

MUNICIPALITY OF ANCHORAGE



DEVELOPMENT SERVICES DEPARTMENT

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P.O. Box 196650 ❖ Anchorage, Alaska 99519-6650 ❖ <http://www.muni.org>

ATTENTION: «OWNER_NAME»
«OWNER_ADDRESS»
«OWNER_CITY» «OWNER_ZIP»

REFERENCE: **POTENTIAL FOR ROOF COLLAPSE**

PARCEL ID: «PARCEL_ID»
PARCEL ADDRESS: «PARCEL_ADDRESS»

According to MOA records one or more buildings at the above listed property may have roof construction consistent with roof collapses experienced in the Municipality of Anchorage (MOA) over the last two winters. The construction of concern includes roofs with the following parameters:

- Wood trusses having metal gang nail (connector) plates.
- Constructed prior to 1990.
- Flat or near flat roof slope.
- Commercial use, typically having longer truss spans.

The MOA is recommending you take steps to protect yourself and occupants of the potentially impacted structures including the following.

STEP 1 - IDENTIFY/CONFIRM ROOF CONSTRUCTION

It is recommended that you attempt to identify the structure supporting the roof. A selection of pictures of roof construction types is attached to this letter for assistance. If the roof structure is concealed by a ceiling, access may be required to confirm the construction type. If you are uncertain of the construction of your roof, it is recommended that you contact either a licensed structural or civil engineer or request an inspection by MOA Development Services Department through the web address or QR code below.

Once you have identified your construction type, please share the results through the web address or QR code below to contribute to community wide statistics.


STEP 2 - REMOVE SNOW FROM ROOF

If your roof is of the construction type of concern, as described above, or if you're unsure of your roof construction, we recommend that no one occupy the space until the snow is removed from the roof. The roof construction of concern has failed multiple times even when supporting less than 25 pounds per square foot (psf) of snow. Anchorage has received record setting amounts of snow early this winter and there is still plenty of winter to come. Additional time or snow could lead to failure. We are finding that when these roofs are analyzed by an engineer, a high percentage have trusses experiencing some degree of distress, with some trusses found to be in active failure. Trusses experiencing distress will likely get worse over time and eventually fail.

Regular snow removal is recommended until the roof is proven safe. The accumulation of snow should not be allowed to exceed 15 pounds per square foot.

STEP 3 - CONTACT AN ENGINEER TO ASSESS THE ROOF STRUCTURE

If you have the type of construction of concern as described above, we recommend that you contact a licensed structural or civil engineer to investigate the roof structure and its condition. The engineer may utilize the optional form attached to the MOA Policy S.12. The engineer should be able to assess the condition and make recommendations. Expect that every truss and truss connection may need to be observed. If you elect to do this or have already had it done, please share the results through the web address or QR code below to contribute to community wide statistics.

<p>QR Code:</p>  <p>SCAN ME</p>	<p>Steps for reporting roof construction type or requesting MOA verification assistance:</p> <ol style="list-style-type: none"> 1. Scan QR code or use web address below. 2. Under “Personal Information”, at a minimum provide your name and contact number. 3. Under “Request Type”, select “Parallel Chord Truss Verification”. 4. In “Description”, provide the following: <ol style="list-style-type: none"> a. If you have determined the construction type, please list either “wood roof truss” or “other construction.” If you’d like assistance, please write “assistance required.” b. If you have shoveled your roof this winter, please list the last time you shoveled. c. Under “Location”, select “address” and fill out all required fields. d. If you have determined the roof construction, please attach photos for verification. If you have had an engineer complete a review, please attach the engineer’s report or letter.
<p>Web Address:</p>	<p>https://www.muni.org/anchorageworks/CRM/ServiceRequest/ServiceRequest/ParallelChordTrussVerification</p>

The following additional information is available at the Development Services website:
www.muni.org/Departments/OCPD/development-services

- Snow Removal Notice
- Handout AG.30 – Snow Removal Guidance
- Policy S.12 – Wood Truss Roof Framing Due Diligence Investigation

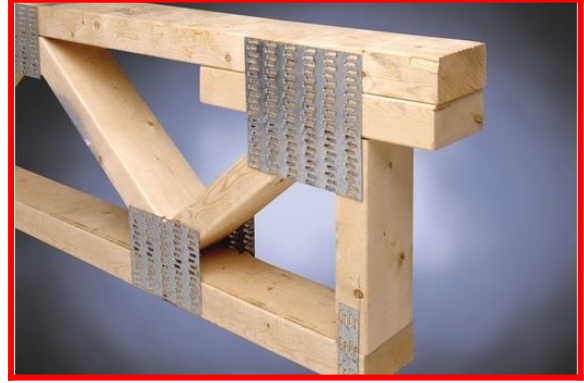
For questions, please contact us at 907-343-8301.

Thank you for making Anchorage a safe place to Live, Work, and Play.

Ross Noffsinger
 Acting Building Official

ROOF CONSTRUCTION OF CONCERN

Wood roof truss with metal gang nail plates



OTHER ROOF CONSTRUCTION TYPES

Not a Concern



Open web wood truss



Solid concrete construction



Solid sawn or glulam construction



Open web steel truss



Structural steel framing