

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160  
Toll Free: 1-800-478-4441

Applications must be postmarked or received at the Office of the Borough Clerk or authorized office in Homer or Seward by: **5:00 p.m. on March 31, 2021.**

**Filing Fee: Must be included with this appeal form.**

**For Commercial Property: Please include Attachment A**

**RECEIVED**

**MAR 12 2021**

**Borough Clerk's Office  
Kenai Peninsula Borough**

For Official Use Only

Fees Received: \$ 30 (20)  
☐ Cash  
☒ Check # 90-3A78/1222  
payable to Kenai Peninsula Borough

CREDIT CARDS NOT ACCEPTED FOR FILING FEES

FILING FEE BASED ON TOTAL ASSESSED VALUE PER PARCEL (Each parcel/account appealed must be accompanied by a separate filing fee and form)	
Assessed Value from Assessment Notice	Filing Fee
Less than \$100,000	\$30
\$100,000 to \$499,999	\$100
\$500,000 to \$1,999,999	\$200
\$2,000,000 and higher	\$1,000

Per KPB 5.12.050(B), if the appeal is withdrawn before evidence is due, or if the appellant or agent of the appellant is present for the appellant's hearing before the BOE or participates telephonically pursuant to KPB 5.12.060(T) then the filing fee shall be fully refunded within 30 days after the hearing date.

Account / Parcel Number:	<b>17717419</b>	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	<b>Suvi M. Bayly</b>	
Legal Description:	<b>Residential</b>	
Physical Address of Property:	<b>824 Ocean Drive Loop, Homer, AK 99603</b>	

Contact information for all correspondence relating to this appeal:

Mailing Address:	<b>824 Ocean Drive Loop, Homer, AK 99603</b>		
Phone (daytime):	<b>907-885-5340</b>	Phone (evening):	<b>907-885-5340</b>
Email Address:	<b>suvibayly@gmail.com</b>		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

Value from Assessment Notice: \$ 55,800 Appellant's Opinion of Value: \$ 165,000  
Year Property was Purchased: 2016 Price Paid: \$ 35,000

Has the property been appraised by a private fee appraiser within the past 3-years? Yes ☐ No ☒

Has property been advertised FOR SALE within the past 3-years? Yes ☐ No ☒

Comparable Sales:

PARCEL NO.	ADDRESS	DATE OF SALE	SALE PRICE
17717416	882 Ocean Drive Loop	current value	\$118,000
17717420	804 Ocean Drive Loop	current value	\$130,000
17718010	751 Ocean Drive Loop	current value	\$110,800

Appellant's Exhibits

APP 1

THE ONLY GROUNDS FOR APPEAL ARE: **UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY** (KPB 5.12.050 (E)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☐ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☒ My property has been undervalued.
- ☒ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

**You must provide specific reasons and provide evidence supporting the item checked above.**

My property has been built to code: plumbing, electrical, nat. gas, structural from national and AK codes

My property is assessed lower than other properties which have NO built structure, no water, no gas, no electrical or driveway permit. One of the properties is matchstick with only exterior plywood.

**\*\* THE APPELLANT BEARS THE BURDEN OF PROOF (AS 29.45.210(b)) \*\***

**Check the following statement that applies to your intentions:**

- ☒ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.
- ☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

**Check the following statement that applies to who is filing this appeal:**

- ☒ I am the **owner of record** for the account/parcel number appealed.
- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am **the personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
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**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Suvi Bayly

Signature of Appellant / Agent / Representative

03/12/2021

Date

Suvi M. Bayly

Printed Name of Appellant / Agent / Representative



## Shassetz, Tatyana

---

**From:** Shassetz, Tatyana  
**Sent:** Friday, March 12, 2021 2:41 PM  
**To:** 'Suvi Bayly'  
**Cc:** Anderson, William; Blankenship, Johni  
**Subject:** RE: <EXTERNAL-SENDER>824 Ocean Drive Loop, Homer, AK 96603

Good afternoon Suvi,

Per our telephone conversation, I will hold on to this appeal (attached from email below) until the original appeal form and filing fee is received. At that time, it will be processed and sent to Bill Anderson in Assessing.

If you have further questions, do not hesitate to call.

Thank you,

**Tatyana Shassetz**  
Borough Clerk Administrative Assistant  
(907) 714-2164 direct

KENAI PENINSULA BOROUGH  
144 North Binkley Street  
Soldotna, Alaska 99669



**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

**From:** Suvi Bayly <suviabayly@gmail.com>  
**Sent:** Friday, March 12, 2021 2:29 PM  
**To:** Shassetz, Tatyana <TShassetz@kpb.us>; Anderson, William <WAnderson@kpb.us>  
**Subject:** <EXTERNAL-SENDER>824 Ocean Drive Loop, Homer, AK 96603

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Tatyana,

Please let me know you received this email and I will mail a hard copy and check to the address on the appeal application form.

Please confirm that \$30.00 is the accurate amount to mail the check for how much I think my property is worth.

