

Building Codes Public Meetings

Tutuila Public Meetings:

- Tuesday, Oct. 10th - Eastside Area
 - Amouli at 5pm
- Wednesday, Oct. 11th – Downtown Area
 - Pago DWYA @ 5 pm
- Thursday, Oct. 12th - Westside Area
 - Leone @ 5pm
- Wednesday, Oct. 18th - Central Area
 - Tafuna DWYA @ 5pm

Manua Public Meetings:

- Friday, Oct. 13th - Tau & Fitiuta
 - ASG EOB at 5 pm
- Monday, Oct. 16th - Ofu & Olosega
 - ASG EOB at 5 pm

American Samoa Building Code Upgrade Project

Presented by:

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&

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Building Codes History

- The first known written building code was enacted by King Hammurabi in Babylon in 1758 B.C. written in stone:
 - “If a builder has built a house for a man and his work is not strong, and if the house he has built falls in and kills the householder, that builder shall be slain.”
- After the great fires in London in 1666 and Chicago in 1871, building codes started addressing the risks one building posed to adjacent buildings and the public.
- In 1905, a U.S. insurance group, the National Board of Fire Underwriters, created the National Building Code to minimize risks to property and building occupants.
- By 1940, the United States had three regional code organizations, each with its own code
- These three organizations and their codes were consolidated into the International Code Council (ICC) and the first set of “I-codes” was published in 2000.
- These codes include the International Building Code (IBC), the International Residential Code (IRC), the International Energy Conservation Code (IECC), as well as mechanical, plumbing, fire and other codes.

Am. Samoa Building Code

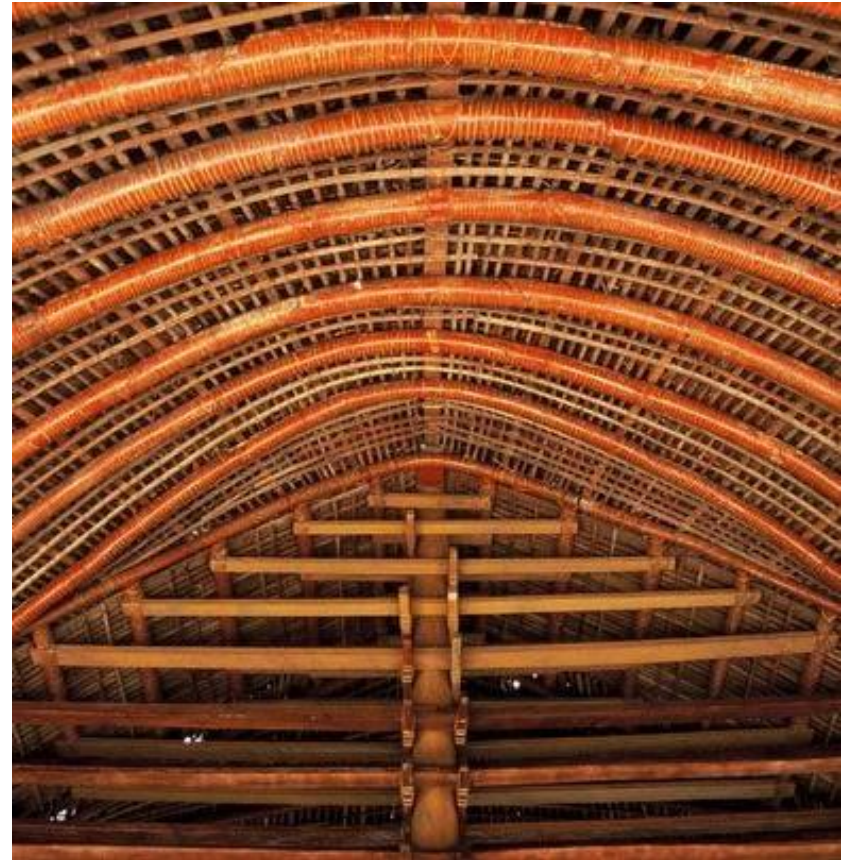
- The Uniform Building Code, Short Form, **1964 Edition, Volume 1** was adopted by the American Samoa Government as the official Building Code in American Samoa
 - There is hereby established in the Territory of American Samoa, the 'Building Department', which shall be under the jurisdiction of the Department of Public Works. The Governor shall appoint a building official who shall be charged with administration and enforcement of this Code”.
- Total Valuation Fee
 - \$100 or less = No fee
 - \$100, to and including \$2,000 = \$ 2.00
 - More than \$2,000, to and including \$10,000 = 5.00
 - Each additional \$1 ,000 or fraction thereof, to and including \$25,000 = 2.00
 - Each additional \$1 ,000 or fraction thereof, to and including \$50,000 = 1.00
 - Each additional \$1,000 or fraction thereof, more than \$50,000 = 0.50
 - Any agricultural structure and Samoan Fales = No fee

Why Upgrade American Samoa's Building Code?

