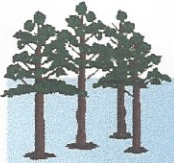


## Correspondence



### RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations

1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

September 15, 2020

Dear Assembly Members:

The Rabbit Creek Community Council is very concerned about the recently introduced updates for the Municipality's Building Code, Title 23. We just learned of proposed ordinance No. AO 2020-85 and found minimal information to inform the discussion at our September 10<sup>th</sup> monthly meeting. Consequently, we are very concerned that the changes will be considered at the Assembly's September 29<sup>th</sup> meeting with no time for the public to realistically review and understand such a complex, lengthy document, one that could result in significant changes and costs for new and existing construction.

Our recommendations, as passed by a majority vote of 14 yeas, zero nays, and 4 abstentions follow:

- 1) Delay any vote on the proposed Building Code update until an analysis can be prepared for public review and the public has adequate (45-day) time to review it prior to the Public Hearing.
- 2) Our neighborhood of large lots and limited access is particularly concerned about the requirement for sprinklers on new construction, likely raising costs thousands of dollars/home.
  - What is the data on saving lives and property to justify sprinklers for single family homes?
  - What updates or remodeling of existing homes could trigger application of this requirement?
  - How will the sprinklers work if the electricity goes out? If it is also below freezing? Are there other cold climate cities with similar requirements? What is their effectiveness?
  - What alternatives have been considered? E.g., communal water tanks; we have long been concerned with new subdivisions that lack two egress routes – guarantee such access for Fire Department and other emergency vehicles to improve fire prevention/mitigation.
- 3) How do the proposed changes coordinate or conflict with Anchorage's Climate Action Plan? E.g., address heat island effects with reflective exterior materials; backup generators; low-profile construction in the windiest areas. Please see this informative argument for the need to consider adaptation and resilience, as well as climate change mitigation, in building for the future: <https://www.washingtonpost.com/magazine/2020/09/14/rethinking-architecture-stand-up-climate-change/>.

Thank you for your consideration of our recommendations which we discussed with our Assembly Members Weddleton and LaFrance at our meeting. We look forward to a response.

Sincerely,

Ann Rappoport, Co-chair  
Rabbit Creek Community Council

Ky Holland, Co-chair  
Rabbit Creek Community Council

cc: Mayor Ethan Berkowitz