip. If a typical inspector charges \$1,800 for a house, the total bill could exceed \$7,800. Costs for on-site visits for appraisal, surveys, thermal standards, and environmental considerations are in addition to this.

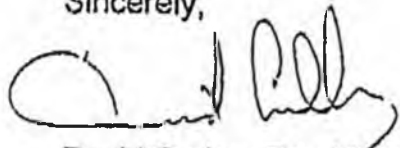
Secondly, by limiting the inspector pool to only ICBO inspectors, many qualified architects, engineers or other responsible persons are eliminated in assisting in the inspection process. Some of these local officials may be more experienced in local conditions than a newly created inspector flying out from an urban area. Many architects and engineers have frequent occasion to fly to rural areas to inspect projects and could add a home inspection at little extra cost.

Representative Eileen MacLean
March 9, 1993
Page Two

It is our understanding that the original legislation exempted DCRA's Rural Housing Program from the statute, but an unintended by-product of the merger of DCRA's rural housing program into AHFC was to make this law a fact-of-life for the entire state.

We believe the solution to this problem is through passage of house bill 180 as it is currently written and asks for the legislature's support of the bill.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Cuday". The signature is fluid and cursive, with a large initial "D" and "C".

David Cuday, President

gs

Sponsor Statement
HB 180
Rep. Eileen Panigeo MacLean

HB 180 relates to the residential housing inspection requirements of the Alaska Housing Finance Corporation. When DCRA's rural housing loan programs were merged into AHFC last year, they became subject to AHFC's inspection requirements as listed in AS 18.56.300(b). These requirements were never intended to apply to rural housing loan programs; in fact, AHFC's primary rural loan program (non-conforming housing) is specifically exempted in the statute.

Rural housing loans have been subject to the AHFC inspection requirements since July 1, 1992. These statutory requirements mandate a minimum of four site visits by a qualified inspector. Very few of these inspectors live in rural communities. The result is that a homeowner building a new house must pay for an inspector to fly in five times to review the progress of the project. If the inspector finds any problems during one of these site visits, additional inspection trips may be necessary.

Lending institutions have found that these requirements can add thousands of dollars to the price of a new home. This is an unnecessary and unfair burden on rural homeowners who already are faced with extremely high home construction costs.

While it would be simpler to exempt the former DCRA rural loans from such requirements, the housing inspection process can serve a useful purpose. It assures safe construction and offers lending institutions a level of comfort in financing rural projects. However, the key to assuring safe construction in rural areas without sending the price through the roof is flexibility in applying the inspection requirements.

HB 180 would provide this flexibility in the following ways:

- It broadens the pool of eligible inspectors statewide by allowing licensed architects and engineers to conduct the inspections. These professionals are clearly qualified to accomplish the task, and they often travel to rural areas to monitor construction projects.
- It allows AHFC to identify other qualified individuals in rural communities. A local contractor or journeyman in a trade might be obvious candidates to carry out part or all of a remote inspection.
- It authorizes inspection methods other than a physical site visit by an inspector. For example, AHFC could approve an inspection of footings and foundations based on videotape or photographs.

In addition, this bill authorizes AHFC to accept building methods or materials that may not meet state building codes if the corporation is satisfied that the code variation does not sacrifice health or safety. Such variations may help to remedy the rural disadvantage regarding available materials. If a building material were available that may not meet code but would stand up to an engineering review, then AHFC would be allowed to accept such equivalent substitutions.

HB 180 has the support of lending agencies around the state. AHFC agrees with the need for greater inspection flexibility. And builders appreciate the need for different inspection criteria in remote areas. The bill has a zero fiscal note from AHFC.

DIVISION OF LEGAL SERVICES

**LEGISLATIVE AFFAIRS AGENCY
STATE OF ALASKA**

(907) 465-3867 or 465-2450
FAX (907) 465-2029
Mail Stop 3101

130 Seward Street, Suite 409
Juneau, Alaska 99801-2105

MEMORANDUM

March 4, 1993

SUBJECT: Sectional summary of HB 180

TO: Representative Eileen MacLean
Attn: David

FROM: Theresa L. Bannister *TLB*
Legislative Counsel

You have requested a sectional summary of the above-described bill.

As a preliminary matter, note that a sectional summary of a bill should not be considered an authoritative interpretation of the bill and the bill itself is the best statement of its contents.

Section 1. Amends AS 18.56.300(b) (in the Alaska Housing Finance Corporation chapter) to

(A) allow additional persons (licensed architects and engineers, and other AHFC-approved persons) to perform in rural areas the inspections required by AS 18.56.-300(b);

(B) allow the inspector to use methods other than personal physical inspections to make the inspections in rural areas, if the methods are approved by the AHFC;

(C) authorize the AHFC to accept in rural areas variations from the applicable building code, if the inspector satisfies the AHFC that the variations don't adversely affect the structural integrity of the unit being inspected or the health and safety of the residents.