Thank you.

Sincerely,

Suvi Bayly  
907-885-5340

Tax Year 2021  
Real Property Assessment Valuation Appeal  
Kenai Peninsula Borough  
Office of the Borough Clerk

144 N. Binkley Street  
Soldotna, Alaska 99669-7599

Phone: (907) 714-2160  
Toll Free: 1-800-478-4441

Received  
3/12/2024  
via email.

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Email Address:	suvibayly@gmail.com		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

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- ☐ I am the **attorney for the owner of record** for the account/parcel number appealed.
- ☐ The owner of record for this account is a business, trust or other entity for which I am an **owner or officer, trustee, or otherwise authorized** to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
- ☐ The owner of record is deceased and I am the **personal representative of the estate**. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). If you are not listed by name as the owner of record for this account, this is **REQUIRED** for confirmation of your right to appeal this account.
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**Oath of Appellant:** I hereby affirm that the foregoing information and any additional information that I submit is true and correct.

Suvi Bayly

Signature of Appellant / Agent / Representative

03/12/2021

Date

Suvi M. Bayly

Printed Name of Appellant / Agent / Representative

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Thursday, March 18, 2021 7:49 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER> Fwd:

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

This article I wanted included in my packet too.

<https://www.ktoo.org/2021/02/22/shipping-container-kitchen-could-lower-construction-costs-for-rural-alaska/>

**Shassetz, Tatyana**

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 12:57 PM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER>Delivered

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Looks like the envelope arrived today? Please make sure that my intent is to have my property reclassified as a standard home, not a modular home or whatever the specific classification it is currently under.

Thank you.  
Sincerely,

Suvi Bayly  
907-885-5340



## Shassetz, Tatyana

---

**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 9:55 AM  
**To:** Shassetz, Tatyana  
**Subject:** Re: <EXTERNAL-SENDER>Re: USPS  
**Attachments:** image001.png

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Wonderful, thank you.

On Mon, Mar 22, 2021, 10:54 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Perfect! I will let you know when I receive it.

Thank you,

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct



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**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
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**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
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You'll be receiving it today.

On Mon, Mar 22, 2021, 9:26 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

Yes, I did.

On Mon, Mar 22, 2021, 9:26 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

Did you sent to 144 N. Binkley St. Soldotna, AK 99669?

We have our doors open from 8am-5pm Monday through Friday.

**Tatyana Shassetz**

Borough Clerk Administrative Assistant

(907) 714-2164 direct

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**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Re: USPS

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They attempted to deliver but could not access your mailbox. I will call them first thing in the morning during business hours.

On Mon, Mar 22, 2021, 4:54 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:

The tracking said the delivery failed. Any suggestions?



**Shassetz, Tatyana**

---

**From:** Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)>  
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**Shassetz, Tatyana**

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**From:** Suvi Bayly <suvibayly@gmail.com>  
**Sent:** Monday, March 22, 2021 8:28 AM  
**To:** Shassetz, Tatyana  
**Subject:** Re: <EXTERNAL-SENDER>Re: USPS

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I'll call the Soldotna USPS when they open.

On Mon, Mar 22, 2021, 9:26 AM Suvi Bayly <[suvibayly@gmail.com](mailto:suvibayly@gmail.com)> wrote:  
Yes, I did.

On Mon, Mar 22, 2021, 9:26 AM Shassetz, Tatyana <[TShassetz@kpb.us](mailto:TShassetz@kpb.us)> wrote:

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**Sent:** Monday, March 22, 2021 3:57 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER> Re: USPS  
**Attachments:** Screenshot\_20210322-045541\_Chrome.jpg

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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**Sent:** Monday, March 22, 2021 3:55 AM  
**To:** Shassetz, Tatyana  
**Subject:** <EXTERNAL-SENDER>USPS  
**Attachments:** Screenshot\_20210322-045258\_Google.jpg

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The tracking said the delivery failed. Any suggestions?





## Alaska Peninsula Plumbing and Mechanical

**Company:** Alaska Peninsula Plumbing and Mechanical  
**Contactor License Number:** 145090  
**Business License Number:** 145090  
**Bond Number:** 64561649  
**Gen. Liability Number:** GC982476  
**Mechanical Administrator Number:** 143636  
**Journeyman Plumber License Number:** 20060048

**Work Scope:** Inspection of plumbing systems for a single-family residence.  
**Address:** 824 Ocean Drive Loop, Homer AK, 99603  
**Client:** Suvi Bayly

### Structure Description:

Metal structure elevated approx. 6' sitting atop piling. Wooden deck with stairs affixed to front of residence.

### Domestic Water System Description:

Water system accesses the residence through a vertical insulated chase from ground to bottom of structure. Majority of potable system is plumbed in Pex-a materials and all visible appurtenances appear to meet "Potable Water Lead" requirements.

Hot water is supplied by a Rinnai instantaneous natural gas water heater.