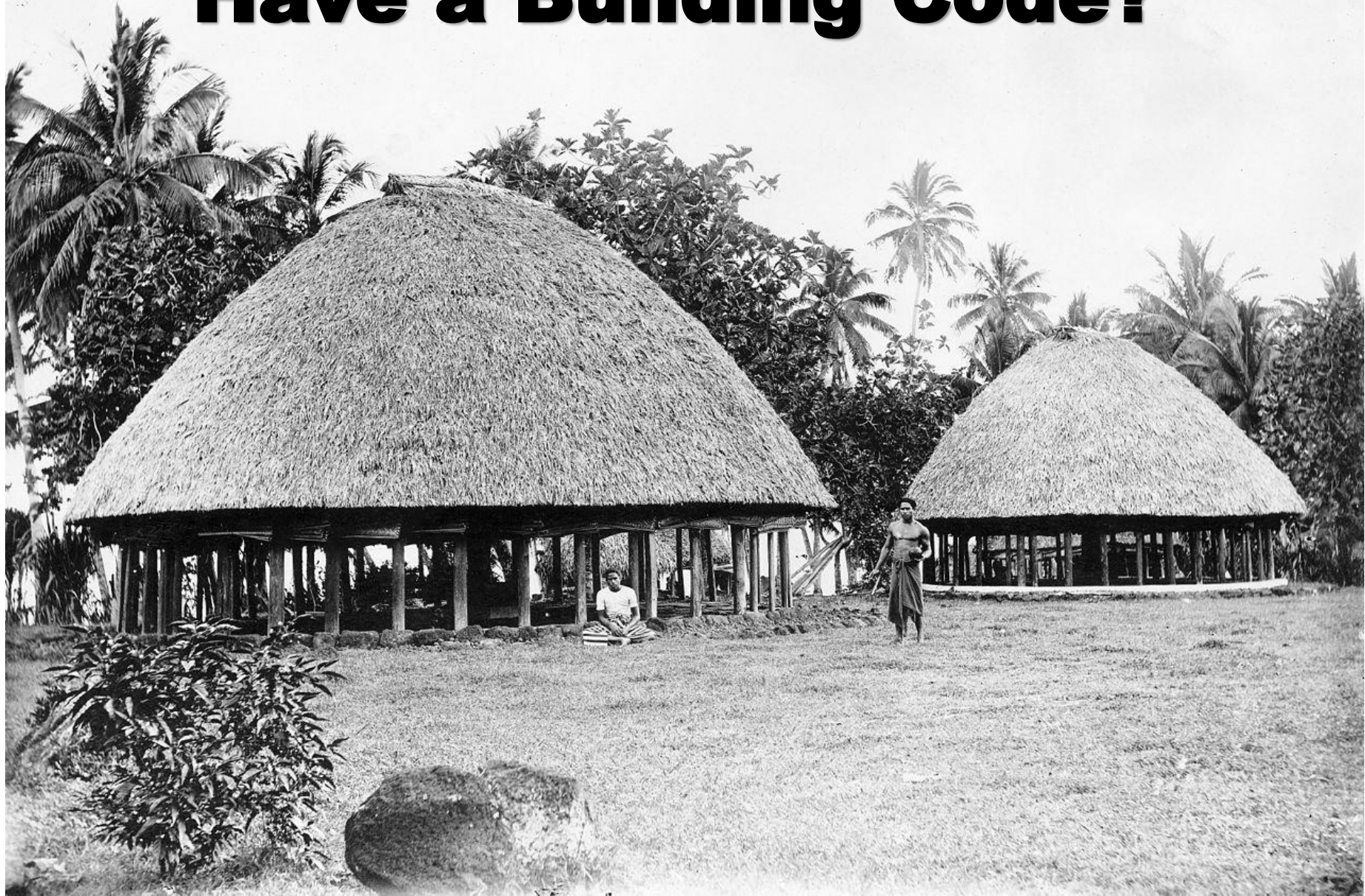
- Helps our community be more resilient against natural disasters
- Protects you from a wide range of hazards like cyclones, fire, earthquakes through implementation of safe wiring, fire prevention, and stronger structural integrity.
- Saves our community lots of money.
 - Recent study called “Building Code Saves” showed that cities and counties with modern building codes have avoided at least \$132 billion in losses from natural disasters.
- An updated building code helps level the playing field by setting common, minimum design and construction requirements across communities that result in improved construction quality, consistent permitting, and strong code enforcement.

