

# Title 9 BUILDING AND CONSTRUCTION REGULATIONS

## Chapter 1 GENERAL PROVISIONS

### 9-1-1: DEFINITIONS:

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**BUILDING PERMITS:** That license for the construction of a building whether housing one or more living units.

- A. "Commercial" shall be defined as any building which is used for commercial activity or furtherance of commercial activity, commonly associated with public convenience or use by a designated group of patrons where such use is directly or indirectly used with promotion of a commercial function.
- B. "Residential" shall mean a building solely used for private and personal use generally considered "living quarters" within the total encompassing building area.

**LIVING UNIT:** Shall include a single-family dwelling. Additionally, a living unit shall be each distinctive living unit within a multi-family unit building.

**MULTI-FAMILY UNIT BUILDING:** A building which contains distinguishable living units, each set apart from the other although contained within the same building structure. Such application shall consider a duplex a multi-family unit, and the fee for each mechanical permit, each electrical permit, and each plumbing permit shall be assessable for each living unit. Similarly, buildings such as quad-plexes or apartments, shall be assessed a fee for each living unit within the building.

**RESIDENTIAL APPLICATIONS:** Each living unit. (Ord. 750, 11-12-1996)

### 9-1-2: PERMIT AND INSPECTION FEES:

- A. Mechanical, Electrical, Plumbing Permits: The fee for each mechanical permit, electrical permit and plumbing permit shall be fifty dollars (\$50.00) for residential applications and

one hundred dollars (\$100.00) for commercial applications. The fee for each reinspection shall be twenty five dollars (\$25.00).

B. Plan Review Of Commercial Projects: The fee for plan review of commercial projects shall be ten dollars (\$10.00) for each review.

C. Legal Descriptions: The fee for issuance of a legal description shall be ten dollars (\$10.00) for each issuance.

D. Building Permits: The fee for building permits shall be as follows:

1. Residential:

a. New residential: \$100.00 for first 1,000 square feet and \$3.00 for each additional 100 square feet.

b. Residential addition or remodel (including garages): \$50.00 for first 500 square feet and \$3.00 for each additional 100 square feet.

c. Storage buildings or detached garage: \$20.00 plus \$3.00 for each 100 square feet.

d. Carport, open porch, patio roof: \$20.00.

e. Demolition permit: \$20.00.

2. Commercial:

a. New commercial: \$165.00 for first 1,000 square feet and \$3.00 for each additional 100 square feet.

b. Commercial remodel: \$100.00 for first 1,000 square feet and \$3.00 for each additional 100 square feet.

E. Inspections: The fee for individual inspection on a one time basis shall be as follows:

1. Residential building: \$25.00 per inspection.

2. Commercial building: \$25.00 per inspection.

3. Electrical temporary pole: \$25.00 per inspection.

4. Single electrical inspection: \$25.00 per inspection.

5. Sewer tap inspection: \$25.00 per inspection.
6. Gas piping inspection: \$25.00 per inspection.
7. Single plumbing inspection: \$25.00 per inspection. (1993 Code § 5-2; amd. 2006 Code)

F. Old Town Bixby:

1. Old Town Bixby shall be identified as that business area in Bixby, Oklahoma, being two (2) blocks north, two (2) blocks west, two (2) blocks east and two (2) blocks south of the center flagpole marker within the original downtown area of the city.
2. Those buildings being renovated and remodeled shall be subject to inspection during the course of such renovation or remodeling and subject to payment of building inspection fees customarily charged for such construction.
3. Renovation and reclamation work shall consist of any work done to buildings within the Old Town area of the city where the foundation and stem wall and support walls remain in the same location. Reclamation and renovation classification shall not apply to the razing of a building within old town, nor shall it apply to the rebuilding of a structure destroyed by fire, wind or acts of God.
4. The fees set forth in subsections D and E of this section shall be amended for renovation/reclamation work in Old Town as follows:
  - a. Building permit fee: \$0.00.
  - b. Inspection fees: \$25.00.
  - c. Buildings coming under the classifications as set forth herein shall be exempt from setback requirements as well as side spacing restrictions. Such properties shall also be exempt from parking space requirements normally associated with commercial establishments.
  - d. Any renovation or reclamation of a building within the Old Town area defined shall be entitled to increase its foundation footprint from the original placement up to twenty percent (20%) and retain its reclamation/renovation classification; however, such an increase will require a building permit. (Ord. 886, 3-22-2004)

- G. Penalty: Construction started without the proper permits and inspections shall be penalized triple the standard fees as set forth by this section. (1993 Code § 5-2)

### **9-1-3: MANUFACTURE OR INSTALLATION OF LIQUEFIED PETROLEUM GAS SYSTEMS, CONTAINERS:**

It is unlawful for any person to manufacture, fabricate, assemble, install or repair any system, container, apparatus or appliance to be used for the transportation, storage, dispensing or utilization of liquefied petroleum gas, or to transport, handle or store such gas, unless such person has complied with and complies with all provisions of state and federal laws, rules and regulations and all city ordinances relating thereto, and has any license or permit which may be required by state law. (1993 Code § 5-3)

### **9-1-4: INSTALLATION OF GAS APPLIANCES, PIPING:**

The installation of all gas appliances and gas piping shall comply with all applicable state standards. (1993 Code § 5-4)

### **9-1-5: PENALTY:**

Except as stated otherwise, violations of this title are punishable as provided in section [1-4-1](#) of this code. (1993 Code § 5-1)

## **Chapter 2 BUILDING AND RELATED CODES; APPEAL**

### **9-2-1: MEANS OF APPEAL:**

- A. In order to hear and decide appeals of orders, decisions, or determinations made by a code official relative to the application and interpretation of any code contained within this title, the city council shall act as a board of appeals. The council shall hear all appeals from decisions of the code official and shall interpret provisions whenever a dispute arises as to the meaning or intent of any provision.
- B. Any person(s) aggrieved by a decision of the code official may perfect an appeal to the city council by filing a written notice of appeal with the city clerk and the code official

within ten (10) calendar days from the date of the action by the code official. Such notice shall specify the grounds for the appeal. A hearing on the appeal shall be commenced by the council no later than thirty (30) calendar days from the date the notice of appeal was filed with the city clerk and the appellant shall be provided with reasonable advance notice of the date, time and place of the hearing. Once a written notice of appeal has been filed with the council, any person acting contrary to the interpretation or order of the code official may proceed with the disputed work at their own risk, pending a final determination by the council.

C. A notice of appeal shall:

1. Set forth in detail the precise decision or requirement being appealed;
2. State precisely why the decision or requirement is in error;
3. Designate the section(s) of the code, other ordinances or statute(s) which support the appellant's position; and
4. Be accompanied by an appeal fee of one hundred dollars (\$100.00).

D. The city council shall have authority to affirm, modify, reverse, or remand the action of the code official. Where practical difficulties or an unnecessary hardship will result from the strict application of a code, the council shall have the power, in a specific case, to grant a variance from any provision, in accordance with general purpose and intent of the code, so that the public health, safety, convenience, prosperity, and general welfare may be secured and substantial justice done. Any such variance shall not be construed as an amendment or a general waiver of any provision of a code.

E. The nature of the hearing before the city council shall be informal and strict adherence to rules of evidence governing the courts shall not be required. At the conclusion of a hearing on an appeal, the city council shall affirm, modify, reverse or remand the decision of the code official by a concurring vote of at least three (3) members. Within five (5) days of its decision, the city clerk shall prepare and sign a written order memorializing the council's decision and mail it to the appellant's last known address, as shown by the certificate of mailing attached to the order.

F. A decision of the council on a technical dispute shall be res judicata and the city council may, in its discretion, refuse to hear appeals involving interpretation of codes, statutes or ordinance provisions upon which a decision by the council has been previously made.

- G. Any rulings, requirements, decisions or interpretations of the city council shall be final and binding upon all parties, provided that any right of appeal to the courts shall not be abrogated.
- H. In computing any period of time prescribed or allowed by this section, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period computed shall be included, unless it is a legal holiday as recognized by the city of Bixby, or any other day when the office of the city clerk does not remain open for public business until its regularly scheduled closing time, in which event the period shall run until the end of the next day which is not a legal holiday or a day when the office of the city clerk does not remain open for public business until its regularly scheduled closing time. Unless the context of a period of time clearly indicates otherwise, a period of time prescribed in days shall be calendar days, including holidays and any other day when the office of the city clerk is not open for public business until its regularly scheduled closing time. (Ord. 2096, 11-13-2012)

### **9-2-2: ADOPTION OF BUILDING CODE:**

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the international building code, 2015 edition (IBC), as published by the International Code Council (ICC), as amended and revised by the Oklahoma uniform building code commission (OUBCC), including appendices C, E, H, I, J, K and N, is adopted by the city of Bixby, Oklahoma, for regulating and governing the conditions and maintenance of all nonresidential property, buildings and structures; by providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions and terms in the city of Bixby. Each and all of the terms, conditions, regulations, and provisions of the international building code, 2015 edition, published by the ICC, as amended, on file in the office of the city clerk of the city of Bixby are hereby referred to, adopted and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-2-3](#) of this chapter and, as used in this section and section [9-2-3](#) of this chapter, may be referred to as the "code". (Ord. 2177, 12-14-2015, eff. retroactive to 11-1-2015)

### **9-2-3: AMENDMENTS TO BUILDING CODE:**

The following provisions of the international building code, 2015 edition (IBC), as amended and revised by the Oklahoma uniform building code commission (OUBCC), are added,

deleted or amended to read as follows:

## **IBC Chapter 1 Scope And Administration**

**101.1 Title** - Bixby amendatory. These provisions shall be known and may be cited as the "Building Code Of The City Of Bixby" or as the "Bixby Building Code."

**113 through 113.3 Board Of Appeals** - Bixby deleted. Sections 113 through 113.3 of this code are intentionally deleted from the international building code, 2015 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

## **IBC Chapter 2 Definitions**

**SAFE ROOM** - OUBCC added. A building or structure or portions thereof, constructed in accordance with ICC/NSSA standard for the design and construction of storm shelters (ICC 500) and constructed to provide near-absolute protection for its occupants from severe wind storm events such as tornados or hurricanes.

