

## **Summary of Building Inspection (PUR-102) And BEES Certification (PUR-101) Requirements**

The Summary of Building Inspection (PUR-102) requirements are as follows:

1. If your project is being constructed in a community with a recognized building department, A PUR-102 form is not required. However, a final unconditional Certificate of Occupancy issued by the city, municipal, or borough authority is required. Presently, the following communities have recognized building departments: Anchorage (with-in their service area, bowl area and parts of Eagle River), Fairbanks (with-in city limit), Juneau City and Borough, City of Kenai, Kodiak City and Borough, Nome, North Pole, Palmer, Petersburg, Seward, Sitka, Soldotna, and Valdez.
2. If your project is being constructed in a community without a recognized building department, a PUR-102 form is required. This form must be completed by the building inspector at various stage of project development, not just when the project is complete. The PUR-102 can only be completed by:
  - a. An engineer, licensed under AS 08.48, who was not employed as the engineer for the project, or a member of the firm that was (any project size);
  - b. An architect, licensed under AS 08.48, who was not employed as the architect for the project, or a member of the firm that was (any project size);
  - c. An International Construction Code (ICC) certified inspector for “commercial” construction (any project size);
  - d. A “New Home or Joint Registration” inspector licensed under AS 08.18 is eligible to sign PUR 102 Forms for properties that are 1-4 units only;
  - e. An International Construction Code (ICC) certified inspector for “residential” construction (1-2 units). Exceptions can be made on a case by case basis for projects of three or more where the units are less than three stories in height with separate means of egress and accessory structures and each unit extends from foundation to roof with open spaces on at least two sides.

The **Building Energy Efficiency Standard** (BEES) Certification is required for new construction activities after January 1<sup>st</sup>, 1992. *NOTE: The BEES Standard will change to the International Energy Conservation Code as of April 1, 2007.* It sets minimum standards for thermal resistance, air leakage, moisture protection, and ventilation as they relate to efficient use of energy in buildings. There are four methods through which compliance can be achieved:

1. Prescriptive Method, which specifies minimum R-values for a building.
2. Performance Method, which requires calculations, but allows for some trade-offs with building components.
3. Building Budget Method, requiring extensive calculations generally performed by computing software, such as AkWarm or Hot-2000.
4. Energy Rating Method (performed by an energy rater using AkWarm computer software), which requires an energy rating of 4 Star Plus or higher. (An Energy Efficiency Interest Rate Reduction (EEIRR) is available for homes with an energy rating of 5 Star and 5 Star Plus).

Compliance with BEES must be certified with the PUR-101 document. Depending on the method used, compliance may be certified by an energy rater, a licensed architect, engineer, ICC

inspector, contractor, building owner or mechanical contractor (ventilation only) **if they meet BEES Compliance Certification requirements**. AHFC maintains a list of agencies and individuals who are certified to perform BEES Compliance Certifications and the **PUR-102 and PUR 101** forms at:

[http://www.ahfc.state.ak.us/home/energy\\_rater\\_guide.cfm](http://www.ahfc.state.ak.us/home/energy_rater_guide.cfm)

**Grantee Signature:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_