Why Upgrade American Samoa's Building Code? (cont.)

- Implementing building codes can save a community money in reduced insurance premiums, lower bond ratings, and can help when applying for federal grant funds.
- FEMA's Hazard Mitigation Assistance grant programs provide funding for activities that reduce disaster losses and protect life and property from disaster damage.



Did Our Samoan Ancestors Have a Building Code?

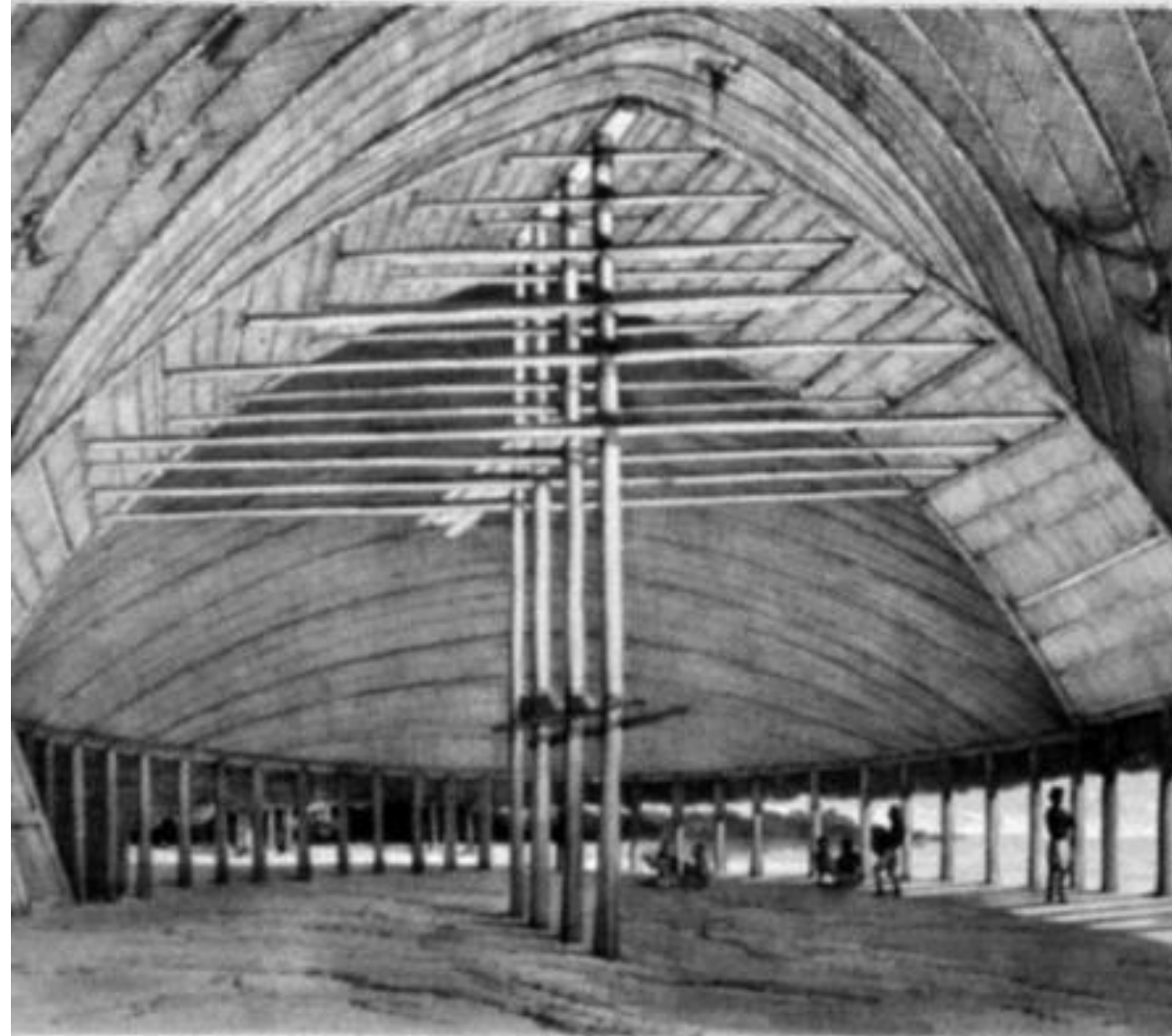


The Legend That Created The Samoan Fale Building Code!