1. Community Safe Room. A safe room designed and constructed in accordance with the federal emergency management agency (FEMA) document P-361 entitled "Design And Construction Guidance For Community Safe Rooms" ("FEMA P-361"), intended to provide life-safety protection for more than 16 persons.
2. Other Safe Room. A safe room designed and constructed in accordance with FEMA P-361 Design And Construction Guidance For Community Safe Rooms or FEMA P-320 entitled "Taking Shelter From The Storm: Building A Safe Room For Your Home Or Small Business", located in a residence or non-residential building or structure, intended to provide life-safety protection for 16 people or less.

## **IBC Chapter 3 Use And Occupancy Classification**

**305.2.4 Seven Or Fewer Children In A Detached Dwelling** - OUBCC added. This section has been added to align the code with the Oklahoma department of human services regulations for a licensed daycare facility in the home and the change clarifies the total number of children includes both those under and above two and one-half years of age. This section has been added to read: "305.2.4 Seven Or Fewer Children In A Detached Dwelling. A facility such as the above within a detached dwelling and having seven or fewer children receiving such day care shall be permitted to comply with the *international residential code* (IRC). This number shall include children two and one-half years or less of age."

**305.2.5 Eight To Twelve Children In A Detached Dwelling** - OUBCC added. This section has been added to align the code with the Oklahoma department of human

services regulations for a licensed daycare facility with eight to twelve children within a detached dwelling, allowing the licensed daycare facility to comply with the requirements of the *international residential code* (IRC) so long as the structure is fire-sprinklered, and clarifies the total number of children includes both those under and above two and one-half years of age. This section has been added to read: "305.2.5 Eight To 12 Children In A Detached Dwelling. A facility such as the above within a detached dwelling and having eight to 12 children receiving such day care shall comply with the *international residential code* (IRC) provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or section P2904 of the IRC. This number shall include children two and one-half years or less of age."

**310.5.2 Lodging Houses** - OUBCC amendatory. This section has been modified to limit a lodging house to four guest rooms if complying with the requirements in the IRC to align the section with the requirements in title 74 O.S. section 317.1. This section has been modified to read: "310.5.2 Lodging Houses. Owner-occupied lodging houses with four or fewer guest rooms shall be permitted to be constructed in accordance with the *international residential code* (IRC)."

## **IBC Chapter 4 Special Detailed Requirements Based On Use And Occupancy**

**419.1 General** - OUBCC amendatory. This section has been modified to add a new exception to allow group B, M, and F occupancies located in a detached dwelling unit to be constructed in accordance with the *international residential code* (IRC) if they comply with the limitations in section 419.1.1. This section has been modified to read: "419.1 General. A live/work unit shall comply with sections 419.1 through 419.9."

### **Exceptions:**

1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with section 508.2.
2. Group B, M, and F occupancies that are located in a detached dwelling unit complying with the limitations of section 419.1.1 shall be permitted to be constructed in accordance with the *international residential code* (IRC).

**419.1.1 Limitations** - OUBCC amendatory. This section has been modified to limit the nonresidential portion of the live/work unit to not greater than 2,500 square feet (232 square meters). This section has been modified to read: "419.1.1 Limitations. The following shall apply to all live/work areas:

1. The nonresidential portion of the live/work unit is permitted to be not greater than 2,500 square feet (232 square meters) in area;

2. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit;
3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit; and
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time."

**423 Storm Shelters** - OUBCC amendatory. This section title has been modified to add to the title the words "Safe Rooms". This section has been modified to read: "Section 423 Storm Shelters And Safe Rooms."

**423.1 General** - OUBCC amendatory. This section has been modified to require both storm shelters and safe rooms to be constructed in accordance with the definitions in [chapter 2](#) of this code and this section. The section has been modified to read: "423.1 General. In addition to other applicable requirements in this code, storm shelters and safe rooms shall be constructed in accordance with the definitions and this section."

**423.1.1 Scope** - OUBCC amendatory. This section has been modified to include above and below ground storm shelters and safe rooms and limit the use of the terms storm shelter and safe room to those structures constructed according to this section. This section has been modified to read: "423.1.1 Scope. This section applies to the construction of above or below ground storm shelters or safe rooms constructed as separate detached buildings, or rooms within buildings, structures, or portions thereof for the purpose of providing safe refuge from storms that produce high winds, such as tornados. Any room or structure, as may be used as a place of refuge during a severe wind storm event, shall not be defined as a storm shelter or safe room unless specifically designed to the requirements as listed in section 423."

**423.2 Definitions** - OUBCC amendatory. This section has been modified to add wording noting the definitions of a Safe Room, Community Safe Room, and Other Safe Room to the definitions of [chapter 2](#) of this code. This section has been modified to read: "423.2 Definitions. The following terms are defined in [chapter 2](#) of this code:

1. Safe Room.
  - A. Community safe room.
  - B. Other safe room.
2. Storm Shelter.
  - A. Community storm shelter.

B. Residential storm shelter."

**423.3 Critical Emergency Operations** - OUBCC deleted. This section, including the exception, has been moved to the newly created appendix N, entitled "Supplemental Storm Shelter And Safe Room Requirements" and is not adopted as a minimum standard for residential or commercial construction within the state of Oklahoma. This section has been renumbered in appendix N to become N102. The section number 423.3 itself, will stay as part of this code for numbering alignment but will not have any requirements attached to it.

**423.4 Group E Occupancies** - OUBCC deleted. This section, including exceptions, has been moved to the newly created appendix N, entitled "Supplemental Storm Shelter And Safe Room Requirements" and is not adopted as a minimum standard for residential or commercial construction within the state of Oklahoma. The section has been renumbered in appendix N to become N103. The section number 423.4 itself, will stay as part of this code for numbering alignment but will not have any requirements attached to it.

**423.5 Required** - OUBCC added. This section has been added to specify the requirements when storm shelters or safe rooms are provided. This section has been added to read: "423.5 Required. Where storm shelters and safe rooms are provided, they shall be provided in compliance with ICC 500 except as required by sections 423.5.1 through 423.5.2.3."

**423.5.1 Number Of Doors** - OUBCC added. This section has been added to clarify the number of doors required for a storm shelter or safe room. This section has been added to read: "423.5.1 Number Of Doors. The number of means of egress doors from a storm shelter or safe room shall be determined based upon the occupant load for the normal occupancy of the space in accordance with [chapter 10](#) of this code. For facilities used solely for storm shelters or safe rooms, the number of doors shall be as specified in section 423.5.1.1 based upon the occupant load as calculated in ICC 500, section 501.1. Where only one means of egress is provided and the occupant load as calculated per ICC 500, section 501.1 is 16 or more but less than 50, an emergency escape opening shall be provided in accordance with ICC 500 section 501.4."

**423.5.1.1 Minimum Number Of Doors Per Storm Shelter Or Safe Room** - OUBCC added. This section has been added to specify the minimum number of doors necessary based upon occupant load. This section has been added to read: "423.5.1.1 Minimum Number Of Doors Per Storm Shelter Or Safe Room. For 1 - 49 occupants provide a minimum 1 door in storm shelter or safe room; for 50 - 500 occupants provide a minimum number of 2 doors in storm shelter or safe room; for 501 - 1000 occupants provide a minimum number of 3 doors in storm shelter or safe room; and for more than 1000 occupants provide a minimum number of 4 doors in storm shelter or safe room."

**423.5.2 Sanitation Facilities** - OUBCC added. This section has been added to clarify sanitation facility requirements in storm shelters or safe rooms. This section has been added to read: "423.5.2 Sanitation Facilities. Toilet and hand-washing facilities shall be

located within the storm shelter or safe room and provided in the minimum number shown in sections 423.5.2.1 through 423.5.2.3."

**423.5.2.1 Temporary Sanitary Fixtures** - OUBCC added. This section has been added to allow temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction in community storm shelters and community safe rooms based upon the occupant load. This section has been added to read: "423.5.2.1 Temporary Sanitary Fixtures. Temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction shall be provided in community storm shelters and community safe rooms when an occupant load as calculated per ICC 500, section 501.1 is 16 or more but less than 50."

**423.5.2.2 Permanent Sanitary Fixtures** - OUBCC added. This section has been added to require permanent sanitary fixtures and hand-washing facilities within community storm shelters and community safe rooms based upon occupant load. This section has been added to read: "423.5.2.2 Permanent Sanitary Fixtures. Permanent toilet and hand-washing facilities shall be located within community storm shelters and community safe rooms with an occupant load of 50 or more based upon the occupant load as calculated in ICC 500, section 501.1. One toilet facility per 500 occupants, or portions thereof and one hand-washing facility per 1000 occupants, or portions thereof shall be provided based upon the occupant load as calculated by ICC 500 section 501.1."

**423.5.2.3 Additional Facilities** - OUBCC added. This section has been added to provide relief from the requirements for sanitary facilities in community storm shelters and community safe rooms when the number of facilities for the community storm shelter or community safe room as calculated per section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space. This section has been added to read: "423.5.2.3 Additional Facilities. Where the required number of sanitation facilities for the community storm shelter or community safe room, as calculated per section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space, the additional facilities shall be permitted to be temporary sanitary fixtures, chemical toilets, or other means as approved by the authority having jurisdiction."

## **IBC Chapter 9 Fire Protection Systems**

**903.2.7 Group M** - OUBCC amendatory. This section has been modified to reword subsection 4 of this text to provide a reasonable limit for these occupancies and adequate protection without excessive burden on group M occupancies with small areas of upholstered furniture and mattresses. This section has been modified to read: "Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a group M occupancy where one of the following conditions exists:

1. A group M fire area exceeds 12,000 square feet (1115 square meters).

2. A group M fire area is located more than three stories above grade plane.
3. The combined area of all group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).
4. A group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 square meters)."

**903.2.9 Group S-1 - OUBCC amendatory.** This section has been modified to add an exception to the fifth requirement in the list for when an automatic fire sprinkler system is required. This section has been modified to read: "903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 12,000 square feet (1115 square meters).
2. A group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).
4. A group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 square meters).
5. A group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 square meters).

**Exception:** Self-service storage facility where the fire area is less than 5,000 square feet (464 square meters)."

**907.2.3 Group E - OUBCC amendatory.** This section has been modified to delete the requirement for an emergency voice/alarm communication system in group E occupancies and require a fire alarm system. This section has been modified to read: "907.2.3 Group E. A manual fire alarm system that activates the occupant notification signal in accordance with section 907.5 and installed in accordance with 907.6 shall be installed in group E occupancies. When automatic sprinkler systems or smoke detectors are installed such systems or detectors shall be connected to the building fire alarm system.

