CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2014-23 A

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA MODIFYING SITKA GENERAL CODE TITLE 19 ENTITLED "BUILDING AND CONSTRUCTION" BY ADDING LANGUAGE TO EXEMPT FLOAT HOMES WITHIN THE JURISDICTIONAL LIMITS OF THE HARBOR SYSTEM UNDER SGC 19.08.025 ENTITLED "DOCKS AND BUILDINGS" AND ADDING CHAPTER 19.15 ENTITLED "BUILDING CODE FOR FLOAT HOMES," CHAPTER 19.16 ENTITLED "ELECTRICAL CODE FOR FLOAT HOMES," AND CHAPTER 19.17 ENTITLED "PLUMBING CODE FOR FLOAT HOMES"

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code ("SGC").

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The City and Borough of Sitka ("CBS") do not have provisions in the SGC relating to float homes within the jurisdictional limits of the harbor system as set forth in SGC 13.02.040. The purpose of this ordinance is to update SGC Title 19 which would allow for the building and construction of float homes as well as add provisions within that title to regulate and provide guidance to float home owners to ensure compliance with all federal, state and local requirements for the construction and building of float homes and include adoption by reference of the 2009 International Residential Code. The proposed modifications and additions to SGC Title 19 are as follows:

Modifying –
• SGC 19.08.025 entitled “Docks and floating buildings” to make an exception to float homes as regulated by SGC 13.15 and SGC 19.15 of required permitting and plan review for non-structural fire and life safety project components.

Adding -
• SGC Chapter 19.15 entitled “Building Code for Float Homes;”
• SGC Chapter 19.16 entitled “Electrical Code for Float Homes;” and
• SGC Chapter 19.17 entitled “Plumbing Code for Float Homes.”

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that SGC 19.08.025 entitled “Docks and floating buildings” is amended to exempt float homes as allowed regulated in SGC 13.15 and SGC 19.15 and add SGC 19.15 entitled “Building Code for Float Homes,” SGC 19.16 entitled “Electric Code for Float Homes,” and SGC 19.17 entitled “Plumbing Code for Float Homes” to regulate float homes and its construction within the jurisdiction of the City and Borough of Sitka (new language underlined; deleted language stricken where applicable; all language in SGC 19.15, 19.16 and 19.17 are new are not underlined):
Chapter 19.08
CODE APPLICABILITY

Sections:
19.08.010 Geographical limits.
19.08.020 Sitka road system.
19.08.025 Docks and floating buildings.
19.08.030 Islands.
19.08.040 Definition of “islands” for purposes of this title and Title 22.

**

19.08.025 Docks and floating buildings.
Docks and floating buildings, with the exception of float homes as allowed in the Sitka Harbor System and regulated by SGC 13.15 and SGC 19.15, require permitting and plan review for non-structural fire and life safety project components only. Section 19.01.070 does not apply to docks and floating buildings.

**

Chapter 19.15
BUILDING CODE FOR FLOAT HOMES

Sections:
19.15.010 Adoption by reference certain portions of the International Residential Code for one and two family dwellings.
19.15.020 Size of floatation system.
19.15.030 Floatation and stability.
19.15.010 Adoption by reference certain portions of the International Residential Code for One and Two Family Dwellings.
The 2009 International Residential Code for One and Two Family Dwellings, published by the International Code Council, as amended in Title 19.01, is adopted and included by reference, with the following exceptions:

A. Amend Chapter 2 and add new definition: **Float home** - A single family dwelling unit attached to a flotation device, built to the minimum standards of the IRC and of this ordinance. Float homes are not boats and are subject to all the laws and regulations governing private dwelling units.

B. Chapter 4 of the IRC is deleted.

C. All references to garages are deleted.

D. Stairs providing a required means of egress from an area of not more than 200 square feet shall have a minimum clear width of 30 inches. Maximum riser height shall be not more than 8 inches and minimum tread depth shall be not less than 9.25 inches.

E. Guards are not required where open decks, balconies, and walkways do not exceed 36 inches in height above the water line.

F. Fastenings in areas exposed to the elements shall be hot dipped galvanized steel, marine grade bronze, copper, stainless steel, or other corrosion resistant material suitable for marine use.

G. Boat wells under floating structures shall be separated from the dwelling unit, and from structural members supporting the dwelling unit, by a minimum of one layer of 5/8 inch Type X, water resistant, gypsum wall board, or equivalent approved fire rated assembly. Boat wells shall provide adequate natural ventilation to prevent the buildup of flammable vapors.

H. All framing lumber in contact with the flotation device and all framing lumber within 12 inches of the water surface shall be factory preservative treated in accordance with AWPA-U1. Plywood shall be exterior grade and all plywood below the deck level shall be marine grade. Any other decay resistant materials shall be approved by the Building Official.

I. Roof coverings shall be fire-resistant or noncombustible.

J. The building official shall have the authority to rule on the applicability of this code as it applies to residential floating structures.
19.15.020 Size of flotation system.
The dimensions of the flotation system shall be not larger than 20 feet by 40 feet.