Section 2. Defines "rural area" for sec. 1.

If I may be of further assistance, please advise.

TLB:gc
93-193.glc

FISCAL NOTE

STATE OF ALASKA
1993 LEGISLATIVE SESSION

BILL NO. House Bill 180

Revision Date: February 25, 1993

Dept. Affected: Department of Revenue

Title: An Act relating to the residential housing inspection
requirement of the Alaska Housing Finance Corporation

BRU: Alaska Housing Finance Corp

Component: Alaska Housing Finance Corp

Sponsor: Representative MacLean

Requestor: Representative MacLean

COMPONENT SERIAL NO. 0110

Expenditures/Revenues:

(Thousands of Dollars)

OPERATING	FY94	FY95	FY96	FY97	FY98	FY99
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	0	0	0	0	0	0

CAPITAL	0	0	0	0	0	0
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REVENUE FUND SOURCE:	0	0	0	0	0	0
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FUNDING:

(Thousands of Dollars)

1002 Federal Receipts	0	0	0	0	0	0
1003 GF Match	0	0	0	0	0	0
1004 GF	0	0	0	0	0	0
1005 GF/Program Receipts	0	0	0	0	0	0
1006 GF/MHTIA	0	0	0	0	0	0
Other	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0

POSITIONS:

FULL-TIME	0	0	0	0	0	0
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

Estimate of current year (FY93) impact: \$ 0

ANALYSIS: (Attach a separate page if necessary)

Alaska Housing Finance Corporation does not anticipate any increased cost with the proposed amendment to AS 18.56.300.

Prepared by:

Kay Murphy

Phone: (907) 581-1900

Division:

Alaska Housing Finance Corporation

Date: March 4, 1993

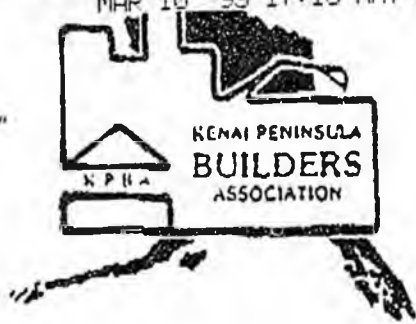
Approved by:

[Signature]
REVENUE

Date: 3/5/93

Agency:

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KENAI PENINSULA BUILDERS ASSOCIATION
Written Testimony
House Bill No.180

March 11, 1993

The Kenai Peninsula Builders Association is aware that the residential housing inspections required by Alaska Housing Finance Corporation are difficult and expensive for some outlying rural areas to comply with. House Bill 180 addresses this problem and while we support the reasoning of this bill, we can not support legislation which would allow inspections by anyone other than an ICBO certified inspector.

We feel that the intent of the existing statute which requires that inspections be made only by ICBO certified inspectors needs to be recognized and preserved. We strongly support the intent of the original legislation which requires ICBO certification for inspectors.

The Kenai Peninsula Builders Association agrees that the Alaska Housing Finance Corporation should be given the authority to deal with isolated problems of residential inspections in rural areas on a case-by-case basis.

EAGLE CONTRACTING CORPORATION

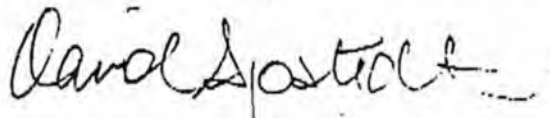
You've tried the rest now try the best.

March 10, 1993

RE: House Bill 180

This letter is to urge you to support HB 180. This bill would greatly benefit rural communities with regard to the expense of building.

Sincerely,



David Sjostedt
President

Sec. 18.56.220. Duty to advise about corporation's programs. The corporation shall make a reasonable effort, through seminars, training sessions, and other forms of technical assistance, to assist local governments, regional housing authorities, nonprofit organizations, and other organizations and individuals to understand the corporation's housing programs and the opportunities that exist to obtain financial assistance from the corporation. (§ 98 ch 4 FSSLA 1992)

Effective dates. — Section 152, ch. 4, FSSLA 1992 makes this section effective July 1, 1992.

Sec. 18.56.300. Construction standards for housing eligible for purchase of loans. (a) The corporation may not make or purchase a housing loan for residential housing the construction of which begins after June 30, 1992, unless the seller of the mortgage loan complies with the provisions of this section and unless

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

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

(A) if the unit is located

(i) within a municipality whose construction codes do not meet the standards for similar housing established by the state building code;

(ii) within a municipality that does not enforce construction codes; or

(iii) outside a municipality; or

(B) as to each specific code within the construction codes of the municipality that has adopted and enforces construction codes if the specific code does not meet or exceed the comparable standard for similar housing established by the state building code.