**Exceptions:**

1. A manual fire alarm system is not required in group E occupancies with an occupant load of 50 or less.
2. Manual fire alarm boxes are not required in group E occupancies where all of the

following apply:

- 2.1. Interior corridors are protected by smoke detectors.
  - 2.2. Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
  - 2.3. Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
  - 2.4. The capability to activate the evacuation signal from a central point is provided.
  - 2.5. In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.
3. Manual fire alarm boxes shall not be required in group E occupancies where all of the following apply:
- 3.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1.
  - 3.2. The fire alarm system will activate on sprinkler waterflow.
  - 3.3. Manual activation is provided from a normally occupied location."

**911.1.3 Size** - OUBCC amendatory. This section was modified to include an exception to make the fire command center smaller when approved by the fire code official. This section was modified to read: "911.1.3 Size. The room shall be a minimum of 200 square feet (19 square meters) with a minimum dimension of 10 feet (3048 mm).

**Exception:** When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 square meters) with a minimum dimension of 8 feet (2438 mm)."

## **IBC Chapter 10 Means Of Egress**

**1010.1.10 Panic And Fire Exit Hardware** - OUBCC amendatory. This section has been modified to add an exception to the requirement for panic hardware or fire exit hardware on the access doors for electrical rooms and working spaces. This section has been modified to read: "1010.1.10 Panic And Fire Exit Hardware. Doors serving a group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

**Exceptions:**

1. A main exit of a group A occupancy shall be permitted to have locking hardware in accordance with section 1010.1.9.3, item 2.
2. Doors serving a group A or E occupancy shall be permitted to be electromagnetically locked in accordance with section 1010.1.9.9.

Electrical rooms and working spaces with equipment operating at more than 600 volts, nominal, and equipment operating at 600 volts or less, nominal and rated 800 amperes or more and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

**Exception:** Personnel entrance to and egress from doors of the electrical equipment working spaces that are greater than 25 feet (7.6 m) from the nearest edge of the electrical equipment."

**1015.6 Mechanical Equipment, Systems And Devices** - OUBCC amendatory. This section has been modified to clarify the circumstances under which guards shall be provided and to modify the exception to require the authority having jurisdiction approve the use of a fall/restraint system instead of guards. This section has been modified to read: "1015.6 Mechanical Equipment, Systems And Devices. Guards shall be provided where various components that require services are located on a roof or elevated structure and have a condition as set forth in sections 1015.6.1 through 1015.6.3. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

**Exception:** When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces."

**1015.6.1 Roof Edge** - OUBCC added. This section has been added to clarify the circumstances required to exist for the installation of guards at the roof edge when the components needing service are within a specific distance of the roof edge. This section has been added to read: "1015.6.1 Roof Edge. Guards shall be provided when components are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the component that requires service."

**1015.6.2 Skylights** - OUBCC added. This section has been added to clarify the circumstances for the installation of guards around components near skylights and to provide exceptions to the requirement. This section has been added to read: "1015.6.2 Skylights. Guards shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

**Exceptions:**

1. Guards are not required when the skylight is located at least 42 inches (1067 mm) above the highest point of the walking surface adjacent to the skylight or component.
2. Guards are not required if some other provision for skylight fall-thru protection is provided and approved by the authority having jurisdiction."

**1015.6.3 Roof Hatch** - OUBCC added. This section has been added to clarify the circumstances for the installation of guards around components installed within a specific distance from the roof hatch. This section has been added to read: "1015.6.3 Roof Hatch. Guards shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the passage of a 21 inch (533 mm) sphere."

**1015.7 Roof Access** - OUBCC amendatory. This section has been modified to require the authority having jurisdiction approve the use of a fall-restraint system instead of a guard in the exception. This section has been modified to read: "1015.7 Roof Access. Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

**Exception:** When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of the walking surfaces."

## IBC Chapter 16 Structural Design

**1611.1 Design Rain Loads** - OUBCC amendatory. This section has been modified to increase secondary drain size for short duration intensities. This section has been modified to read: "1611.1 Design Rain Loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based on a rainfall rate of 10.2 inches per hour."

## **IBC Chapter 18 Soils And Foundations**

**1808.1.1 Footings For Structures With Slabs On Earth** - Bixby added. This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been added to read: "1808.1.1 Footings For Structures With Slabs On Earth. Footings for structures with slabs on earth shall have a minimum width of sixteen inches (16") and a minimum depth of eighteen inches (18"). Footings shall penetrate a minimum of twelve inches (12") into undisturbed soil and below frost level. When the building official determines it is not practical to place the entire footing on undisturbed earth, piers may be placed at every change of direction and every ten (10) linear feet of footing. These piers shall penetrate at least twelve inches (12") into undisturbed earth with a minimum base measurement of sixteen inches by thirty-six inches (16" x 36"). The footings shall have not less than four (4) bars of no. 4 steel reinforcement rod for one-story structures and four (4) bars of no. 5 steel for structures having two (2) or more stories. These footings shall have no. 4 steel bars placed vertically every two feet (2') extending out of the footing whatever length necessary to later be bent horizontally at least one foot (1') into the slab. Slabs shall be reinforced by creating a grid of no. 4 or larger steel on a two foot (2') or smaller grid extending throughout the entire structure.

### **Exceptions:**

1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing may be requested by the building official.
2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.
3. Accessory structures smaller than four hundred (400) square feet.
4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements, but in no instance shall the foundation system be less stringent than

that required in the *international building code, 2015 edition*."

**1808.1.2 Post-Tension Footings And Slabs** - Bixby added. This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been added to read: "1808.1.2 Post-Tension Footings And Slabs. Footings for post-tension type reinforcement systems and slabs shall be constructed as designed specifically for each structure by a registered engineer.

**Exceptions:**

1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing may be requested by the building official.
2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.
3. Accessory structures smaller than four hundred (400) square feet.
4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements; but in no instance shall the foundation system be less stringent than that required in the *international building code, 2015 edition*."

**1809.4 Depth And Width Of Footings** - OUBCC and Bixby amendatory. This section has been modified by the Oklahoma uniform building code commission to provide an exception to the code for minor buildings such as small storage buildings to be constructed without expensive foundations and be mounted on skids and would apply to light gauge metal or similar carports provided they are adequately anchored. This provision has been further modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been modified to read: "1809.4 Depth And Width Of Footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

**Exceptions:**

1. Single story free-standing building meeting all of the following conditions shall be permitted without footings:
  - 1.1. Assigned to occupancy category 1, in accordance with section 1604.5;

- 1.2. Light-frame wood or metal construction;
- 1.3. Area of 400 square feet (37 square meters) or less;
- 1.4. Eave height of 10 feet (3048 mm) or less; and
- 1.5. Building height of 15 feet (4572 mm) or less.

Such buildings shall have an approved wooden floor, or shall be placed on a concrete slab having a minimum thickness of 3<sup>1</sup>/<sub>2</sub> inches (89 mm). Buildings shall be anchored to resist uplift as required by section 1609.

2. Structures with wood floors not subject to the requirement in this section that footings have a minimum width of sixteen inches (16") and a minimum depth of twenty-four inches (24") shall include:

2.1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing may be requested by the building official.

2.2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.

2.3. Accessory structures smaller than four hundred (400) square feet.

2.4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements; but in no instance shall the foundation system be less stringent than that required in the *international building code*, 2015 edition."

## IBC Chapter 29 Plumbing Systems

**2902.4.1 Directional Signage** - OUBCC amendatory. The section has been modified to limit the requirement to group A, B, I, M, and R-1 occupancies, clarify the number of signs needed, and provided two exceptions to the requirement. This section has been modified to read: "2902.4.1 Directional Signage. Directional signage indicating the route to the required public toilet facilities in group A, B, I, M, and R-1 occupancies shall be posted in a lobby, corridor, aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required.

### Exceptions:

1. Group A occupancies that are part of an overall group E occupancy need not have directional signage.
2. Private-use group B occupancies need not have directional signage."

### **IBC Chapter 32 Encroachments Into The Public Right-Of-Way**

**3201.3 Other Laws** - OUBCC amendatory. This section has been modified to allow the authority having jurisdiction the ability in unusual circumstances to evaluate the risk of making an exception to a requirement in this chapter. This section has been modified to read: "3201.3 Other Laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in section 3202."

### **IBC Chapter 35 Referenced Standards** - OUBCC amendatory.

1. A reference for the federal emergency management agency (FEMA) 2008 edition of P-320 Taking Shelter From The Storm: Building A Safe Room For Your Home Or Small Business has been added to the chapter. This section has been added to read: "FEMA P-320-2008 Taking Shelter From The Storm: Building A Safe Room For Your Home Or Small Business, code reference section 202."
2. A reference for the federal emergency management agency (FEMA) 2008 edition of P-361 Design And Construction Guidance For Community Safe Rooms has been added to the chapter. This section has been added to read: "FEMA P-361-2008 Design And Construction Guidance For Community Safe Rooms, code reference section 202."
3. The reference to ICC 500 has been modified to change the edition year from 2015 to 2008, and sections to be referenced. This section has been modified to read: "ICC 500-08 ICC/NSSA Standard On The Design And Construction Of Storm Shelters, code reference sections: 202, 423.5, 423.5.1, 423.5.1.1, 423.5.2, 423.5.2.1, 423.5.2.2, and 423.5.2.3."
4. The reference to the *international existing building code* (IEBC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the Oklahoma uniform building code commission (OUBCC)." This section has been modified to read: "IEBC-15 *international existing building code* as adopted and modified by the state of Oklahoma through the OUBCC."
5. The reference to the *international energy conservation code* (IECC) has been modified to change the edition year to 2006. This section has been modified to read: "IECC-06 *international energy conservation code*."
6. The reference to the *international fire code* (IFC) has been modified to include after

the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IFC-15 *international fire code* as adopted and modified by the state of Oklahoma through the OUBCC."

7. The reference to the *international fuel gas code* (IFGC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IFGC-15 *international fuel gas code* as adopted and modified by the state of Oklahoma through the OUBCC."

