

Title 17

Buildings and Construction

Chapters:

- 17.04 Building Code
- 17.08 Electrical Code
- 17.12 Plumbing Code
- 17.14 Mechanical Code
- 17.15 Building Energy Efficiency Standards
- 17.16 Fire Prevention Code

Chapter 17.04 Building Code*

Sections:

17.04.010 Adopted by Reference.

17.04.020 Building Permits.

17.04.010 Adopted by reference. The 1994 edition of the Uniform Building Code will be adopted as the minimum construction standard for residential construction within the city. (Ord. 74-25 Sec. 1, 1974; Ord. 89-13; Ord. 93-2; Ord. 97-05)

17.04.020 Building Permits.

A. Required. No person shall make any exterior structural change in or addition to any building, or construct any new building or structure, exempting unattached structures of one hundred square feet or less, within the city without first securing a building permit. A form is available at the city office if an individual questions whether or not a building permit is required. A verbal response from city staff or individual Seldovia Planning and Zoning Commission members to build without a permit is not acceptable. A written response containing reasons why the individual is exempt from building permit requirements must be obtained from the official who interprets the code.

B. Application Fee. Upon payment of a twenty-dollar fee, a permit application shall be issued by the City Clerk. If the plan or description of the proposed construction is approved by the Seldovia Planning And Zoning Commission, or the

* For statutory provisions regarding general city powers see AS Sec. 29.35.010 and AS Sec.29.35.250.

City Manager, and would not violate any ordinance or regulation of the City or any governmental agency, a building permit will be issued. If a building permit is denied and the applicant re-submits the application with changes to the Planning and Zoning Commission, the twenty-dollar application fee must be paid again. (Ord. 97-5 Sec. 2 (part), 1997; prior code Sec. 5.020)

C. Late Fees. If construction and/or development requiring a building permit, (as defined in part A of this section), commences before obtaining a building permit, a fifty-dollar late fee will be charged in addition to the regular building permit application fee, and/or a daily fee of ten dollars will be levied for each day that a building permit is not on file at the City Office. The City Manager or appointed staff shall determine the late fee.

D. Time Limit for Commencement. If the project has not commenced within one year of the permit issue date, the permit becomes null and void and a new building permit must be applied for. (Prior code Sec. 5.020; Ord. 89-13; Ord. 97-05; Ord. 00-07)

Chapter 17.08 Electrical Code

Sections:

17.08.010 Adopted by reference.

17.08.010 Adopted by reference. The 1996 edition of the National Electrical Code will be adopted as the minimum construction standard for residential construction within the city. (Ord. 74-26 Sec. 1, 1974; Ord. 93-2; Ord. 97-05)

Chapter 17.12 Plumbing Code

Sections:

17.12.010 Adopted by reference.

17.12.010 Adopted by reference. The 1994 edition of the Uniform Plumbing Code will be adopted as the minimum construction standard for residential construction within the city. (Ord. 74-27 Sec. 1, 1974; Ord. 93-2; Ord. 97-05)

Chapter 17.14 Mechanical Code

Sections:

17.14.010 Adopted by reference.

17.14.010 Adopted by reference. The 1991 edition of the Uniform Mechanical Code will be adopted as the minimum construction standard for residential construction within the city. (Ord. 97-05)

Chapter 17.15
Building Energy Efficiency Standards

Sections:

17.15.010 Adopted by reference.

17.15.010 Adopted by reference. The 1991 edition of the Alaskan Building Energy Efficiency Standards will be adopted as the minimum construction standard for residential construction within the city. (Ord. 97-05)

Chapter 17.16
Fire Prevention Code

Sections:

17.16.010 Adopted by reference.

17.16.010 Adopted by reference. The current edition of the Fire Prevention Code, in effect and approved by the National Fire Protection Association, will be adopted in its entirety for the fire prevention code of the city. (Ord. 74-28 Sec. 1, 1974; Ord. 97-05)