### Domestic Water System Deficiencies:

- No anti-scald or tempering device on water heater

### Waste and Vent:

Building drain accesses the residence through a vertical insulated chase from the ground to the bottom of the structure. All waste and vent is plumbed in ABS material.

### Domestic Water System Deficiencies:

- No clean out located at the kitchen sink

**Note:** No other deficiencies noted for domestic water, waste, vent or natural gas piping.

Parcel #	Address	Current Value	KPB TAX ASSESSED VALUE
17717416	882 Ocean Drive Loop	\$118,000	\$77,300
17717420	804 Ocean Drive Loop	\$130,000	\$87,400
17718010	751 Ocean Drive Loop	\$110,800	\$111,800
17717419	824 Ocean Drive Loop	\$165,000	\$68,100

804 Ocean Drive Loop Homer, AK, 99

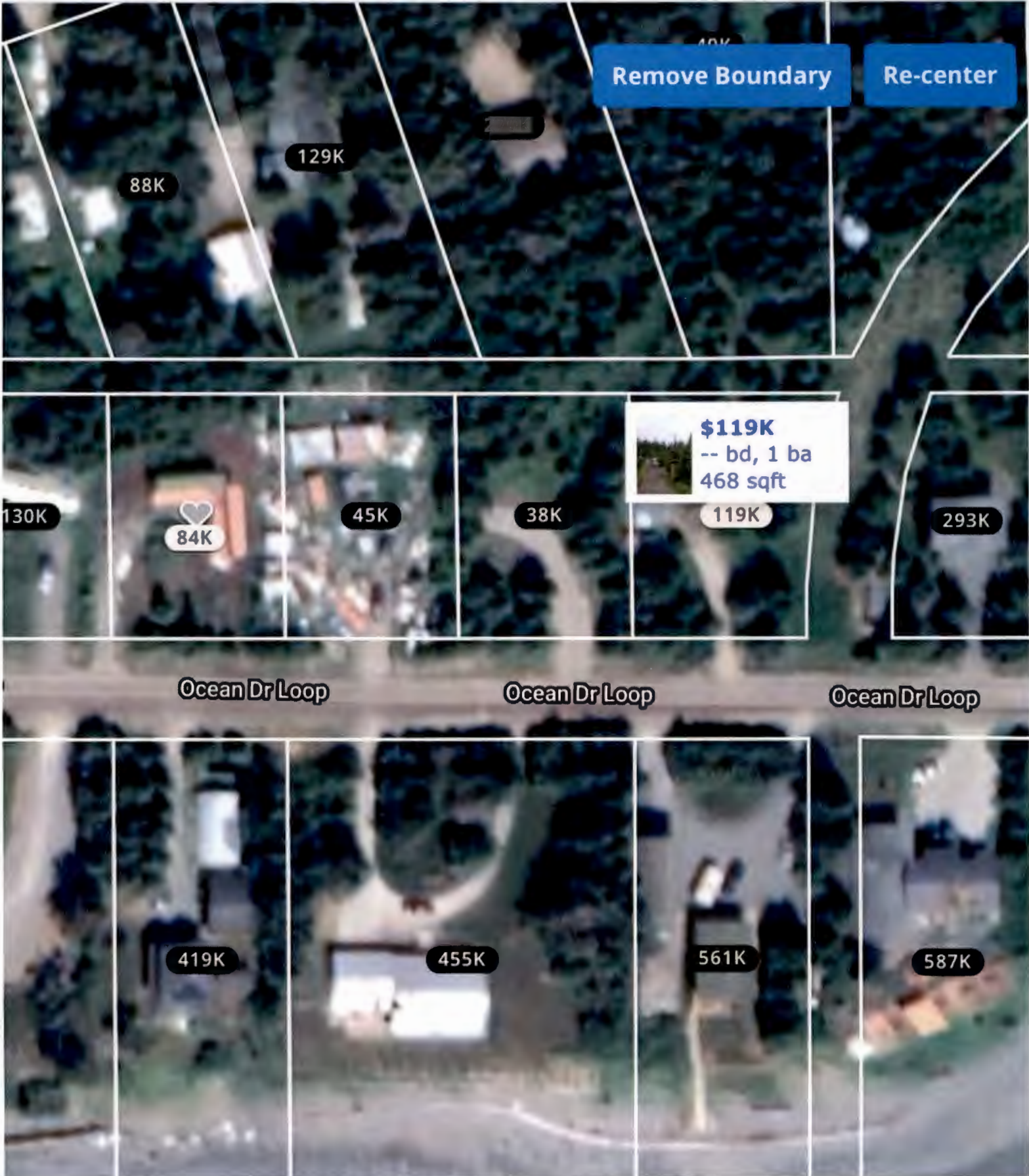
For Sale

Price

Beds & Baths









75/  
804 Ocean Drive Loop Homer, AK, 99



● For Sale

Price

Beds & Baths





# dwell

At Home in the Modern World

**Kitchens & Baths**  
Chefs, Grooming  
Experts, and Other Pros  
Share Their Spaces

**Island Escape**  
An Architect's Dream  
Retreat on a Chilean Islet

## **Bold Perspectives**

Reimagining the Home



all following images are built  
from shipping containers: aka connex  
including interior images from my  
residence. 824 OD Loop