8. The reference to the *international mechanical code* (IMC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IMC-15 *international mechanical code* as adopted and modified by the state of Oklahoma through the OUBCC."

9. The reference to the *international plumbing code* (IPC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "*International plumbing code* as adopted and modified by the state of Oklahoma through the OUBCC."

10. The reference to the *international residential code* (IRC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IRC-09 *international residential code* as adopted and modified by the state of Oklahoma through the OUBCC."

11. The referenced standard for NFPA 70 *national electrical code* (NEC) has been modified to add after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read "70-14 *national electrical code* as adopted and modified by the state of Oklahoma through the OUBCC."

#### **Appendix N, Supplemental Storm Shelter And Safe Room Requirements - OUBCC added.**

This appendix has been newly created and entitled "Supplemental Storm Shelter And Safe Room Requirements".

**Section N101 General - OUBCC added.** This section has been added to clarify scope and design requirements for this appendix. This section has been added to read: "Section N101 General."

**N101.1 Scope - OUBCC added.** This section has been added to specify the provisions of the appendix shall apply exclusively to the installation of storm shelters and safe rooms in critical emergency operation facilities and group E occupancies. This section has been added to read: "N101.1 Scope. The provisions of this appendix shall apply exclusively to the installation of storm shelters and safe rooms in critical emergency

operation facilities and group E occupancies."

**N101.2 Design** - OUBCC added. This section has been added to specify the technical requirements for the items herein shall comply with ICC 500 and section 423. This section has been added to read: "N101.2 Design. Technical requirements for items herein shall comply with ICC 500 and section 423."

**N102 Critical Emergency Operations** - OUBCC added. This section, formerly numbered section 423.3 has been moved into appendix N entitled "Supplemental Storm Shelter And Safe Room Requirements" and has been modified to require all 911 call stations, emergency operations centers and normally occupied fire, rescue ambulance and police stations to have a storm shelter or safe room constructed in accordance with ICC 500 and section 423. The section has been added to read: "N102 Critical Emergency Operations. All 911 call stations, emergency operations centers and normally occupied fire, ambulance, and police stations shall have a storm shelter or safe room constructed in accordance with ICC 500 and section 423."

**Exception:** Entire buildings meeting the requirements for shelter design in ICC 500 and section 423."

**N103 Group E Occupancies** - OUBCC added. This section, formerly numbered section 423.4 has been moved into appendix N entitled "Supplemental Storm Shelter And Safe Room Requirements" and has been modified to require group E occupancies with an aggregate load over 50 to have a storm shelter or safe room and limit the requirement for the storm shelter or safe room capacity to classrooms and administrative areas in a new building or addition to an existing structure and not the entire occupant load of the structure. This section has been added to read: "N103 Group E Occupancies. All group E occupancies with an aggregate occupant load of 50 or more shall have a storm shelter or safe room constructed in accordance with ICC 500 and section 423. The storm shelter or safe room shall be capable of housing the occupant load of the classrooms and administrative areas in the new building or addition containing the group E occupancy."

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Entire buildings meeting the requirements for storm shelter or safer room design in section 423."

**Appendices A, B, D, F, G, L And M** - Bixby deleted. The following appendices of the ICC *international building code*, 2015 edition, are intentionally deleted from this code:

## IBC Appendices

Appendix A	Employee Qualifications
Appendix B	Board Of Appeals
Appendix D	Fire Districts
Appendix F	Rodent Proofing
Appendix G	Flood-Resistant Construction
Appendix L	Earthquake Recording Instrumentation
Appendix M	Tsunami-Generated Flood Hazard

**Appendices C, E, H, I, J, K and N** - Bixby added. The following appendices of the ICC *international building code*, 2015 edition and appendix N, as promulgated by the Oklahoma uniform building code commission, are specifically referred to, adopted and made a part of this code, as if fully set out in this chapter:

Appendix C	Group U-Agricultural Buildings
Appendix E	Supplementary Accessibility Requirements
Appendix H	Signs
Appendix I	Patio Covers
Appendix J	Grading
Appendix K	Administrative Provisions
Appendix N	Supplemental Storm Shelter And Safe Room Requirements

(Ord. 2177, 12-14-2015, eff. retroactive to 11-1-2015)

### 9-2-4: ADOPTION OF RESIDENTIAL CODE:

A certain document, three (3) copies of which are on file in the office of the city clerk, being marked and designated as the international residential code for one- and two-family dwellings, 2009 edition (IRC), together with appendix G, as published by the International Code Council (ICC) and as amended and revised by the Oklahoma uniform building code commission is hereby adopted by the city of Bixby, Oklahoma, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation,

replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three (3) stories in height in the city of Bixby. Each and all of the terms, conditions, regulations, and provisions of the international residential code, 2009 edition, published by the ICC, as amended, on file in the office of the city clerk of the city of Bixby are hereby referred to, adopted and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-2-5](#) of this chapter and, as used in this chapter, may be referred to as the "code". (Ord. 2066, 11-28-2011, eff. 1-1-2012; amd. Ord. 2096, 11-13-2012)

## **9-2-5: AMENDMENTS TO RESIDENTIAL CODE:**

The following provisions of the international residential code for one- and two-family dwellings, 2009 edition (IRC), as amended and revised by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

### **IRC Chapter 1 Scope And Administration**

**R101.1 Title** - Amendatory. These provisions shall be known and may be cited as the "Residential Code For One- And Two-Family Dwellings Of The City Of Bixby" or as the "Bixby Residential Building Code."

### **IRC Chapter 3 Building Planning**

**R302.1 Table R302.1 Exterior Walls** - Amendatory. Section R302.1, table R302.1 Exterior Walls is amended for minimum fire separation distance for walls and projections. Walls have been changed from five (5) feet to three (3) feet. Projections is from greater than or equal to two (2) feet to five (5) feet to greater than or equal to two (2) feet to three (3) feet.

**R311.7.4.1 Riser Heights** - Amendatory. Section R311.7.4.1 is amended and requires initial measurements to take place at rough-in and allows for a top and bottom riser height variance at the final inspection. Section R311.7.4.1 is amended to read as follows: "The maximum riser height shall be seven and three-fourths ( $7\frac{3}{4}$ ) inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than three-eighths ( $\frac{3}{8}$ ) inch (9.5 mm) at rough-in. Top and bottom riser may vary by three fourths ( $\frac{3}{4}$ ) inch at final inspection, not to exceed seven and three-fourths ( $7\frac{3}{4}$ ) of an inch (196 mm)."

**R313.2 One- And Two-Family Dwellings Automatic Fire Systems** - Deleted. Section R313.2 is intentionally deleted from this code, is moved to appendix R, Automatic Fire Systems and is not adopted as a minimum standard for residential

construction within the city of Bixby or within the state of Oklahoma.

**R313.2.1 Design And Installation** - Deleted. Section R313.2.1 is intentionally deleted from this code, is moved to appendix R, Automatic Fire Systems and is not adopted as a minimum standard for residential construction within the city of Bixby or within the state of Oklahoma.

**R315.1 Carbon Monoxide Alarms** - Amendatory. Section R315.1 is amended to include the following:

**Exception:** If a residence with an attached garage has a sealed door between the residence and the garage; and no fuel burning appliances in the residence, then carbon monoxide detection shall not be required within the residence.

**R323.1 General** - Amendatory. Section R323.1 is amended to provide for more than one standard to be utilized to build a storm shelter. This section is amended to read as follows: "This section applies to the construction of storm shelters when constructed as separate detached buildings or when constructed as safe rooms within buildings for the purpose of providing safe refuge from storms that produce high winds, such as tornados and hurricanes. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with one of the following: ICC/NSSA 500 or FEMA 320 or other equivalent engineered system."

## IRC Chapter 4 Foundations

**R402.2 Concrete** - Amendatory. Section R402.2 is amended to include the following:

**Exception:** Interior concrete slabs on grade and enclosed garage slabs are not required to be air entrained.

(Ord. 2066, 11-28-2011, eff. 1-1-2012; amd. Ord. 2096, 11-13-2012)

**R402.2.1 Post-Tension Footings And Slabs** - Bixby Added. This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been added to read: "Footings for post tension type reinforcement systems and slabs shall be constructed as designed specifically for each structure by a registered engineer."

### Exceptions:

1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing

may be requested by the building official.

2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.
3. Accessory structures smaller than four hundred (400) square feet.
4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements, but in no instance shall the foundation system be less stringent than that required in the *international residential code*, 2009 edition."

**R403.1.1 Minimum Size - Bixby Amendatory.** This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been modified to read: "Subject to exceptions provided, the minimum size of concrete and masonry footings for structures with wood floors shall have a minimum width of sixteen inches (16"). For all others, the minimum sizes for concrete and masonry footings shall be as set forth in table R403.1 and figure R403.1(1). Spread footings shall be at least six inches (6") (152 mm) in thickness, T, footing projections, P, shall be at least two inches (2") (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in section R403.2, and figures R403.1(2) and R403.1(3).

#### **Exceptions:**

Structures with wood floors not subject to the requirement in this section, that footings have a minimum width of sixteen inches (16") shall include:

1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing may be requested by the building official.
2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.
3. Accessory structures smaller than four hundred (400) square feet.
4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements, but in no instance shall the foundation system be less stringent than

that required in the *international residential code*, 2009 edition."

**R403.1.4 Minimum Depth - Bixby Amendatory.** This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to account for local soil conditions. This section has been modified to read: "Subject to exceptions provided, all concrete and masonry footings for structures with wood floors shall have a minimum depth of twenty-four inches (24") and penetrate a minimum of twelve inches (12") into undisturbed soil and below the frost level. For all others, all exterior footings shall be placed at least twelve inches (12") (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to sections R403.1.4.1 through R403.1.4.2.

**Exceptions:**

Structures with wood floors not subject to the requirements in this section that footings have a minimum depth of twenty-four inches (24") and penetrate a minimum of twelve inches (12") into undisturbed soil and below the frost level shall include:

1. Foundations and engineered soil systems designed by a registered engineer. Design documents, including the soil analysis, testing locations and soil compaction tests, shall be submitted for review and approval. Additional analysis and/or testing may be requested by the building official.
2. Accessory structures constructed on property zoned agriculture and intended solely for agricultural use.
3. Accessory structures smaller than four hundred (400) square feet.
4. Foundation systems for which the building official determines that none of the designs prescribed in this section are necessary due to structure size, use or nonconventional construction methods, the building official may waive these requirements, but in no instance shall the foundation system be less stringent than that required in the *international residential code*, 2009 edition."  
(Ord. 2097, 11-13-2012)

**R403.1.6 Foundation Anchorage - Amendatory.** Section R403.1.6 is amended to include the following:

**Exception:** Wood sole plates of braced wall panels at building interiors on monolithic slabs may be anchored using connector(s) with a shear capacity of two thousand three hundred (2,300) pounds and a tensile capacity of eight hundred (800) pounds over a maximum span of six (6) feet.

