



City of Valdez
ALASKA
Planning Department

June 18, 2021

Rhett Foster
PO Box 856
Valdez, AK 99686

Re: Permit #20-000197

Mr. Foster,

This letter is in response to your questioning the Planning Department's position regarding the sonotube deck footings found to be non-compliant by the Building Inspector on October 23, 2020.

The 2009 International Residential Code states:

- RI09.1 Types of inspections. For onsite construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.
- RI09.1.1 Foundation inspection. Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

Since 8 of the 13 deck footings were completely filled with concrete, there was no way to determine if the required reinforcing steel was in place and supported prior to or during the placement of concrete. Therefore, the non-compliant footings must be replaced prior to any work being placed on them.

Valdez Municipal Code 15.06.040 states:

Whenever the building department shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the chief building official.

A. Appeal to the Planning and Zoning Commission.

- Filing Limit. An appeal of the decision of the building official in enforcement of this title may be taken to the planning and zoning commission by the permittee or agent thereof. The written appeal must be filed within fifteen days of the decision of the building official. The appeal must be filed with the office of the city clerk.

If you have any questions concerning this decision please contact me. If you decide to appeal this decision, any questions concerning the appeal process should be directed to the Sheri Pierce, City Clerk, at spierce@valdezak.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Wall".

Bruce Wall

Senior Planner / Acting Building Official

City of Valdez | Planning Department

P.O. Box 307, Valdez AK 99686

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