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

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

(c) A person may not bring an action for damages based on a duty imposed by (b) of this section to inspect a residential unit unless the action is for damages caused by gross negligence or intentional misconduct.

(d) This section does not apply to a ~~nonconforming~~ housing loan made or purchased by the corporation.

(e) in this section,

(1) "construction codes" means, with reference to a municipality, the building, mechanical, plumbing, and electrical codes, or any of them that have been adopted and are enforced by the municipality;

(2) "state building code" means

(A) for building standards, the standards set out in the version of the Uniform Building Code adopted by the Department of Public Safety under AS 18.70.080, including the provisions of that code applicable to buildings used for residential purposes containing fewer than four dwelling units, notwithstanding the exclusion of those buildings from the Department of Public Safety's jurisdiction made by AS 18.70.080(a)(2);

(B) for mechanical standards, the standards set out in the version of the Uniform Mechanical Code adopted by the Department of Public Safety under AS 18.70.080, including the provisions of that code applicable to buildings used for residential purposes containing fewer than four dwelling units, notwithstanding the exclusion of those buildings from the Department of Public Safety's jurisdiction made by AS 18.70.080(a)(2);

(C) for plumbing standards, the publications identified as the minimum plumbing code under AS 18.60.705; and

(D) for electrical standards, the minimum electrical standards prescribed by AS 18.60.580. (§ 2 ch 85 SLA 1990; am § 1 ch 29 SLA 1991; am §§ 1, 2 ch 52 SLA 1991; am § 99 ch 4 FSSLA 1992)

Effect of amendments. — The 1992 amendment, effective July 1, 1992, in section (d), inserted "nonconforming" and "or purchased" and deleted "under AS 18.56.106" from the end.

Sec. 18.56.390. Definitions for AS 18.56.010 — 18.56.390. In AS 18.56.010 — 18.56.390, unless the context clearly indicates a different meaning,

(1) "adjustable rate mortgage loan" means a mortgage loan with respect to which the interest rate varies or is expected to vary from time to time by reference to an index or formula or other reference point;

HEALTH + SAFETY / AHFC

§ 18.56.300

ALASKA STATUTES

§ 18.56.300

(b) The corporation shall implement the powers conferred by (a) of this section by adopting regulations under AS 18.56.088. (§ 2 ch 147 SLA 1988)

Revisor's notes. — Former AS 18.56.210 was renumbered as AS 18.56.900 in 1986.

Cross references. — For legislative findings and intent, see sec. 1, ch. 147, SLA 1988 in the Temporary and Special Acts.

Legislative history reports. — For legislative letter of intent relating to a legislative oversight committee in connection with AHFC activities under this section, see 1988 Senate Journal 3681.

Sec. 18.56.300. Construction standards for housing eligible for purchase of loans. (a) The corporation may not make or purchase a housing loan for residential housing the construction of which begins after June 30, 1992, unless the seller of the mortgage loan complies with the provisions of this section and unless

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

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

(A) if the unit is located

(i) within a municipality whose construction codes do not meet the standards for similar housing established by the state building code;

(ii) within a municipality that does not enforce construction codes;

or

(iii) outside a municipality; or

(B) as to each specific code within the construction codes of the municipality that has adopted and enforces construction codes if the specific code does not meet or exceed the comparable standard for similar housing established by the state building code.

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

(1) plan approval;

- (2) completion of footings and foundations;
- (3) completion of electrical installation, plumbing, and framing;
- (4) completion of installation of insulation;
- (5) final approval.

(c) A person may not bring an action for damages based on a duty imposed by (b) of this section to inspect a residential unit unless the action is for damages caused by gross negligence or intentional misconduct.

(d) This section does not apply to a housing loan made by the corporation under AS 18.56.106. *NON-CONFORMING HOUSING LOAN PLAN*

(e) In this section,

(1) "construction codes" means, with reference to a municipality, the building, mechanical, plumbing, and electrical codes, or any of them that have been adopted and are enforced by the municipality;

(2) "state building code" means

(A) for building standards, the standards set out in the version of the Uniform Building Code adopted by the Department of Public Safety under AS 18.70.080, including the provisions of that code applicable to buildings used for residential purposes containing fewer than four dwelling units, notwithstanding the exclusion of those buildings from the Department of Public Safety's jurisdiction made by AS 18.70.080(a)(2);

(B) for mechanical standards, the standards set out in the version of the Uniform Mechanical Code adopted by the Department of Public Safety under AS 18.70.080, including the provisions of that code applicable to buildings used for residential purposes containing fewer than four dwelling units, notwithstanding the exclusion of those buildings from the Department of Public Safety's jurisdiction made by AS 18.70.080(a)(2);

(C) for plumbing standards, the publications identified as the minimum plumbing code under AS 18.60.705; and

(D) for electrical standards, the minimum electrical standards prescribed by AS 18.60.580. (§ 2 ch 85 SLA 1990; am § 1 ch 29 SLA 1991; am §§ 1, 2 ch 52 SLA 1991)

Effect of amendments. — The first 1991 amendment, effective June 12, 1991, in subparagraph (e)(2)(C), substituted "the publications identified as the minimum plumbing code" for "the minimum plumbing code adopted by the Department of Labor."