**R406.2 Concrete And Masonry Foundation Waterproofing** - Amendatory. Section R406.2 is amended to include an additional option for waterproofing: Bentonite.

## IRC Chapter 5 Floors

**R506.2.3 Vapor Retarder** - Amendatory. Section R506.2.3 is amended to allow for other industry accepted vapor retarders installed according to the manufacturer's specifications. This section is amended to read as follows: "A six (6) mil (0.006 inch; 152 micrometers) polyethylene sheeting, other industry accepted vapor retarder products installed per manufacturer specifications or approved vapor retarder with joints lapped not less than six (6) inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists." The remainder of section R506.2.3, including exceptions, is adopted without modification.

## IRC Chapter 6 Wall Construction

**R602.4 Interior Load-Bearing Walls** - Amendatory. Section R602.4 is amended to clarify that section R602.4 is limited to stud spacing and heights per tables R602.3(5) and R602.3.1. This section is amended to read as follows: "Interior load-bearing walls shall be constructed, framed and fireblocked as specified for exterior walls. Table R602.3(5) shall be used to establish stud spacing of walls up to ten (10) feet (3048 mm) high, and table R602.3.1 shall apply to walls over ten (10) feet (3048 mm) high."

**R602.10.6 Braced Wall Panel Connections** - Amendatory. Section R602.10.6 is amended to include the following addition: Wood sole plates of braced wall panels at building interiors on monolithic slabs may be anchored using connector(s) with a shear capacity of two thousand three hundred (2,300) pounds and a tensile capacity of eight hundred (800) pounds over a maximum span of six (6) feet.

## IRC Chapter 7 Wall Covering

**R703.8 Flashing** - Amendatory. Section R703.8 is amended to clarify that six (6) mil polyethylene sheeting is an approved corrosion-resistant flashing in certain circumstances. The first paragraph of this section is amended to read as follows: "Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Six (6) mil polyethylene sheeting is an approved corrosion-resistant flashing when not exposed to UV rays. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the locations listed in this section R703.8." The remainder of this section is adopted

without modification.

## IRC Chapter 8 Roof-Ceiling Construction

**R801.3 Roof Drainage** - Amendatory. Section R801.3 is intentionally deleted from this code.

**R802.3 Framing Details** - Amendatory. Section R802.3 is amended to provide a definition of a brace and provide an exception to the section. This section is amended to read as follows: "Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least one (1) inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than two (2) inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point." The definition of Brace shall include: 1. A triangular configuration of framing members with a horizontal tie and rafter members; and 2. A king post or similar. Where the roof pitch is less than three (3) units vertical in twelve (12) units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

**Exception:** This exception helps address many situations where due to the design, building bracing is not achievable. This exception shall read: The use of a "blind valley", also known as a "farmers valley" or "California valley" shall be allowed. In this type of valley the main roof is framed as usual, it may or may not be sheathed and the intersecting roof is framed on top of the main roof. The two valley plates or sleeps lie on top of the main roof rafters or sheathing and provide a nailing base for the jack rafters and ridge board of the intersecting roof.

**R802.5.1 Purlins** - Amendatory. This section is amended to include the following:

**Exception:** Braces may be spaced not more than six (6) feet (1829 mm) on center if: 1. The purlin brace is two (2) inch by six (6) inch (51 mm by 153 mm); 2. Purlins shall be sized one nominal size larger than the rafter they support and; 3. Unbraced length of braces shall not exceed eight (8) feet (2438 mm).

## IRC Chapter 11 Energy Efficiency

**N1101.9 Certificate** - Deleted. Section N1101.9 is intentionally deleted from this code, is moved to appendix S, Energy Efficiency, and is not adopted as a minimum standard for residential construction within the city of Bixby or within the state of Oklahoma.

**N1102.4.3 Fireplaces** - Amendatory. Section N1102.4.3 is amended to remove the

requirement of gasketed doors. This section is amended to read as follows: "New wood-burning fireplaces shall have outdoor combustion air."

**N1103.1.1 Programmable Thermostat** - Deleted. Section N1103.1.1 is intentionally deleted from this code.

**N1103.2.2 Sealing** - Amendatory. Section 1103.2.2 is amended to include the following:

**Exception:** Visual inspection may be used instead of the rough-in test and post construction test.

**N1103.8.3 Pool Covers** - Amendatory. Section 1103.8.3 is amended to remove the requirement for heated pools to have a vapor retardant pool cover on or at the water surface. This section is amended to read as follows: "Pools heated to more than ninety (90) degrees Fahrenheit (32 degrees Celsius) shall have a pool cover with a minimum insulation value of R-12."

**N1104.1 Lighting Equipment** - Amendatory. Section 1104.1 is amended to include the following:

**Exception:** Can or recessed lights shall be exempt from this section of the code.

## IRC Chapter 15 Exhaust Systems

**M1502.3 Duct Termination** - Amendatory. Section 1502.3 is amended and a requirement that exhaust ducts not terminate within three (3) feet of condensing units has been added. This section is amended to read as follows: "Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than three (3) feet (914 mm) in any direction from the openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Additionally, exhaust shall not terminate within three (3) feet (914 mm) of condensing units. Screens shall not be installed at the duct termination."

## IRC Chapter 24 Fuel Gas

**G2406.3 (303.6) Outdoor Locations** - Amendatory. Section G2406.3 (303.6) is amended to require that protection for outdoor appliances be approved. This section is amended to read as follows: "Appliances installed in outdoor locations shall be either listed for outdoor installation or provided with approved protection from outdoor environmental factors that influence the operability, durability and safety of the

appliance."

**Table G2413.4(3) [402.4(7)] Semi-Rigid Copper Tubing** - Deleted. Table G2413.4(3) [402.4(7)] is intentionally deleted from this code.

**Table G2413.4(4) [402.4(10)] Semi-Rigid Copper Tubing** - Deleted. Table G2413.4 (4) [402.4(10)] is intentionally deleted from this code.

**G2414.5.2 (403.5.2) Copper Tubing** - Amendatory. Section G2414.5.2 (403.5.2) is amended to read as follows: "Copper tubing shall be prohibited for natural gas installations, but shall be allowed for liquefied petroleum gas installations."

**G2417.7 (406.7) Purging. Purging of piping shall comply with sections G2417.7.1 through G2417.7.4** - Amendatory. Sections G2417.7.1 through G2417.7.4 are amended. International Code Council emergency amendment, dated September 27, 2010, has been adopted. This amendment replaces section G2417.7 in its entirety. Sections G2417.7.1 through G2417.7.4 are amended to read as follows:

**G2417.7 Purging Requirements** - Amendatory. The purging of piping shall be in accordance with sections 406.7.1 through 406.7.3.

**G2417.7.1 Piping Systems Required To Be Purged Outdoors** - Amendatory. The purging of piping systems shall be in accordance with the provisions of sections 406.7.1.1 through 406.7.1.4 where the piping system meets either of the following:

1. The design operating gas pressure is greater than two (2) psig.
2. The piping being purged contains one or more sections of pipe or tubing greater than two (2) inches in nominal size and exceeding the lengths in table 406.7.1.1.

**G2417.7.1.1 Removal From Service** - Amendatory. Where existing gas piping is opened, the section that is opened shall be isolated from the gas supply and the line pressure vented in accordance with section 406.7.1.3. Where gas piping meeting the criteria of table 406.7.1.1 is removed from service, the residual fuel gas in the piping shall be displaced with an inert gas.

**IRC Table G2417.7.1.1**

Size And Length Of Piping Nominal Pipe Size (Inches)	Length Of Piping (Feet)
2 <sup>1</sup> / <sub>2</sub>	>50
3	>30
4	>15
6	>10

8 or larger	Any length
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For SI units: 1 inch = 25.4 mm; 1 ft = 304.8 mm.

**G2417.7.1.2 Placing In Operation** - Amendatory. Where gas piping containing air and meeting the criteria of table 406.7.1.1 is placed in operation, the air in the piping shall first be displaced with an inert gas. The inert gas shall then be displaced with fuel gas in accordance with section 406.7.1.3.

**G2417.7.1.3 Outdoor Discharge Of Purged Gases** - Amendatory. The open end of a piping system being pressure vented or purged shall discharge directly to an outdoor location. Purging operations shall comply with all of the following requirements:

1. The point of discharge shall be controlled with a shutoff valve.
2. The point of discharge shall be located at least ten (10) feet from sources of ignition, at least ten (10) feet from building openings and at least twenty-five (25) feet from mechanical air intake openings.
3. During discharge, the open point of discharge shall be continuously attended and monitored with a combustible gas indicator that complies with section 406.7.1.4.
4. Purging operations introducing fuel gas shall be stopped when ninety percent (90%) fuel gas by volume is detected within the pipe.
5. Persons not involved in the purging operations shall be evacuated from all areas within 10 ft of the point of discharge.

**G2417.7.1.4 Combustible Gas Indicator** - Amendatory. The combustible gas indicator used during purging operations shall be listed and shall be calibrated in accordance with the manufacturer's instructions and recommended schedule. The combustible gas indicator used for pipe discharge monitoring shall numerically display a volume scale from zero percent to one hundred percent (0% to 100%) with a resolution of not greater than one percent (1%) increments.

**G2417.7.2 Piping Systems Allowed To Be Purged Indoors Or Outdoors** - Amendatory. The purging of piping systems shall be in accordance with the provisions of section 406.7.2.1 where the piping system meets both of the following:

1. The design operating gas pressure is two (2) psig or less.
2. The piping being purged is constructed entirely from pipe or tubing of two (2) inch

nominal size or smaller or larger size pipe or tubing with lengths shorter than specified in table 406.7.1.1.