Interior of 824  
Ocean Drive Loop



Interior of 824  
Ocean Drive Loop





(<https://www.ktoo.org/>)

Housing (<https://www.ktoo.org/category/news/topics/economy-2/housing/>) | Interior  
(<https://www.ktoo.org/category/news/alaska/interior/>)

# Shipping container kitchen could lower construction costs for rural Alaska

February 22, 2021 by Dan Bross, KUAC - Fairbanks

(<https://www.ktoo.org/author/kuac-fairbanks/>)



*A shipping container provides the basic structure for the kitchen-bathroom module. (Courtesy of Cold Climate Housing Research Center)*



A shipping container outfitted as a kitchen and bathroom unit will be incorporated into a home built in the Norton Sound community of Unalakleet. The module is central to a small house project aimed at lowering the cost of residential construction in remote villages.

The National Renewable Energy Lab's Cold Climate Housing Research Center in Fairbanks is working with the Native village of Unalakleet to build the prototype kitchen-bathroom module inside an 8-by-20-foot steel shipping container.

"Basically, looking at how a container could be used to make a semi-modular home in rural Alaska," said Aaron Cooke, architect and project manager. He says the idea is to prefabricate the two parts of a house that require the most specialized materials and expertise so they can be shipped out whole.

"Then the container holding the bathroom and the kitchen will just be plugged into the house like a cassette. And then the rest of the house will be built around it and roofed," he said.

Cooke says that's important to preserve local construction jobs. Native Village of Unalakleet housing director Kari Duame says having the kitchen and bathroom components completed offsite gets around the need to bring in skilled trades people.

"Once you do get somebody out here you're paying so much for the cost of their flights and all their equipment and tools and their housing – the cost is just astronomical,"

Duame says avoiding these costs will make federal Indian housing block grant dollars go further in the community.

The high costs of rural housing have real effects in how people live in rural Alaska, says Thomas Simonsson, a community development coordinator with the Norton Sound Economic Development Corporation. He's also part of a regional group formed to help find solutions to the housing shortage.

"Overcrowded housing is so common. It's so expensive for people to get out of their parents' or their grandparents' house and get their own," he said.

Simonsson sees the shipping container small house project as a model that could help more people get their own places.

"I know how important it could be to just have your own little space but also have it efficient and make it work," he said. "Not just four walls and roof, but can you actually have it be meaningful and functional?"

The shipping container kitchen-bathroom unit is being outfitted at the Cold Climate Housing Research Center facility in Fairbanks and will be barged to Unalakleet in the spring, then plugged into the rest of the home built on-site there this summer. The Native Village of Unalakleet will conduct an application process to select a recipient for the new home based on income and other qualifications.

## READ NEXT

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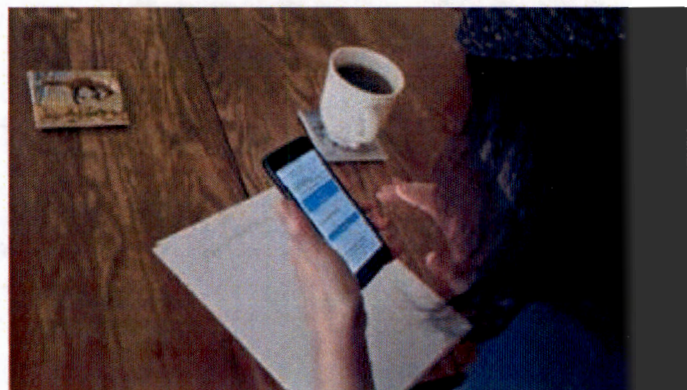
[\(https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/\)](https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/)

## **Alaska's pandemic housing boom driven by interest rates, tight inventory and shifting attitudes**

**[<https://www.ktoo.org/2021/03/12/alaskas-pandemic-housing-boom-driven-by-interest-rates-tight-inventory-and-shifting-attitudes/>]**

March 12, 2021

At the same time, many Alaskans are really struggling, and experiencing housing insecurity.



[\(https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/\)](https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/)

## **Alaska housing orgs are prepping more than \$200 million in rent relief [<https://www.ktoo.org/2021/02/08/alaska-housing-orgs-are-prepping-more-than-200-million-in-rent-relief/>]**

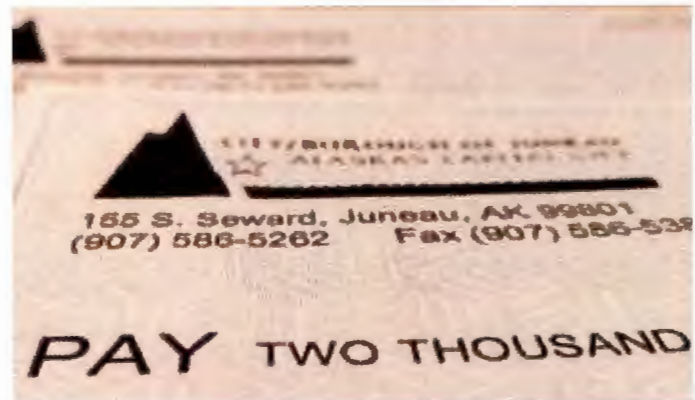
February 8, 2021

The bucket of federal cash is so big, state housing officials think there's enough to pay rent for everyone eligible -- for a year.

