



AHBA TOP PRIORITIES

- Lot coverage amendment to allow 40%/50% (single story) lot coverage in R-1 and R-1A. Allow 10-15% lot coverage in the R-9.
- Eliminate Stormwater Pollution Prevention Plan (SWPPP) requirements for Clearing and Grinding (Municipality of Anchorage (MOA) Staff has been attempting to work toward this at policy level for a few months).
- Eliminate MOA plan review fees for exempt plan review permits.
- Allow for private inspection process similar to exempt plan review.
- Reduce minimum lot size and max lot width to allow for small lot subdivision per the goals of the 2040 Land Use Plan (LUP). Current process of unit lot subdivision or planned unit development (PUD) add additional cost and fees.
- Revise Title 23 IRC 317.1.5 to explicitly allow GLB beams to be flashed and stained onsite rather than treated out of state. Local supplies are limited, and these special order items are costly. MOA recently changed its policy on this in 2021.
- Optimize and clarify Title 21 Open Space measurement wording. Current strict staff interpretation ignores intent of the code, reduces density and drives up cost.
- Add administrative variance for Title 21 and Title 23 for the closing out of old permits.
- Revise MOA bond language requirements to allow more contractors to bid work.
- Allow 12% grades on public roads (Design Criteria Manual (DCM) change).
- Exempt Residential Permits (currently one- and two-family dwellings) from fill and grade code requirements. Recent staff interpretation is to ignore the fill and grade code on 99% of residential permits but to apply in extreme circumstances. This is illegal and poor policy. Other mitigating additions to the International Residential Code (IRC) could satisfy safety concerns without turning a residential driveway into a commercial permit.
- Allow three and fourplexes to be processed as Residential permits eliminating the separate civil, fire and traffic reviews required of commercial permits.
- Clarifications in the International Fire Code (IFC) and Title 21 regarding secondary access would help clarify inconsistent staff interpretation. [**CLICK HERE FOR MOA BUILDING PERMIT REPORTS**](#)