**G2417.7.2.1 Purging Procedure** - Amendatory. The piping system shall be purged in accordance with one or more of the following:

1. The piping shall be purged with fuel gas and shall discharge to the outdoors.
2. The piping shall be purged with fuel gas and shall discharge to the indoors or outdoors through an appliance burner not located in a combustion chamber. Such burner shall be provided with a continuous source of ignition.
3. The piping shall be purged with fuel gas and shall discharge to the indoors or outdoors through a burner that has a continuous source of ignition and that is designed for such purpose.
4. The piping shall be purged with fuel gas that is discharged to the indoors or outdoors, and the point of discharge shall be monitored with a listed combustible gas detector in accordance with section 406.7.2.2. Purging shall be stopped when fuel gas is detected.
5. The piping shall be purged by the gas supplier in accordance with written procedures.

**G2417.7.2.2 Combustible Gas Detector** - Amendatory. The combustible gas detector used during purging operations shall be listed and shall be calibrated or tested in accordance with the manufacturer's instructions and recommended schedule. The combustible gas detector used for pipe discharge monitoring shall indicate the presence of fuel gas.

**G2417.7.3 Purging Appliances And Equipment** - Amendatory. After the piping system has been placed in operation, appliances and equipment shall be purged before being placed into operation.

## **IRC Chapter 25 Plumbing Administration**

**P2503.4 Building Sewer Testing** - Amendatory. Section P2503.4 is amended to note that the building sewer test is only necessary when the local authority having jurisdiction requires the testing to be done. This section is amended to read as follows: "When required by the building official, the building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer and filling the building sewer with water, testing with not less than ten (10)-foot (3048 mm) head of water and be able to maintain such pressure for fifteen (15) minutes."

**P2503.6 Shower Liner Test** - Amendatory. Section P2503.6 is amended to require a

shower liner test at the plumbing final inspection. This section is amended to read as follows: "Where shower floors and receptors are made water tight by the application of materials required by section P2709.2, the completed liner installation shall be tested at plumbing final inspection. The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than two (2) inches (51 mm) measured at the threshold. Where a threshold of at least two (2) inches high does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than two (2) inches deep measured at the threshold. The water shall be retained for a test period of not less than fifteen (15) minutes and there shall be no evidence of leakage."

**P2503.7 Water-Supply System Testing** - Amendatory. Section P2503.7 is amended to delete the word "plastic" and replace it with the terms "PVC" and "CPVC." This section is amended to read as follows: "Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than PVC or CPVC, by an air test of not less than fifty (50) psi (345 kPa). This pressure shall be held for not less than fifteen (15) minutes. The water used for tests shall be obtained from a potable water source."

## **IRC Chapter 26 General Plumbing Requirements**

**P2603.6.1 Sewer Depth** - Amendatory. Section P2603.6.1 is amended to include a depth for the septic tank connection unless otherwise approved by the building official. This section is amended to read as follows: "Building sewers that connect to private sewage disposal systems shall be a minimum of twelve (12) inches (305 mm) or as approved by the authority having jurisdiction below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve (12) inches (305 mm) below grade."

## **IRC Chapter 27 Plumbing Fixtures**

**P2704.1 General** - Amendatory. Section P2704.1 is amended to allow installation of slip joints anywhere between the fixture and trap outlet. This section is amended to read as follows: "Slip joints shall be made with an approved elastomeric gasket and shall be installed from fixture to trap outlet. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least twelve (12) inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip connections for inspection and repair."

**P2709.2 Lining Required** - Amendatory. Section P2709.2 is amended and is applicable only where required. The first paragraph of this section is amended to read as follows: "Where required, the adjoining walls and floor framing enclosed on-site built-up shower receptors shall be lined with one of the materials listed in this code." The remainder of this section is adopted without amendment.

**P2715.1 Laundry Tub Waste Outlet** - Amendatory. Section P2715.1 is amended so that the word "tub" is replaced with the word "tray". This section is amended to read as follows: "Each compartment of a laundry tray shall be provided with a waste outlet not less than one and one-half (1<sup>1/2</sup>) inches (38 mm) in diameter and a strainer or crossbar to restrict the clear opening of the waste outlet."

## IRC Chapter 28 Water Heaters

**P2801.5 Required Pan** - Amendatory. Section P2801.5 is amended to specify that a pan is required for tank type water heaters or hot water storage tanks only. This section is amended to read as follows: "Where tank type water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010 mm) (no 24 gauge), or other pans approved for such use. Listed pans shall comply with CSA LC3."

**P2803.1 Relief Valves Required** - Amendatory. Section P2803.1 is amended to specify that relief valve requirements and specifications in this section shall be for tank type appliances and equipment only. The first paragraph of this section is amended to read as follows: "Tank type appliances and equipment used for heating water or storing hot water shall be protected utilizing the options listed in this code, section P2803.1." The remainder of this section is adopted without modification.

## IRC Chapter 29 Water Supply And Distribution

**P2902.5.3 Lawn Irrigation Systems** - Amendatory. Section P2902.5.3 is amended to add a spill resistant backflow preventer as an option for protection. This section is amended to read as follows: "The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker or a spill resistant backflow preventer. A valve shall not be installed down-stream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer."

**P2903.8.6 Hose Bibb Bleed** - Amendatory. Section P2903.8.6 is amended to specify it is only applicable when the building official requires it. This section is amended to read as follows: "Where the building official requires it, a readily accessible air bleed shall be installed in hose bibb supplies at the manifold or at the hose bibb exit point."

**P2903.9.1 Service Valve** - Amendatory. Section P2903.9.1 amended to strike the provision for drainage such as a bleed orifice or installation of a separate drain valve. This section is amended to read as follows: "Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow. Additionally, the water

service shall be valved at the curb or property line in accordance with local requirements."

**P2903.10 Hose Bibb** - Amendatory. Section P2903.10 is amended to strike the requirement of a stop and waste type valve and the exception. This section is amended to read as follows: "Hose bibbs subject to freezing, including the "frost-proof" type, shall be equipped with an accessible valve inside the building so that they can be controlled and/or drained during cold periods."

**P2904.1 General** - Amendatory. Section P2904.1 is amended to read as follows: "Where installed, residential fire sprinkler systems, or portions thereof, shall be in accordance with NFPA 13D."

**P2904.1.1 through P2904.8.2 Dwelling Unit Fire Sprinkler System Provisions and tables P2904.6.2(1) through P2904.6.2(9)** - Deleted. Sections P2904.1.1 through section P2904.8.2 and tables P2904.6.2(1) through P2904.6.2(9) are intentionally deleted from this code.

**P2905.4 Water Service Pipe** - Amendatory. Section P2905.4 is amended to require piping materials which are not third-party certified for water distribution to terminate at least thirty (30) inches outside of the exterior wall. Section P2905.4 is also amended to strike the requirement that termination be before the full open valve located at the entrance to the structure. This section is amended to read as follows: "Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in table P2905.4. Water service pipe or tubing, installed underground and outside of the structure shall have a minimum working pressure rating of one hundred sixty 160 pounds per square inch at seventy-three (73) degrees Fahrenheit (1103 kPa at 23 degrees Celsius). Where the water pressure exceeds one hundred sixty (160) pounds per square inch, (1103 kPa), piping material shall have a rated working pressure equal to or greater than the highest available pressure. Water service piping materials which are not third-party certified for water distribution shall terminate at least thirty (30) inches outside the exterior wall. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104."

**Table P2905.4 Water Service Pipe** - Amendatory. Table P2905.4 is amended so that asbestos-cement pipe is deleted from this code.

## IRC Chapter 30 Sanitary Drainage

**P3003.2 Prohibited Joints** - Amendatory. Section P3003.2 is amended to include the following:

**Exception:** Saddle-type fittings may be used to connect the building sewer to a public sewer.

**P3008.1 Sewage Backflow** - Amendatory. Section P3008.1 is amended to delete

requirements that plumbing fixtures having flood level rims above the elevation of the next upstream manhole cover in the public sewer system not discharge through a backwater valve. This section is amended to read as follows: "Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch servicing such fixtures."

## **IRC Chapter 31 Vents**

**P3103.4 Prohibited Use** - Amendatory. Section P3103.4 is amended by deleting the exception for when piping has been anchored in an approved manner. This section is amended to read as follows: "Vent terminals shall not be used as a flag pole or to support flag poles, TV aerials, or similar items."

## **IRC Chapter 34 General Requirements**

**E3402.2 Penetrations Of Fire-Resistance-Rated Assemblies** - Amendatory. Section E3402.2 is amended to correct the reference section cited from R317.3 to R302.4.1. This section is amended to read as follows: "Electrical installations in hollow spaces, vertical shafts and ventilation or air-handling ducts shall be made so that the possible spread of fire products of combustion will not be substantially increased. Electrical penetrations through fire-resistance rated walls, partitions, floors or ceilings shall be protected by approved methods to maintain the fire-resistance-rating of the element penetrated. Penetrations of fire-resistance-rated walls shall be limited as specified in section R302.4.1 of this code."

**E3403.3 Listing And Labeling** - Amendatory. Section E3403.3 is amended to comply with NFPA 70. This section is amended to read as follows: "Electrical materials, components, devices, fixtures and equipment shall be listed for the application, in accordance with NFPA 70, shall bear the label of an approved agency and shall be installed, and used, or both, in accordance with the manufacturer's installation instructions."

(Ord. 2066, 11-28-2011, eff. 1-1-2012; amd. Ord. 2096, 11-13-2012)

## **IRC Chapter 37 Branch Circuits And Feeder Requirements**

**E3701.6 Maximum Luminaires And Receptacles On 20-Ampere Branch Circuits** - Bixby Added. This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and prevent overloaded branch circuits where luminaires and receptacles are used. This section has been added to read: "There shall be no more than ten (10) luminaires and receptacle outlets placed on any twenty (20) ampere branch circuit in areas where appliances are not likely to be used. No conductor shall be smaller than

12-gauge copper.

**Exception:** Systems operating at seventy-one (71) volts or less shall be installed in accordance with this code."

## IRC Chapter 40 Devices And Luminaires

**E4002.1.3 Limit Of Two (2) Receptacle Outlets Where Appliances Used - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and prevent overloaded branch circuits where appliances are likely to be used. This section has been added to read: "Receptacles placed in areas where appliances are likely to be used, such as kitchens, nooks, utility areas and garages shall be on a branch circuit limited to two (2) receptacle outlets."