[\(https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/\)](https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/)



## Juneau Assembly holds off on decisions on local pandemic relief programs after feds act



(<https://www.ktoo.org/2021/01/12/juneau-assembly-holds-off-on-decisions-on-local-pandemic-relief-programs-after-feds-act/>)

January 12, 2021

"We do want to make sure we're trying to get it into the right hands ... quickly, but not so quickly that we rush ourselves into additional mistakes," Assembly member Michelle Hale said.



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[Reports and Financial Statements \(/reports-and-financial-statements/\)](/reports-and-financial-statements/)

[KTOO FCC Public Files \(https://publicfiles.fcc.gov/fm-profile/ktoo\)](https://publicfiles.fcc.gov/fm-profile/ktoo)

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[Alaska Public Media \(http://www.alaskapublic.org/television/\)/PBS](#)  
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# Defining a shipping container home

Shipping container architecture is a form of architecture using steel intermodal containers as a structural element. It is also referred to as:

- Cargotecture
- Portmanteau of cargo with architecture
- or "arkitainer"

## 1. Are container homes (aka shipping containers or connex) legal in my area?

- States that allow and permit shipping container homes include:
  - Texas, California, ALASKA, Tennessee, Louisiana, Missouri, and Oregon.
- The International Code Council (ICC)
  - Offers guidance on acceptable codes and standards for states that permit container homes.
  - You can construct your container home provided you comply with the building code and zoning requirements in your area.
    - 824 Ocean Drive Loop construction has been permitted and meets all city setbacks and guidelines

## 2. Do shipping container homes need a foundation?

- A shipping container must be connected to a:
  - Permanent foundation with utility hookups to be classified as a house.
  - If the shipping container doesn't have a permanent foundation, you won't be able to get a mortgage.
    - 824 OCEAN DRIVE LOOP IS CONNECTED TO A PERMANENT FOUNDATION AND CITY UTILITIES.
    - You will always need a foundation for your shipping container home.
    - This is because the ground moves a considerable amount.
    - The ground can rise, sink or slide.
    - This movement can be sporadic and/or slow.
- 824 Ocean Drive Loop has a foundation from Helical piers also known as Pilings.
  - Shipping container homes always need and require a foundation
    - The ground moves considerably over time and is in a constant flux
    - The ground can rise, sink or slide



- This movement can be sporadic and unpredictable

## **The Essential Guide to Shipping Container Home Design:**

From preliminary guides, to lists of trusted companies, to exemplary floor plans, these resources will get you started on your own shipping container home.

As a building block, shipping containers are both durable and versatile—convert one into a tiny home or a backyard office, or stack and arrange them to create a bold residence like this film producer's starburst-shaped retreat in the desert. In addition to saving on construction costs, upcycling an old container can be an eco-friendly alternative to building from the ground up. Start here to learn more about building your own shipping container home, from design inspiration to practical guides.

### **Guides to Building a Shipping Container Home**

Before you embark on your build-out, take a look at the resources and inspiration below.

## **How to Buy a Shipping Container:**



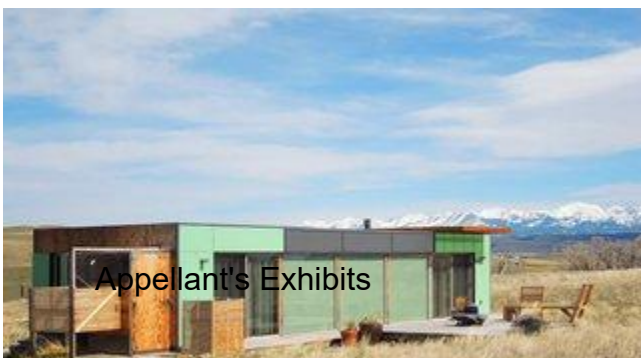
While shopping for containers, owner Stacey Hill was instantly drawn to this one's existing blue color and chose to buy it and leave it as is. Architect Jim Poteet added floor-to-ceiling sliding doors to allow light in, as well as a cantilevered overhang to shade a window on the left side, which houses a small garden storage area.

## **How to Stay Cool by Living in a Shipping Container**



Atelier Riri devised creative ways to make living inside a shipping container in Indonesia's tropical climate both comfortable and economical. The architects layered recycled pine, glass wool, and planter mesh on top of the home to help keep temperatures down.