- During the time of *Tagaloalagi*, the houses in Samoa varied in shape, and this led to many difficulties for those who wished to have a house built in a certain manner.
- Each carpenter was proficient in building a house of one particular shape only, and it was sometimes impossible to obtain the services of the carpenter desired.
- A meeting of all the carpenters in the country was held to try to decide on some uniform shape. The discussion waxed enthusiastic, and as there seemed no prospect of a decision being arrived at, it was decided to call in the services of *Tagaloalagi*.
- After considering the matter, he pointed to the dome of Heaven and to the horizon and he decreed that in future, all houses built would be of that shape, and this explains why all the ends of Samoan houses are as the shape of the heavens extending down to the horizon.

Architecture of Samoa Building Code.

- Traditional Samoan architecture is characterized by an oval or circular shape, with wooden posts holding up a domed roof.
- The *Fale* is lashed and tied together with a rope called *'afa*, handmade from dried coconut fiber.
- Making enough lengths of *'afa* for an entire house can take months of work.
- Ordinary Fale takes about 30k-50k feet of *'afa*.



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Architecture of Samoa Building Code

- The lashing construction of the Samoan *Fale* is one of the great architectural achievements of Polynesia.
- The builders in Samoan architecture were also the architects, and they belonged to an exclusive ancient guild of master builders, *Tufuga Fau Fale*.
- *Tufuga* means master craftsmen who have achieved the highest rank in skill and knowledge.



Project Approach

FIRST GLANCE: DEVELOPMENT OF NEW BUILDING CODE SHOULD BE SIMPLE.



WIDE VARIETY OF EXISTING CODES CAN BE BROUGHT TOGETHER AND ADOPTED.



MOST CODES REGULARLY UPDATED THROUGH COMMITTEE REVIEWS, E.G., INTERNATIONAL CODE COUNCIL

Project Approach

most local codes adopt existing model codes along with various amendments.

But not that simple.

People using or impacted by new building code have different perspectives.

Who are They?

designers who
prepare building
plans

ASG agencies that
develop and improve
facilities

Construction
companies and
smaller private
contractors that build
facilities

Homeowners &
business owners
who pay for
construction of new
facilities

Step 1

Start where community is, not where you think it should be.

What codes are being used by designers and builders for projects in American Samoa? What issues do they face?

What codes are used by those who review, inspect, and approve construction of new facilities in American Samoa?

What are concerns of homeowners and small business owners who pay for construction or improvement of homes and commercial facilities?

Already interviewed reps of about 20 ASG agencies and few private construction companies.

Mailed out Construction Industry survey to 70+ designers and construction companies

Will be holding public information meetings the following locations between October 10-19, 2023

Public Information Meeting Schedule



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Architectural blueprints are shown on the left side of the slide, partially unrolled. They feature various technical drawings, including floor plans and sections, with numerous numerical dimensions and alphanumeric labels. The blueprints are set against a light blue, wavy background that suggests a sense of movement or depth.

Step 1: Bottom Line

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- Preparation of new building code requires balancing need for more resilient built environment with the interests of those who will use a new building code or be affected by it.

Step 2

Evaluate factors influencing building code requirements.