19.15.030 Flotation and Stability
A. The flotation system shall be designed according to accepted marine engineering and naval architectural principles. The flotation devices shall be structurally sound and securely integrated with the framing for the attached structure. The design shall be approved and sealed by an appropriately licensed professional engineer qualified in such design and shall be submitted to the building official for approval.

B. The flotation device shall be water tight, durable and protected from deterioration by water, impact damage due to floating debris, electrolytic action, corrosion, water-borne solvents, organic infestation, chafing or physical abuse. Logs and unprotected plastic foam insulation are not approved flotation devices.

C. Where solid flotation devices are not used, hulls shall be fitted with longitudinal and/or transverse watertight bulkheads sufficient to keep the loaded hull afloat with positive stability with any one compartment flooded. No compartment shall compromise more than 20 per cent of the total available flotation volume.

D. Where solid floatation devices are not used the flotation devices shall be constructed so that access to each compartment is readily available from the first floor level of the completed floating structure.

E. A float home with a flotation device other than solid flotation shall be equipped with bilge pumps and a bilge alarm system with detectors in each compartment with audible and visual alarm indicators in the float home. At least one visual indicator shall be located outside the float home in a place visible to passersby.

F. The overall buoyancy and stability of the flotation device and attached structure shall be designed to accommodate moving and launching, wave action, loads imposed by mooring, vessels and walkways moored to the structure, live and dead loads, and the design snow loads and wind loads in effect in the City and Borough of Sitka.

G. The flotation device shall have sufficient stability in both the longitudinal and transverse directions to limit the amount of heel from the horizontal resulting from off of center live loading to a maximum of 4 degrees.

H. The flotation system and decking shall provide access to, and protection for, the sewage holding tank.

19.15.040 Reserve Buoyancy Criteria
The flotation system shall have sufficient buoyancy to support the design weight of the float home plus the maximum combined weight of deadweight items and design snow load and maintain a minimum freeboard of 14 inches. When design wind load is applied to the superstructure the amount of heel shall be not more than 4 degrees from horizontal or one
half the freeboard, whichever is less. Freeboard is measured from the surface of the water to the bottom of the lowest floor or deck framing members.

19.15.050 Exiting and Emergency Egress
In addition to the requirements of the IRC, including, but not limited to Chapter 3, section R311, floating homes shall have a 24 inch minimum width open deck on all sides. Decks shall be constructed so as to prevent the ponding of water.

19.15.060 Mooring
Cleats, bollards, bull rails or other such devices shall be sufficient in number and attached to the floating structure in such a way as to provide adequate mooring points to secure the float home in the highest design wind load. Mooring lines shall be kept in good condition, kept free of chafing, and shall be removable without the use of tools.

19.15.070 Fire separation
A. A clear space of at least eight feet shall be provided between adjacent structures measured from building wall line horizontal to adjacent building wall line. Roof eave projections shall be no closer than six feet. Table 302.1 of the IRC shall not apply.
B. Where floating homes are placed closer than eight feet from building wall line horizontal to building wall line; walls, eaves and roofs shall be constructed in accordance with Table 302.1 of the IRC.
C. A clear space of four feet shall be provided between adjacent floats.

Chapter 19.16
ELECTRICAL CODE FOR FLOAT HOMES

Sections:
19.16.070 Adoption by reference.

19.16.070 Adoption by reference.
The 2011 Edition of the National Electrical Code, copyrighted by the National Fire Protection Association, is adopted and incorporated by reference.

Chapter 19.17
PLUMBING CODE FOR FLOAT HOMES

Sections:
19.17.010 Adoption by reference.
19.17.020 Sewage holding tank.
19.17.040 Portable water.

19.17.010 Adoption by reference.
The 2009 Edition of the Uniform Plumbing Code, promulgated by the International Association of Plumbing and Mechanical Officials, is adopted and incorporated by reference, including the following appendices:

Appendix A, Recommended Rules for Sizing the Water Supply System.
Appendix B, Explanatory Notes on Combination Waste and Vent Systems.
Appendix I, Installation Standards.
Appendix K, Private Sewage Disposal Systems.

19.17.020 Sewage holding tank
A. Sewage holding tanks for float homes shall be sized in accordance with Table K-2, Appendix K of the Uniform Plumbing Code.

B. Sewage holding tanks shall be constructed of materials not subject to corrosion or decay and shall be watertight.

19.17.030 Sewage Treatment
Sewage, including greywater, shall be disposed of by pumping to a portable holding tank and delivering to an approved sewage pump out facility. Alternatively, sewage may be treated with an approved sewage treatment system and discharged into the water. The owner is responsible for securing appropriate state and federal permits for such systems. Untreated sewage or greywater shall not be discharged into the water.

19.17.040 Potable Water
Connections to the municipal water system shall be of an approved method, shall include backflow prevention and shall be approved by the building official.

5. EFFECTIVE DATE. This ordinance shall become effective 30 days after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 8th day of July, 2014.

Matt Hunter, Deputy Mayor

ATTEST:
Colleen Ingman, MMC
Municipal Clerk