## **20 Ideas on What You Can Do With Old Shipping Containers**



Little Box on the Prairie is a 700-square-foot house made from two recycled shipping containers. It's situated on 10-acres of rolling prairie, just north of Livingston Montana, and blends rustic coziness with clean, modern design. Many of the finishes, such as the redwood flooring and plywood wall panels, were salvaged off-site, recycled, and reused. The outside deck is perfect for chatting over morning coffee, enjoying an evening glass of wine, or gazing at the Absaroka Mountains while deer or antelope pass by. The house comfortably sleeps two, and a third can sleep on the sofa if needed.

## Shipping Container Companies and Floor Plans

There are a ton of companies with impressive, out-of-the-box designs, and most are customizable to fit your needs.

### 5 of Our Favorite Shipping Container Companies in North America



Anchored into a rock outcropping, Tomecek Studio's Container House in Nederland, Colorado is a 1,500-square-foot residence completed in 2010 that comprises two insulated shipping containers clad in fireproof plank siding. The dwelling is powered by rooftop photovoltaic panels, draws warmth from a pellet stove, and takes advantage of passive solar strategies to keep energy

demands to a minimum.



## **10 Shipping Container Homes You Can Buy Right Now**



The H4 is HONOMOBO's most efficient shipping container home. At just over 700 square feet, the home has two bedrooms, a living room, a dining room, a full kitchen, and one bathroom.

## **16 Prefab Shipping Container Home Companies in the U.S.**



A prefabricated kit house, the Quik House by Adam Kalkin is designed from recycled shipping containers. Its 2,000-square-foot plan includes three bedrooms and two-and-a-half baths. The shell can be assembled in one day, and the entire home built in three months or less.

## **10 Prefab Shipping Container Companies in**



### **Europe**

From Madrid, Spain, James & Mau is widely experienced in design and on-site building and permitting. They have a strong focus on modular industrialized architecture and construction, applying bioclimatic and sustainable concepts.

## **11 Shipping Container Home Floor Plans That Maximize Space**



Made of two 40-foot-long shipping containers offset from one another, the Model 6 by IndieDwell offers 640 square feet of living space.



# Best Examples of Shipping Container Homes

Draw inspiration from a diverse assortment of customized shipping container homes.

## Dwell's Top 10 Upcycled Shipping Containers of 2017



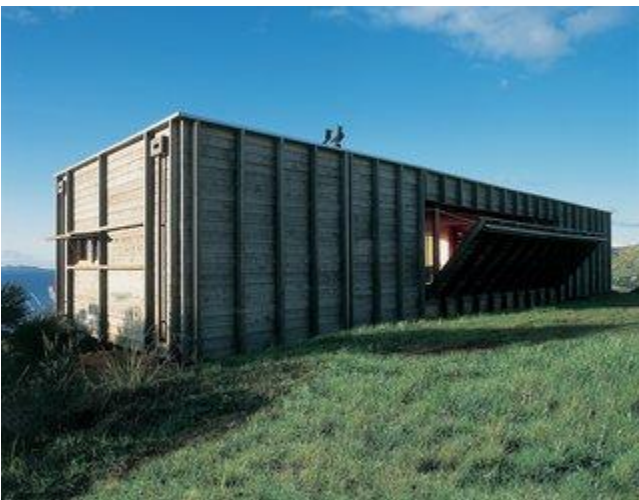
Nestled on a family farm, this South African shipping-container cabin is completely off the grid. Located on owner Lucas Steyn's family farm in Botrivier, a 90-minute drive from Capetown, Copia is an eco-retreat comprised of two shipping-container cabins in the South African countryside.

## **12 Shipping Container Homes That Challenge the Meaning of Shelter**



Two San Francisco art and travel addicts overhauled a loft—and customized a pair of shipping containers—to accommodate their collection and reflect their passions. The shipping containers were stacked, joined with steel tubes, and lashed to reinforced floor joints to make them earthquake-safe.

## **10 Beautiful Island-Style Shipping Container Homes**



The open-concept Coromandel Bach is a container home that reinterprets the New Zealand building tradition of crafting wood. Located on the North Island's Coromandel Peninsula, this container house captures the beautiful simplicity of living with nature. Natural timber provides a seamless connection to its surroundings. Designed by Crosson Clarke Carnachan Architects, this unique

holiday home can be easily boxed up when not in use. A simple mechanism opens the deck upon arrival. The house has a simple rectangular open plan that extends the interior space to the outside and the ocean beyond.

## **9 Modern Homes Made Out of Shipping Containers**



Made of scraps taken from the containers' sides, the roof creates a sense of openness from the inside and ushers in sunlight. Its slanted design creates a wind tower effect, providing natural ventilation that negates the need for air conditioning.

## **Shipping Containers in Commercial or Hospitality Projects**

Shipping container architecture isn't just limited to residential—these hotels and storefronts bring the industrial aesthetic into the commercial and hospitality space.