**E4002.1.4 Dedicated Receptacles For Refrigerators, Freezers And Microwaves - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and prevent overloaded branch circuits where refrigerators, freezers and microwaves are intended to be used. This section has been added to read: "Receptacles intended for refrigerators, freezers, and microwaves shall be on a dedicated branch circuit for each individual appliance with no other outlets." (Ord. 2097, 11-13-2012)

**E4002.14 Tamper-Resistant Receptacles - Amendatory.** Section E4002.14 is amended to include the following exceptions:

**Exceptions:** Receptacles in the following locations shall not be required to be tamper-resistant:

- (1) Receptacles located more than five and one-half ( $5\frac{1}{2}$ ) feet (1.7 m) above the floor.
- (2) Receptacles that are part of a luminaire or appliance.
- (3) A single receptacle or a duplex receptacle for two (2) appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected.
- (4) Non-grounding receptacles used for replacement.

**Appendix G - Added.** The following appendix of the international residential code for one- and two-family dwellings, 2009 edition, is specifically referred to, adopted and made a part of

this code, as if fully set out in this chapter, with the amendments thereto:

Appendix G	Swimming Pools, Spas And Hot Tubs
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**Appendices A, B, C, D, E, F, H, I, J, K, L, M, N, O, P, Q** - Deleted. The following appendices of the international residential code for one- and two-family dwellings, 2009 edition are specifically deleted and omitted from code:

Appendix A	Sizing And Capacities Of Gas Piping
Appendix B	Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use With Type B Vents
Appendix C	Exit Terminals Of Mechanical Draft And Direct-Vent Venting Systems
Appendix D	Recommended Procedure For Safety Inspection Of An Existing Appliance Installation
Appendix E	Manufactured Housing Used As Dwellings
Appendix F	Radon Control Methods
Appendix H	Patio Covers
Appendix I	Private Sewage Disposal
Appendix J	Existing Buildings And Structures
Appendix K	Sound Transmission
Appendix L	Permit Fees
Appendix M	Home Day Care - R-3 Occupancy
Appendix N	Venting Methods
Appendix O	Gray Water Recycling Systems

Appendix P	Sizing Of Water Piping System
Appendix Q	ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference

(Ord. 2066, 11-28-2011, eff. 1-1-2012; amd. Ord. 2096, 11-13-2012)

## **9-2-6: ADOPTION OF EXISTING BUILDING CODE:**

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the international existing building code, 2015 edition (IEBC), as published by the International Code Council (ICC) and as amended and revised by the Oklahoma uniform building code commission (OUBCC), excluding appendices A, B and C, is adopted by the city of Bixby, Oklahoma, for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions and terms in the city of Bixby. Each and all of the terms, conditions, regulations, and provisions of the international existing building code, 2015 edition, published by the ICC, as amended, on file in the office of the city clerk of the city of Bixby are referred to, adopted and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-2-7](#) of this chapter and, as used in this section and section [9-2-7](#) of this chapter, may be referred to as the "code". (Ord. 2177, 12-14-2015, eff. retroactive to 11-1-2015)

## **9-2-7: AMENDMENTS TO EXISTING BUILDING CODE:**

The following provisions of the international existing building code, 2015 edition (EIBC), as amended and revised by the Oklahoma uniform building code commission, are added, deleted or amended to read as follows:

### **IEBC Chapter 1 Scope And Administration**

**101.1 Title** - Bixby amendatory. These provisions shall be known and may be cited as the "Existing Building Code Of The City Of Bixby" or as the "Bixby Existing Building Code."

**101.2.1 Optional Use Of This Code** - Bixby added. Persons repairing, altering, causing a change of occupancy, constructing an addition or relocating an existing building or structure located within the corporate limits of the city of Bixby shall have

the option of complying with this code or the Bixby building code, provided that the option of complying with the provisions of this code shall only apply to and govern buildings and structures for which the initial building permit was issued prior to November 1, 2005.

**112 Through 112.3 Board Of Appeals** - Bixby deleted. Sections 112 through 112.3 of this code are intentionally deleted from the *international existing building code*, 2015 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

## IEBC Chapter 14 Performance Compliance Methods

**1401.2 Applicability** - OUBCC amendatory. This section has been modified to add a date certain for when the provisions of [chapter 14](#) may be used for an existing structure as well as provide the authority having jurisdiction to insert a different date as deemed necessary by the authority having jurisdiction. This section has been modified to read: "Structures existing prior to November 1, 2005 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of chapters 5 through 13. The provisions of sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, I-2, M, R, and S. These provisions shall not apply to buildings with occupancies in group H or group I-1, I-3, or I-4."

## IEBC Chapter 16 Referenced Standards

Chapter 16 of the IEBC 2015 is adopted with the following modifications - OUBCC amendatory:

1. The reference to the *international building code* (IBC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the Oklahoma uniform building code commission (OUBCC)." This section has been modified to read: "IBC-15 *international building code* as adopted and modified by the state of Oklahoma through the OUBCC."
2. The reference to the *international energy conservation code* (IECC) has been modified to change the edition year to 2006. This section has been modified to read: "IECC-06 *international energy conservation code*."
3. The reference to the *international fire code* (IFC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IFC-15 *international fire code* as adopted and modified by the state of Oklahoma through the OUBCC."
4. The reference to the *international fuel gas code* (IFGC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the

OUBCC." This section has been modified to read: "IFGC-15 *international fuel gas code* as adopted and modified by the state of Oklahoma through the OUBCC."

5. The reference to the *international mechanical code* (IMC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IMC-15 *international mechanical code* as adopted and modified by the state of Oklahoma through the OUBCC."

6. The reference to the *international plumbing code* (IPC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IPC-15 *international plumbing code* as adopted and modified by the state of Oklahoma through the OUBCC."

7. The reference to the *international residential code* (IRC) has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section has been modified to read: "IRC-09 *international residential code* as adopted and modified by the state of Oklahoma through the OUBCC."

8. The referenced standard for NFPA 70 *national electrical code* (NEC) has been modified to add after the title the words "as adopted and modified by the state of Oklahoma through the OUBCC." This section shall now read: "70-14 *national electrical code* as adopted and modified by the state of Oklahoma through the OUBCC."

## IEBC Appendices

**Appendices A, B And C** - Bixby deleted. The following appendices of the *ICC international existing building code*, 2015 edition, are intentionally deleted from this code:

Appendix A	Guidelines For The Seismic Retrofit Of Existing Buildings (GSREB)
Appendix B	Supplementary Accessibility Requirements For Existing Buildings And Facilities
Appendix C	Guidelines For Wind Retrofit Of Existing Buildings

(Ord. 2177, 12-14-2015, eff. retroactive to 11-1-2015)

This section has been affected by a recently passed ordinance, 2181 - ELECTRICAL CODE.  
[Go to new ordinance.](#)

## Chapter 3

# ELECTRICAL CODE

This section has been affected by a recently passed ordinance, 2181 - ELECTRICAL CODE.  
[Go to new ordinance.](#)

### 9-3-1: ADOPTION OF ELECTRICAL CODE:

A certain document, one copy of which is on file in the office of the city clerk of the city of Bixby, Oklahoma, being marked and designated as the national electrical code (NEC), 2011 edition (NFPA 70-2011), as published by the National Fire Protection Association (NFPA), excluding any informative annexes, is hereby adopted as part of the Bixby city code, hereinafter the "electrical code", for the control of electrical systems and equipment located in buildings and structures and their appurtenant constructions, excluding one- and two-family dwellings, in the city of Bixby. Each and all of the terms, conditions, regulations, provisions, and penalties of the national electrical code, 2011 edition (NFPA 70-2011) are hereby referred to, adopted and made a part of the Bixby city code as if fully set out in this title, with amendments. As used in this chapter, the national electrical code, 2011 edition (NFPA 70-2011), as amended by this chapter, may be referred to as the "code". (Ord. 2098, 11-13-2012)

This section has been affected by a recently passed ordinance, 2181 - ELECTRICAL CODE.  
[Go to new ordinance.](#)

### 9-3-2: AMENDMENTS TO ELECTRICAL CODE:

The following provisions of the national electrical code (NEC), 2011 edition (NFPA 70-2011), as adopted by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

#### NEC Article 300 Wiring Methods

**300.2 Limitations** - Bixby Amendatory. This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission by providing greater protection for branch circuits and feeder conductors through the addition of a new subsection "(C)". This section has been modified by adding a new subsection 300.2(C) to read: "Branch circuit and feeder wiring installed in all commercial, industrial, and institutional properties shall be in an approved raceway or an approved metallic cable assembly. Type NM (nonmetallic jacketed) cable shall not be installed.

**Exception:** Systems operating at seventy one (71) volts or below shall be installed in accordance with this code."

## Informative Annexes

**Informative Annexes A, B, C, D, E, F, G, H And I** - Bixby Deleted. The following informative annexes of the *national electrical code* (NEC), 2011 edition (NFPA 70-2011), are intentionally deleted from this code:

Informative Annex A	Product Safety Standards
Informative Annex B	Application Information For Ampacity Calculation
Informative Annex C	Conduit And Tubing Fill Tables For Conductors And Fixture Wires Of The Same Size
Informative Annex D	Examples
Informative Annex E	Types Of Construction
Informative Annex F	Availability And Reliability For Critical Operations Power Systems; And Development And Implementation Of Functional Performance Tests (FPTs) For Critical Operations Power Systems
Informative Annex G	Supervisory Control And Data Acquisition (SCADA)
Informative Annex H	Administration And Enforcement ( <i>Appeals from a decision of any electrical inspector are governed by section <a href="#">9-2-1</a> of the Bixby city code.</i> )
Informative Annex I	Recommended Tightening Torque Tables From UL Standard 486A-B

(Ord. 2098, 11-13-2012)

### 9-3-3: ELECTRICIAN LICENSE, REGISTRATION:

Any person who shall engage in the business of performing electrical services or acting as electrician shall, before engaging such work, be required to have a current state electrician license, and to register with the city prior to doing any work within the city limits. A fee in such amount as established by resolution of the city council shall be paid to the city for such registration. Such registration shall be for a period running from August 1 through July 31, or any part thereof. (1993 Code § 5-59; amd. 2006 Code)