Known hazards, e.g., flooding, earthquakes, tsunamis, tropical storms

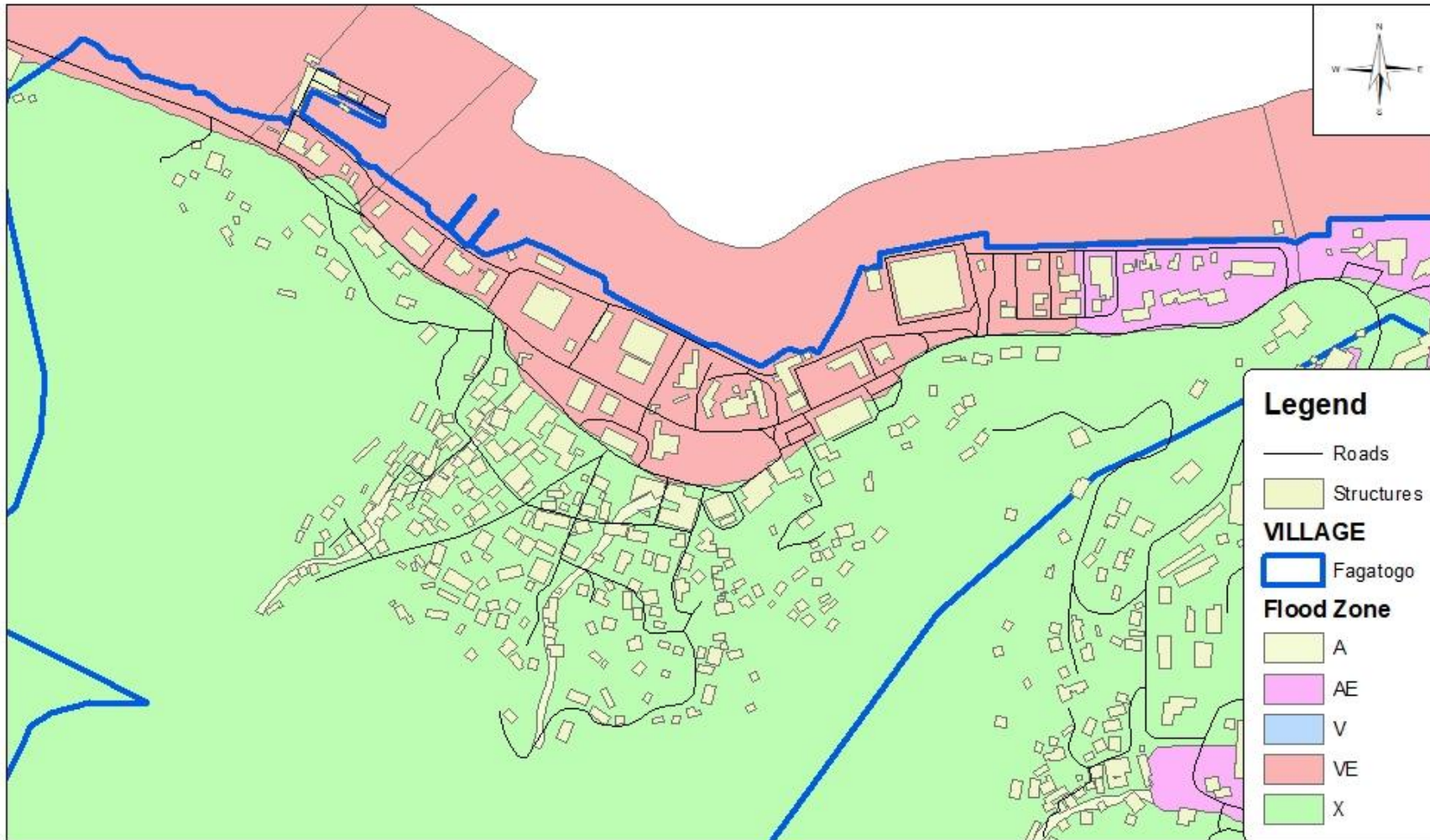
Potential hazards, e.g., sea level rise

Environmental characteristics, e.g., topography, soils, tidal range, rainfall, surface winds,

Demographic, economic, and land use trends

Use spatial analysis and GIS to pinpoint locations and determine extent of need for various code requirements.