## **5 Public Buildings in South Korea Made Out of Shipping Containers**



Eight shipping containers, shifted and cut along a 45-degree angle, are combined in a fishbone pattern to create a sculptural, arrow-shaped volume that's raised almost 10 feet above ground. Designed by New York firm LOT-EK, the building serves as an art school near the Hakwoon park pedestrian walkway in Anyang, as well as a focal point and landmark structure

for the city of Anyang.

## **6 Modern Hotels Around the World Made Out of Shipping Containers**



These 20-foot shipping containers are repurposed into stunning luxurious hotel rooms. Australia-based firm Contained specializes in transforming vessels that originally hauled heavy cargo all over the world into well-designed lodgings. The portable structures have the unique ability to travel almost anywhere. Each 20-foot container easily

opens up, flips out, and unfolds into an individual hotel room that opens up to the surrounding landscape, wherever that may be.

As the story goes, Contained directors Anatoly Mezhov and Irene Polo envisioned these as ephemeral accommodations placed where there were no previous options. Born out of their love of traveling, the idea was to create a portable hotel room for short stays that can be set up anywhere.

## **5 Best Retailers in Upcycled Shipping Containers**



Located at The Proxy in Hayes Valley, San Francisco, AETHERsf is a concept space constructed from three 40-foot shipping containers stacked on top of each other. In addition to a curated selection of design-focused outerwear, the space features a custom, glass-encased cantilevered lounge, reclaimed oak floors, and a belt-driven "dry cleaner"-style conveyor system.

Currently 824 Ocean Drive Loop is classified as MHS. Following are definitions for the options of MHS: mobile home, mobile home subdivision, manufactured home, manufactured home subdivision.

**MOBILE HOME:**

Is a movable or portable dwelling built on a chassis, (the base frame of a motor vehicle or other wheeled conveyance), connected to utilities designed **without a permanent foundation** and intended for year round living.

**MOBILE HOME SUBDIVISION:**

Is a residential subdivision where lots are offered for sale **for use exclusively by mobile home**.

**MANUFACTURED HOME:**

Is a home **built entirely in the factory under a federal building CODE** administered by the U.S. Department of Housing and Urban Development.

**MANUFACTURED HOME SUBDIVISION:**

Is a subdivision of **land specifically created to accommodate mobile homes** on individual lots which are sold in fee simple.

824 ocean drive loop is **NOT a mobile home**

824 ocean drive loop is **NOT a manufactured home**

824 ocean drive loop is **NOT a subdivision**

824 ocean drive loop is **NOT a mobile home or manufactured home in a subdivision**

824 ocean drive loop has a **FIXED/PERMANENT foundation built from helical piers**

What are HELICAL PIERS?



A **helical pier** is a manufactured steel foundation pin that is driven into the soil to a depth below frost line using hydraulic machinery. **Helical piers** are primarily used in heavy commercial work, but they're also well-suited for backyard decks, additions, and foundations.

## HOW ARE THEY INSTALLED?

A Techno Metal Post helical pier (or helical pile) is a giant metal screw that is installed in the ground by a certified technician until the exact bearing capacity for your structure is reached. They are screwed into the ground using proprietary machinery specifically designed by engineers to provide an accurate measurement which is tested and validated right on site, ensuring the foundation of the structure is solid and secure. Techno Metal Post's helical piers are manufactured right here in North America. The posts are designed, engineered, and tested to the highest standards to ensure they withstand the toughest loads and conditions possible.

Concerned about frost-heaving? That problem has been solved with a heavy-duty polyethylene sleeve that has been specially designed to encase the post and prevent it from being affected by ground movement. With Techno Metal Post your projects and/or structures are completely supported in a cost-effective, easy-to-install manner. The helical piers are perfect for all kinds of applications: [Decks](#), [Cottages](#), [Boardwalks](#), [Buildings](#), and many more.

## WHY USE THEM?

- No excavation
- No concrete
- Ready to build
- Resistant to frost heave
- Minimal environmental impact
- Minimal site disturbance – no vibration
- Minimal installation time – cost-effective

If my home/house were mobile I would not have these utilities installed to a fixed building. All utilities are designated in the City of Homer, by the City of Homer.

**Homer City Water & Sewage** (all underground plumbing connecting to City Water and Sewage)

<https://www.cityofhomer-ak.gov/finance/pay-your-watersewer-bill-here>

- Account #: 5.5570.01

**Homer Electric Association** (all underground City Electrical Lines)

<https://www.homerelectric.com/>

- Account #: 93586

**Enstar Natural Gas** (all underground Gas Lines)

<https://myenstarscm.enstarnaturalgas.com/portal/Dashboard.aspx>

- Account #: 0561597940

All utilities are installed underground from the street **Ocean Drive Loop**, to the Property: **824 Ocean Drive Loop, Homer, AK 99603**.