The second 1991 amendment, effective June 16, 1991, in the first sentences of subsections (a) and (b), substituted "June 30, 1992" for "June 30, 1991."

Editor's notes. — Section 3, ch. 85, SLA 1990, as amended by § 4, ch. 52, SLA 1991, provides that AS 18.56.300(e)(2)(A) and (B) "are intended to assure that, for

purposes of determining whether housing the construction of which begins after June 30, 1992, meets the building and mechanical standards under AS 18.56.300(a) and (b), enacted by § 2 of this Act, the standards set out in each of the following fully apply to residences containing fewer than four dwelling units, even though those residences are excepted from regulation by AS 18.70.080(a)(2):

"(1) the Uniform Building Code, adopted for the state by 13 AAC 50.020(a);

"(2) the Uniform Mechanical Code, adopted for the state by 13 AAC 50.020(b)."

465-3799

Written Testimony
House Bill No.180

March 11, 1993
Steve Wisdom

The ~~Alaska Building Trades Association~~ ^{then out the state} worked hard with Alaska Housing Finance Corporation, bankers and other concerned people throughout the State of Alaska to bring this statute into existence. We feel one of the main purposes of this statute was to establish a bench mark by which the home buyer, lending institutes and contractors could be assured that homes meet minimum building ^{d safety} standards. That bench mark is that all homes be built to ICBO codes and that this be verified by a series of inspections by certified ICBO inspectors. To open the approved list of inspectors whole sale to all architects and engineers in effect guts the intent of the original statute. If all architects and engineers are so clearly qualified to do the inspections, then all that is currently required of them is to take the ICBO certification test. Clearly, some of them are qualified, but until they pass the test and become certified, are they different than the contractor who works with the building codes daily as well? Personally, I would not feel confident with a structural engineer inspecting the electrical or plumbing in my house. If architects and engineers are approved to do the inspections in non-rural areas, this would go against the original intent of the statute, eliminating the bench mark of ICBA certified inspectors.

I feel that the best approach to isolated problems with the inspections would best be dealt with on a case-by-case basis.

TESTIMONY on H.B. - 180

MARCH 11, 1993

My name is Henry Huntington. I'm building my own house in Barrow. I started in June 1992. When I heard about the inspections, it sounded like a good thing - so I could make sure everything was okay with the construction. But then I found out that there was only one qualified inspector in Barrow. He didn't even want to do it, and would have charged \$2000 just to start with, if no re-inspections were needed. That was ridiculous. If I lived in Point Barrow, I'd have to fly him there at great expense, if he would even be willing to go there, which he probably wouldn't. The cost and the effort required were not worth the product. It is just another hoop to jump through that benefits only AHFC. It really is not appropriate in rural areas where inspectors are few and far between and building is enough of a pain as it is.

By contrast, I got an Energy Rating quickly and easily and for \$60. I was happy to do that, and it is good to know that my house is a 5-star. ~~That~~ That type of system makes much more sense, because it is useful to the homeowner at an affordable cost, and provides AHFC with the information they need. While the idea of checking construction to make sure it is adequate is a good one, without some way to provide for the inspection in a reliable and cost-effective manner, the law is inappropriate to rural Alaska.

H.B. 180 is a step in the right direction for helping rural Alaskans build quality homes with a minimum of regulatory cost and logistical burden.

GUINN BUILDING SERVICES
GENERAL CONTRACTOR
PO BOX 1021
BETHEL, AK. 99577
343-4513 FAX


STATE OF ALASKA
RE: HB 180

SIRS:

I AM A GENERAL CONTRACTOR LIVING AND DOING BUSINESS HERE IN BETHEL, AK. I WOULD LIKE TO VOICE MY SUPPORT FOR HB 180 REGARDING THE LOOSENING OF INSPECTIONS ON STATE FUNDED CONSTRUCTION. THE COST OF LIVING AND DOING BUSINESS HERE IN BETHEL AND THE SURROUNDING AREA IS BAD ENOUGH WITHOUT THE PROHIBITIVE COSTS OF THESE INSPECTIONS. AS AN EXAMPLE, IF I WAS SHORT 2 PIECES OF SHEETROCK FOR A JOB TODAY, I CAN BUY THEM IN ANCHORAGE FOR \$9.00 EACH, BUT IT WILL COST ME \$25.00 EACH TO GET THEM HERE, FOR A TOTAL OF \$43.00 EA. IN SOME INSTANCES, THE COST OF THE INSPECTIONS MAY BE THE DIFFERENCE BETWEEN AN APPROVAL OR DENIAL OF FUNDS FOR A PROJECT. MANY TIMES THERE IS A COMPETENT ENGINEER OR CONTRACTOR IN TOWN OR CLOSE BY THAT CAN ATTEST TO THE QUALITY OF PHASES OF A BUILDING. ALSO, IF CHOSEN, THE USE OF VIDEO WILL GREATLY CUT DOWN THE COST OF THE PROJECT.

