



LAWS OF ALASKA

1991

Source

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Chapter No.

52

AN ACT

Defining "sponsors" for purposes of laws relating to the Alaska Housing Finance Corporation; extending the date applicable to inspections and code compliance of certain housing; and providing for an effective date.

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

THE ACT FOLLOWS ON PAGE 1

Approved by the Governor: June 15, 1991
Actual Effective Date: June 16, 1991

AN ACT

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

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

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

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

17 (A) if the unit is located

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

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

21 or

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1 (iii) outside a municipality; or
2 (B) as to each specific code within the construction codes of the
3 municipality that has adopted and enforces construction codes if the specific code does
4 not meet or exceed the comparable standard for similar housing established by the state
5 building code.

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

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

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

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

22 (14) "sponsors" means individuals, public and private corporations, associations,
23 partnerships or other entities, whether or not operated for profit; and consumer housing
24 cooperatives, associations, partnerships, or other entities organized under law for the primary
25 purpose of providing housing to individuals and families of lower and moderate income; it
26 includes organizations engaged in the production, origination, and development of residential
27 housing units intended to qualify for financial assistance under 42 U.S.C. 1437f (sec. 8, Housing
28 Act of 1937), as amended.

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

30 Sec. 3. AS 18.56.300(e)(2)(A) and (B), enacted by sec. 2 of this Act are intended to

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

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

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