Borrower	<b>NA</b>				
Property Address	<b>824 Ocean Drive Lp</b>				
City	<b>Homer</b>	County	<b>Kenai Peninsula Borough</b>	State	<b>AK</b>
Lender/Client	<b>NA</b>			Zip Code	<b>99603</b>

Whitmore Appraisal Services  
P.O. Box 1984  
Homer, AK 99603  
907-299-7717

Kenai Peninsula Borough Clerk  
144 North Binkley St  
Soldotna, AK 99669

Re: 824 Ocean Drive Loop, Homer AK 99603

At the request of the property owner, I have inspected the dwelling located at 824 Ocean Drive Loop, Homer AK. The purpose of the inspection was to determine if the construction method of the dwelling meets the criteria for a manufactured home.

The Kenai Peninsula Borough has classified the dwelling as a MHS (manufactured home, single-wide) because, as a basis for their comparison, it is more like a manufactured home than a traditional site-built stick-frame home. The dwelling is built from a shipping container, permanently affixed to a steel structure that is welded to steel pilings: not typical construction but also not a manufactured home.

According to the Dictionary of Real Estate Appraisal a manufactured home is "a factory-built house manufactured under the Federal Manufactured Home Construction and Safety Standards Act of 1976, commonly known as the HUD Code". Manufactured homes are assigned a HUD Data Plate/Compliance Certificate that includes the manufacturer's name, trade/model name, year manufactured and serial number.

The dwelling at 824 Ocean Drive Loop does not have a HUD Data Plate/Compliance Certificate: it is atypically constructed, site-built, and permanently affixed to a foundation. It does not meet the industry standard criteria for a manufactured home.

My opinion is based on a physical analysis of the improvements. My determination was developed and reported in accordance with the Uniform Standards of Professional Appraisal Practice.

Nancy S. Whitmore, SRA  
Certified Residential Appraiser

*Nancy S. Whitmore*

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed **05/07/2021**  
State Certification # **677** State **AK**  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Appellant's Exhibits

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

APP 54



May 8, 2021

Kenai Peninsula Borough Clerk  
PO Box 1984  
Homer, AK 99603

RE: Project  
**824 Ocean Drive Loop, Homer AK 99603**

At the request of Suvi Bayly, the property owner, I have conducted a review of her dwelling located at 824 Ocean Drive Loop, Homer AK. The purpose of the review is to determine if the dwelling is a manufactured home (or mobile home) as defined by the 2018 International Residential Code (IRC) and manufactured in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD. Or if it is considered a site built, single-family home that would typically be governed by the 2018 IRC.

**From the 2018 Residential Code Section R202 and AE201:**

**Manufactured home.** A *Manufactured home* means a structure, transportable in one or more sections, that in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, where erected on site, is 320 square feet (30 m<sup>2</sup>) or more, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation where connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered to be a manufactured home.

Manufactured Homes are manufactured in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD.

**The “Discover Container” website provides additional regulatory details:**

All manufactured homes are built to the Manufactured Home Construction and Safety Standards, 24 CFR Part 3280. Manufactured homes are transported in one or more sections on a permanent chassis and display a red certification label on the exterior of each transportable section.

Shipping containers that are converted into housing units are subject to state and local building codes like modular and site-built homes. Converted shipping containers cannot be accepted as a HUD-code manufactured home unless they are provided with a permanent chassis and are transported to the site on their own running gear and otherwise comply with all HUD Standards and Regulations for manufactured homes.

For the majority of container homes that are intended for installation on a permanent foundation, the IRC will apply just like for any other house. This is spelled out in this HUD FAQ which we'll quote here:

Shipping containers that are converted into housing units are subject to state and local building codes like modular and site-built homes. Converted shipping containers cannot be accepted as a HUD-code manufactured home unless they are provided with a permanent chassis and are transported to the site on their own running gear and otherwise comply with all HUD Standards and Regulations for manufactured homes.

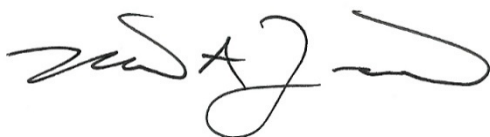
### **Z Architects Findings:**

The structure located at 824 Ocean Drive Loop does not meet the definition of a manufactured home and is considered a site built single family dwelling, with a modular structural steel element (a shipping container), typically regulated under the 2018 IRC, for the following reasons:

- It is not built on a permanent chassis.
- It was not manufactured off site in accordance with the *Manufactured home Construction and Safety Standards* as promulgated by HUD.
- It is not built to the Manufactured Home Construction and Safety Standards, 24 CFR Part 3280.
- In jurisdictions where 2018 IRC is enforced this home would be regarded as a single-family residence and regulated by that code as such.
- The 2018 IRC does not rule out the use of premanufactured steel structural elements such as a shipping container. Once the steel structure is set on site and affixed to a permanent foundation, as is the case at 824 Ocean Drive Loop, the remaining elements of the home are site built like a conventionally constructed house.

Please feel free to contact me with any additional questions.

Sincerely,



Marco Zaccaro, AIA, NCARB, NFPA  
Principal  
Z Architects