GENERALLY, THE QUALITY THE STATE IS TRYING TO ATTAIN ON THESE PROJECTS IS MORE THAN SATISFACTORY WHEN A LICENSED GENERAL CONTRACTOR IS HIRED. THE PROBLEMS ARISE WHEN A SPECIALTY CONTRACTOR WHO HAS NO KNOWLEDGE OF THE REGULATIONS, AND IS UNLICENSED TO DO THE TOTAL SCOPE OF WORK TRIES TO DO THE JOB. THE REGULATIONS THE STATE HAS ADOPTED PUT ALL CONTRACTORS ON AN EQUAL BASIS, AND SHOULD BE KEPT IN PLACE AND ADHERED TO.

SINCERELY,

 03-10-93

JIM GUINN, OWNER

TO: DAVE

FROM: BROOKE T. ADKINSON
PO BOX 1080
CORDOVA, AK. 99574

DATE: MARCH 16, 1993

RE: HB 180

PAGES: 4, INCLUDING COVER SHEET

HERE ARE THE QUESTIONS WHICH I PRESENTED TO YOU ON MARCH
12th & 15th.

PLEASE CONSIDER THESE QUESTIONS WHEN YOU ARE CONSIDERING
HB180.

THANK YOU.

BROOKE T. ADKINSON

March 15, 1993

Dear House Bill 180 Council members:

My name is Fred T. Adams, I am a second generation Alaskan and proud of it. I feel the concept of Alaska building in unital direction for quality building construction is essential for the long term social and economic health of our state. We must stop allowing twenty year churches and build one hundred year houses our grand children may enjoy. It is a win-win for all involved the owners, builders, financing at least from a quality built home. The long term Alaskan concept is a standard for all to follow a standard of the I.C.B.C. (International Conference of Building Officials) and let the Alaska Home Craftsmen Program enjoy success. Rather than diluting a quality inspection and product by letting contractors or journey-men sign off a job; let's initiate a program to train post secondary educational loans to help individuals get qualified for I.C.B.C. inspectors and

energy advisors.
 We must look long-term at this, the better quality of work is today, the more it will be worth tomorrow. It is a short term for these communities without a resident ICBC inspector facing high transportation costs should communicate together and employ a short term inspector among them all.

Maybe the present inspection costs for these areas (Peak) are extreme but consider that I learned from the fact that in some, improperly installed wood stoves or carbon monoxide poisoning costs far more to society than the owner, insurance co, and banker all lose.

If I am at my arguments you are still considering passing HB 180 "please" include an amendment mandating communities to use certified inspectors if there is no resident who becomes one in their town. If here in Colorado we have a certified inspector so you can remove us from your list. Thank you. Bob Hartley ...

Done would tell you getting
 a ICBC certification is hard and
 costly. I would agree, but not
 impossible. I know because I
 am one # 55747 and #003 A.H.F.C.
 I too, was raised in the bush,
 started in construction as a laborer
 then carpenter, foreman, general contractor
 and finally an ICBC inspector and
 hopefully an engaged father soon.
 I admit it wasn't easy but
 nothing of value is. As of
 Sullivan said standing in front of
 me five hundred signs to take
 the first ICBC test. There are
 ninety eight million reasons to have
 ICBC certification for the state.
 If you want to have more
 money the state has to do
 construction workmanship - no inspection.
 Let me do it again. Thank
 you for your time.

Sincerely

Ricardo A. Sullivan
 P.O. Box 1080
 Cordova, Alaska 99574
 (907) 424-5437.

National Bank of Alaska



Corporate Headquarters P.O. Box 100600 Anchorage, Alaska 99510-0600 (907) 276-1132

March 9, 1993

Representative Eileen MacLean
State Capital
Room 507
Juneau, AK 99801

Dear Representative MacLean:

We believe HB180 is a necessary change in Section I AS 18.56.300(b) regarding mandatory construction inspections that affect the entire state of Alaska. The change will mitigate the severe financial and procedural impact of the law on rural areas while still providing quality housing, health, and safety protection.