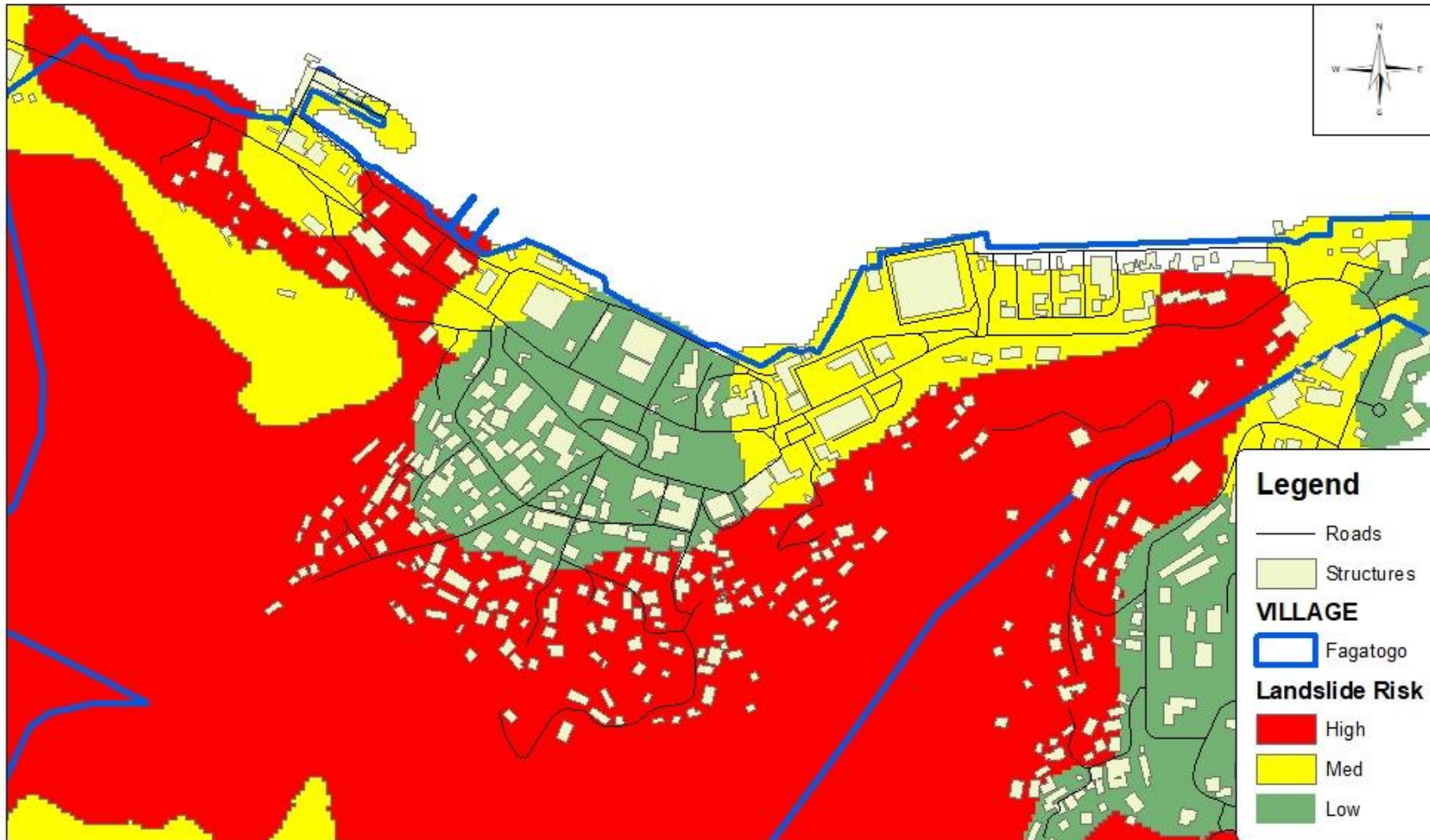
American Samoa
Building Code Upgrade Project

Potential Flood Hazard
Fagatogo Village



Pedersen Planning Consultants
P.O. Box 1268
Keeau, Hawaii 96749
Email: pedersenplanning@gmail.com

Source: ASG Coastal Zone Management Program 2023



American Samoa
Building Code Upgrade Project

Potential Landslide Hazard
Fagatogo Village



Pedersen Planning Consultants
P.O. Box 1268
Kaaau, Hawaii 96749
Email: pedersenplanning@gmail.com

Source: ASG Coastal Zone Management Program 2023

Step 3

- Use most current version of International Building Code (IBC) as model code.
- Review and identify potential amendments to IBC.

Step 4

Examine and recommend changes to ASG Project Notification and Review System and Building Permit Processes.

Step 5

Provide opportunities for review of draft building code by ASG agencies and general public.

Review public and ASG agency comments and prepare second draft of building code.

Step 6

Develop strategies for training of building inspectors, private contractors, and selected ASG personnel to become more familiar with International Building Code and other model codes incorporated into the new American Samoa Building Code.

Step 7

Prepare draft legislation for Fono to review, consider amendments, and adopt new building code for American Samoa.

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