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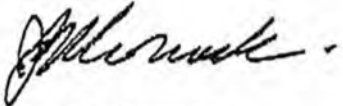
Secondly, by limiting the inspector pool to only ICBO inspectors, many qualified architects, engineers or other responsible persons are eliminated in assisting in the inspection process. Some of these local officials may be more experienced in local conditions than a newly created inspector flying out from an urban area. Many architects and engineers have frequent occasion to fly to rural areas to inspect projects and could add a home inspection at little extra cost.

Representative Eileen MacLean
March 9, 1993
Page Two

It is our understanding that the original legislation exempted DCRA's Rural Housing Program from the statute, but an unintended by-product of the merger of DCRA's rural housing program into AHFC was to make this law a fact-of-life for the entire state.

We believe the solution to this problem is through passage of house bill 180 as it is currently written and asks for the legislature's support of the bill.

Sincerely,



Jim McCormack
Vice President

gs

NCP

ARCHITECTS & PLANNERS

March 9, 1993

Ref: House Bill 180

Dear Legislator:

Post-It™ brand fax transmittal memo 7671		# of pages	
To	Eleonora MacLera	From	C. Porter
Co.		Co.	
Dept.		Phone #	562-2283
Fax #	463-3241	Fax #	

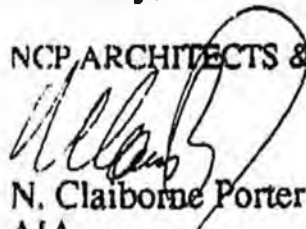
Recently I received a copy of HB 180 entitled "An Act Relating To The Residential Housing Inspection Requirements Of The Alaska Housing Finance Corp." As a registered architect in the State of Alaska and design professional involved in the inspection of the residential and commercial buildings, I find this change very positive. A request was made initially on HB 368 to include architects and engineers in that legislation, however, it was not done. Many different problems have been created by that omission and this is an attempt to clarify that oversight. This clarification is admirable and should be passed.

Lines 2 and 3 on page 2 do create an interesting set of circumstances for which further clarification are needed. The default position of HB 368 and HB 180 is that the Executive Director of Alaska Housing Finance Corp. is indeed the State Building Official and is the party that sets what body of codes that are to be enforced. In addition, there is no State Building Code for residential construction in the State of Alaska that is enforced by any agency as all of those agency's have been precluded by statute. Therefore, the Executive Director of Alaska Housing Finance Corp. is the defacto building official for this legislation and by the rules of the applicable codes has the authority to make changes and exceptions. That condition presently exist and will continue to exist based upon this legislation.

Finally let me state that the Architects I have spoken with are in favor of this modification to HB 368 and in favor of the passage of HB 180.

Sincerely,

NCP ARCHITECTS & PLANNERS


N. Claiborne Porter, Jr.
AIA

2 MR. FRED
BOX 324

STOUT
KOTZEBUE

OTZ TELEPHONE
AK 99752

O 02 HB 166
(907)442-3114

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93

LEGISLATIVE TELECONFERENCE NETWORK

LTN1405

16:51:52 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348

T/C DATE: 03/11/93 TIME: 13:00 to 15:00

STATUS: 6 ADJOURNED

SITE: LIO NOM VTS NOME

1 MR. MITCH BOX 1469	ERICKSON NOME	NBA AK 99762	T 01 HB 180 (907)443-2223
2 MR. CHARLIE BOX 415	WEISS NOME	OUTSIDERS CONST. AK 99762	T 01 HB 180 (907)443-5155
3 MR. MARVIN BOX 1701	HANEBUTH NOME	HANEBUTH BLDRS. AK 99762	T 01 HB 180 (907)443-5360
4 MR. JIM BOX 729	STIMPFLER NOME	NEW FRONTIER RLT AK 99762	T 01 HB 180 (907)443-2002
5 MRS. FIRLE BOX 1469	REDBURN NOME	NBA AK 99762	O 01 HB 180 (907)443-2223
6 MR. RUDY BOX 1938	RUDISEL NOME	SELF AK 99762	T 01 HB 180 (907)443-2979

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93

LEGISLATIVE TELECONFERENCE NETWORK

JTN1405

16:51:52 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348

T/C DATE: 03/11/93 TIME: 13:00 to 15:00

STATUS: 6 ADJOURNED

SITE: LIO NOM VTS NOME

1 MR. MITCH BOX 1469	ERICKSON NOME	NBA AK 99762	T 01 HB 180 (907)443-2223
2 MR. CHARLIE BOX 415	WEISS NOME	OUTSIDERS CONST. AK 99762	T 01 HB 180 (907)443-5155
3 MR. MARVIN BOX 1701	HANEBUTH NOME	HANEBUTH BLDRS. AK 99762	T 01 HB 180 (907)443-5360
4 MR. JIM BOX 729	STIMPFLER NOME	NEW FRONTIER RLT AK 99762	T 01 HB 180 (907)443-2002
5 MRS. FIRLE BOX 1469	REDBURN NOME	NBA AK 99762	O 01 HB 180 (907)443-2223
6 MR. RUDY BOX 1938	RUDISEL NOME	SELF AK 99762	T 01 HB 180 (907)443-2979

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO HOM VTS HOMER LTC

1 STEVE
BOX 4184

WISDOM
HOMER

KENAI PEN.BUILD T 01 HB 180
AK 99603 (907)235-5266

2 BILL
BOX 4194

BLOOM
HOMER

ADV.HOME.INSPECT O 01 HB 180
AK 99603 (907)235-4227

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

16:45:36 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO HOM VTS HOMER LTC

1 STEVE
BOX 4184

WISDOM
HOMER

KENAI PEN.BUILD T 01 HB 180
AK 99603 (907)235-5266

2 BILL
BOX 4194

BLOOM
HOMER

ADV.HOME.INSPECT O 01 HB 180
AK 99603 (907)235-4227

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

16:47:06 N CONFERENCE DISPLAY PAGE - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO KOD VTS KODIAK

1 SGT. NANCY PERRY
217 LOWER MILL BAY RD. KODIAK

KODIAK POLICE O 02 HB 166
AK 99615 (907)486-8000

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

16:47:06 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO KOD VTS KODIAK

1 SGT. NANCY PERRY	KODIAK POLICE	O 02 HB 166
217 LOWER MILL BAY RD. KODIAK	AK 99615	(907)486-8000

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

16:48:31 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO KOT VTS KOTZEBUE

1 MR. BENJAMIN PHILLIPS	OTZ TELEPHONE	O 02 HB 166
BOX 324	AK 99752	(907)442-3114
2 MR. FRANK STOUT	OTZ TELEPHONE	O 02 HB 166
BOX 324	AK 99752	(907)442-3114

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

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SITE: LIO KOT VTS KOTZEBUE

1 MR. BENJAMIN PHILLIPS	OTZ TELEPHONE	O 02 HB 166
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MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93

LEGISLATIVE TELECONFERENCE NETWORK

LTN1405

16:52:32 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO SOL VTS KEN/SOL

✓ 1 MR. PHILLIP REEVES KEN.PEN.BORO T 02 HB 166
144 N. BINKLEY SOLDOTNA AK 99669 (000)262-8609
✓ 2 MR. SILVER-JIM STROER KEN.PEN.BUILDERS T 01 HB 180
335 DOLCHOK SOLDOTNA AK 99611 (907)283-5661
3 MR. TONY DOYLE K.P.BUID. T 01 HB 180
7984 SPUR HWY. KENAI AK 99611 (907)283-3886
4 MRS. PAT VINCENT K.P.BUILD T 01 HB 180
BOX 1753 KENAI AK 99611 (907)776-8831

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

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7984 SPUR HWY. KENAI AK 99611 (907)283-3886
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MSG: 1410 NO FURTHER INFORMATION

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1 MR. PHILLIP REEVES KEN.PEN.BORO T 02 HB 166
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3 MR. TONY DOYLE K.P.BUID. T 01 HB 180

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405
16:43:25 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE
TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED
SITE: LIO BAR VTS BARROW

1	HELEN BOX 1414	HUNTINGTON BARROW	SELF AK 99723	U 01 HB 180 (907)852-7879
2	MYRON BOX 1388	MCCUMBER BARROW	MCCUMBER CONSTR. AK 99723	T 01 HB 180 (907)852-6588
3	JIM BOX 69	STEVENS BARROW	NSB HOUSING DEPT AK 99723	T 01 HB 180 (907)852-0290
4	ROBIN BOX 209	HARRISON BARROW	NBA, BARROW BRCH AK 99723	T 01 HB 180 (907)852-6200
5	MICHAEL BOX 832	DANNER BARROW	SELF AK 99723	T 01 HB 180 (907)852-6100

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405
16:45:00 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE
TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED
SITE: LIO GLN VTS GLENNALLEN

1	MR. ROCKY BOX 217	ANSELL COPPER CENTER	FIRE DEPT/EMS AK 99573	T 02 HB 166 (907)822-3671
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MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405
16:45:00 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE
TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED
SITE: LIO GLN VTS GLENNALLEN

1	MR. ROCKY BOX 217	ANSELL COPPER CENTER	FIRE DEPT/EMS AK 99573	T 02 HB 166 (907)822-3671
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MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 01 PF2 NextC# ynnnn PF3 Exit PF4 Menu PF5 Update PF7 Bwd PF8 Fwd

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

16:41:30 N CONFERENCE DISPLAY PAGE 05 - PARTICIPANTS BY SITE

TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO ANC VTS ANCHORAGE

1	_____	ROBERT	BREAN	AHFC		O 01 HB 180
	520 E 34TH		ANCHORAGE	AK	_____	(907)000-0000
2	_____	JIM	MCCORMACK	NBA		T 01 HB 180
	301 W NORTHERN LIGHTS		ANCHORAGE	AK	_____	(907)000-0000
3	_____	C.	PATE	NCP		T 01 HB 180
	118 E. INTL. AIRPORT		ANCHORAGE	AK	_____	(907)000-0000

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1405

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TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

SITE: LIO ANC VTS ANCHORAGE

1	_____	ROBERT	BREAN	AHFC		O 01 HB 180
	520 E 34TH		ANCHORAGE	AK	_____	(907)000-0000
2	_____	JIM	MCCORMACK	NBA		T 01 HB 180
	301 W NORTHERN LIGHTS		ANCHORAGE	AK	_____	(907)000-0000
3	_____	C.	PATE	NCP		T 01 HB 180
	118 E. INTL. AIRPORT		ANCHORAGE	AK	_____	(907)000-0000

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 09 PF2 NextC# ynnnn PF3 Exit PF5 Update PF7 Bwd PF8 Fwd PF12 Quit

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SITE: LIO ANC VTS ANCHORAGE

1	_____	ROBERT	BREAN	AHFC		O 01 HB 180
	520 E 34TH		ANCHORAGE	AK	_____	(907)000-0000
2	_____	JIM	MCCORMACK	NBA		T 01 HB 180

* LIO VTS	NAME	ADDRESS	CONTACT	TELEPHONE
VAL	COR CORDOVA	CORDOVA	ZZZ LORI DENSOW	907 424 6200
ZZZ	OF1 OFFNET 1	DUTCH HARBOR	RON ANDERSON	907 581 1373

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 05 PF2 NextC# ynnnn PF3 Exit PF4 Menu PF5 Update PF7 Bwd PF8 Fwd

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1404
 16:36:29 N CONFERENCE DISPLAY PAGE 04 - VOLUNTEER & OFF-NET SITES
 TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

* LIO VTS	NAME	ADDRESS	CONTACT	TELEPHONE
VAL	COR CORDOVA	CORDOVA	ZZZ LORI DENSOW	907 424 6200
ZZZ	OF1 OFFNET 1	DUTCH HARBOR	RON ANDERSON	907 581 1373

MSG: 1410 NO FURTHER INFORMATION

ENTER Pg# 05 PF2 NextC# ynnnn PF3 Exit PF4 Menu PF5 Update PF7 Bwd PF8 Fwd

03/11/93 LEGISLATIVE TELECONFERENCE NETWORK LTN1410
 16:37:11 N CONFERENCE DISPLAY PAGE 10 - FINAL STATS
 TCN 30348 T/C DATE: 03/11/93 TIME: 13:00 to 15:00 STATUS: 6 ADJOURNED

LIO VTS	NAME	STATUS	STARTED	ENDED	PARTICIPANTS
ANC	ANCHORAGE	3 STATS IN	13:00	15:00	3
BAR	BARROW	3 STATS IN	13:10	15:00	5
BET	BETHEL	2 NO INTEREST			0
FBX	FAIRBANKS	2 NO INTEREST			0
GLN	GLENNALLEN	3 STATS IN	13:00	14:12	1
HOM	HOMER LTC	3 STATS IN	13:00	15:00	2
JNU	JUNEAU	3 STATS IN	13:00	15:00	18
KOD	KODIAK	3 STATS IN	13:05	14:15	1
KOT	KOTZEBUE	3 STATS IN	13:00	14:15	2
MAT	MATSU	1 OUTSTANDING			0
NOM	NAME	3 STATS IN	13:00	14:55	6
SOL	KEN/SOL	3 STATS IN	12:42	15:30	4



HOUSE COMMUNITY AND REGIONAL AFFAIRS

SUBJECT OF MEETING:

HB 180
HB 166

DATE: 3/11/93

PLACE: Rm. 124

NAME	REPRESENTING	BUSINESS/PERSONAL MAILING ADDRESS	ZIP	(H) PHONE	(W) PHONE	DO YOU WANT TO TESTIFY?	WHAT SUBJECT/ WHICH BILL?
John George	AK ST Firefighters Assoc	9515 MORAINE WAY JUNEAU AK 99801		9-0172	—	(Y) N	HB 166
Larry Penning	City of JUNEAU	820 Glacier Ave JUNEAU AK 99801		586-5322		(Y) N	HB 166
Bob Curran	ANA	P.O. BOX 22184 JUN AK 99802		364 3560		(Y) N	
						Y N	
						Y N	
						Y N	
						Y N	
						Y N	
						Y N	
						Y N	