## **Chapter 4**

# **PROPERTY MAINTENANCE CODE**

### **9-4-1: ADOPTION OF PROPERTY MAINTENANCE CODE:**

The international property maintenance code enforced within the city is as adopted in section [9-2-1](#) of this title. (1993 Code § 5-81; amd. 2006 Code)

### **9-4-2: ENFORCEMENT:**

The building official shall be responsible for the enforcement of this chapter. (1993 Code § 5-82)

## **Chapter 5**

# **MECHANICAL CODE; FUEL GAS CODE**

### **9-5-1: ADOPTION OF MECHANICAL CODE:**

A certain document, one copy of which is on file in the office of the city clerk of the city of Bixby, Oklahoma, being marked and designated as the ICC international mechanical code (IMC), 2009 edition, excluding all appendices, as published by the International Code Council, Inc. (ICC), is hereby adopted as a part of the Bixby city code, hereinafter the "mechanical code of the city of Bixby" or the "Bixby mechanical code", regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical equipment and providing for the issuance of permits and collection of fees therefor. Each and all of the regulations, provisions, penalties, terms, and conditions of the ICC international mechanical code, 2009 edition, as amended, on file in the office of the city clerk of the city of Bixby are hereby referred to, adopted, and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-5-2](#) of this chapter and, as used in this chapter, may be referred to as the "code". (Ord. 2099, 11-13-2012)

### **9-5-2: AMENDMENTS TO MECHANICAL CODE:**

The following provisions of the international mechanical code, 2009 edition (IMC), as amended and revised by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

### **IMC Chapter 1 Scope And Administration**

**101.1 Title** - Amendatory. These provisions shall be known and may be cited as the "Mechanical Code Of The City Of Bixby" or as the "Bixby Mechanical Code."

**109 through 109.7 Means Of Appeal** - Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the *international mechanical code*, 2009 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

### **IMC Chapter 2 Definitions**

Chapter 2 of the IMC 2009 is adopted with the following changes: The definition of a Commercial Cooking Appliance has been modified to further define a commercial cooking appliance. The definition has been modified to read:

" **Appliances** - Amendatory. Appliances used in a commercial food service establishment for heating or cooking food and which produce grease vapors, steam, fumes, smoke or odors that are required to be removed through a local ventilation system. Such appliances include deep fat fryers; upright broilers; griddles; broilers; steam-jacketed kettles; hot-top ranges; under-fired broilers (charbroilers); ovens; barbeques; rotisseries; and similar appliances. For the purpose of this definition, a food service establishment shall include any building or a portion thereof used for the preparation and serving of food that is not a kitchen in a single-family dwelling unit or apartment."

### **IMC Chapter 3 General Regulations**

**301.12 Wind Resistance** - Amendatory. This section has been modified to allow design and installation of equipment and appliances that are exposed to wind to be built in accordance with SMACNA HVAC duct construction standards - metal or flexible or other approved methods. This section has been modified to read: "Mechanical equipment, appliances and supports that are exposed to wind shall be designed and installed to resist the wind pressures determined in accordance with the *international building code*, SMACNA HVAC duct construction standards - metal and flexible, or other approved methods."

**304.11 Guards** - Amendatory. This section has been modified to require guards around components requiring routine service and unprotected skylight openings. This section has been modified to read: "Guards or parapet walls shall be provided where

appliances, equipment, fans (or other components that require routine service) or roof hatches are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the adjacent surface or grade below. The guards or parapet walls shall extend not less than 30 inches (762 mm) beyond each end of such appliances, equipment, fans, components, and roof hatch openings; and the top of the guard or parapet wall shall be located not less than 42 inches (1067 mm) above the adjacent surface. Guards shall be constructed to prevent the passage of a 21-inch diameter (533 mm) sphere and shall comply with the loading requirements for guards as specified in the *international building code*. Guards shall also be provided where appliances, equipment, fans (or other components that require routine service) are located within 10 feet (3048 mm) of a roof hatch or unprotected skylight. Skylights shall be considered protected if the level of the lowest edge of the skylight is on a raised curb 42 inches (1067 mm) above the roof level, or if the skylight is protected by some other approved means to prevent personnel from falling through the opening."

## IMC Chapter 5 Exhaust Systems

**507.1 General** - Amendatory. This section has been modified to add section 507.9 to exception number one. This section shall now read: "Commercial kitchen exhaust hoods shall comply with the requirements of this section. Hoods shall be type I or II and shall be designed to capture and confine cooking vapors and residues. Commercial kitchen exhaust hood systems shall operate during the cooking operation."

### Exceptions:

1. Factory-built commercial exhaust hoods which are tested in accordance with UL 710 listed, labeled and installed in accordance with section 304.1 shall not be required to comply with sections 507.4, 507.7, 507.9, 507.11, 507.12, 507.13, 507.14 and 507.15.
2. Factory-built commercial cooking recirculating systems which are tested in accordance with UL 710B, listed, labeled, and installed in accordance with section 304.1 shall not be required to comply with sections 507.4, 507.5, 507.7, 507.12, 507.13, 507.14, and 507.15. Spaces in which such systems are located shall be considered to be kitchens and shall be ventilated in accordance with table 403.3. For the purpose of determining the floor area required to be ventilated, each individual appliance shall be considered as occupying not less than 100 square feet (9.3 meters squared).
3. Net exhaust volumes for hoods shall be permitted to be reduced during part-load cooking conditions, where engineered or listed multispeed or variable-speed controls automatically operate the exhaust system to maintain capture and removal of cooking effluents as required by this section. Reduced volumes shall not be below that required to maintain capture and removal of effluents from the idle cooking appliances that are operating in standby mode."

**507.2.1 Type I Hoods** - Amendatory. This section has been modified to add an exception for installation of type II hoods when specific conditions are met. This section has been modified to read: "Type I hoods shall be installed where cooking appliances produce grease or smoke. Type I hoods shall be installed over medium-duty, heavy-duty, and extra-heavy-duty cooking appliances. Type I hoods shall be installed over light-duty cooking appliances that produce grease or smoke.

**Exception:** Type II hoods shall be permitted to be installed over medium-duty cooking appliances, ranges and ovens that the code official has determined will not produce appreciable amounts of grease and/or smoke. Where cooking appliances, ranges and/or ovens have been approved by the code official for installation under a type II hood, a sign shall be placed on the wall in close proximity to the hood that reads, "Absolutely No Frying Or Grease-Type Cooking Permitted."

## IMC Chapter 6 Duct Systems

**603.4 Metallic Ducts** - Amendatory. The exception to this section has been intentionally deleted from section 603.4 Metallic Ducts.

**604.1 General** - Amendatory. This section was modified to add a requirement to duct insulation to conform to SMACNA HVAC duct construction standards - metal and flexible. This section has been modified to read: "Duct insulation shall conform to the requirements of sections 604.2 through 604.13, the *international energy conservation code* and SMACNA HVAC duct construction standards - metal and flexible."

## IMC Appendices

**Appendices A And B** - Bixby Deleted. The following appendices of the ICC *international mechanical code*, 2009 edition, are intentionally deleted from this code:

Appendix A	Combustion Air Openings And Chimney Connector Pass-Throughs
Appendix B	Recommended Permit Fee Schedule

(Ord. 2099, 11-13-2012)

## 9-5-3: CONTRACTOR REGISTRATION:

Any person engaged in the business of mechanical contracting shall register with the city prior to doing any work within the city. The fee to be paid to the city for such registration shall

be one hundred dollars (\$100.00) for a contractor, ten dollars (\$10.00) for each journeyman and five dollars (\$5.00) for each helper. Such registration shall be for a period running from August 1 through July 31, or any part thereof. (1993 Code § 5-108)

#### **9-5-4: ADOPTION OF FUEL GAS CODE:**

A certain document, one copy of which is on file in the office of the city clerk of the city of Bixby, Oklahoma, being marked and designated as the ICC international fuel gas code (IFGC), 2009 edition, as amended and revised by the Oklahoma uniform building code commission, including appendices A, B, C and D, as published by the International Code Council, Inc. (ICC), is hereby adopted as a part of the Bixby city code, hereinafter the "fuel gas code of the city of Bixby" or the "Bixby fuel gas code", regulating and governing fuel gas systems and gas fired appliances and providing for the issuance of permits and collection of fees therefor. Each and all of the regulations, provisions, penalties, terms, and conditions of the ICC international fuel gas code, 2009 edition, published by the ICC, as amended, on file in the office of the city clerk of the city of Bixby are hereby referred to, adopted and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-5-5](#) of this chapter and, as used in this section and section [9-5-5](#) of this chapter, may be referred to as the "code". (Ord. 2100, 11-13-2012)

#### **9-5-5: AMENDMENTS TO FUEL GAS CODE:**

The following provisions of the international fuel gas code, 2009 edition (IFGC), as amended and revised by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

##### **IFGC Chapter 1 Scope And Administration**

**101.1 Title** - Amendatory. These provisions shall be known and may be cited as the "Fuel Gas Code Of The City Of Bixby" or as the "Bixby Fuel Gas Code."

**109 through 109.7 Means Of Appeal** - Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the *international fuel gas code*, 2009 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

##### **IFGC Chapter 3 General Regulations**

**307.2.1 Condensate Drains** - Added. This section has been added to the code to require condensate drains to be protected from freezing. This section shall read: "Where condensing appliances are in locations subject to freezing conditions, the condensate drain line must be protected from freezing in an approved manner and in accordance with manufacturer installation instructions."

**308.1 Scope** - Amendatory. This section has been modified to include gypsum board as a combustible material. This section has been modified to read: "This section shall govern the reduction in required clearances to combustible materials, including gypsum board, and combustible assemblies for chimneys, vents, appliances, devices and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with section 308.3 and 308.4."

**310.1.1 Corrugated Stainless Steel Tubing (CSST)** - Amendatory. This section has been modified to add an exception to allow for installation when using new special CSST. This exception shall read:

" **Exception:** Special corrugated stainless steel gas products or systems that have been designed, manufactured and listed for installation without direct bonding shall be permitted to be installed in accordance with the manufacturer's installation instructions."

## IFGC Chapter 4 Gas Piping Installations

**Tables 402.4(6), 402.4(7), 402.4(8), 402.4(9), 402.4(10), 402.4(11), And 402.4(12)** - Deleted. Tables 402.4(6), 402.4(7), 402.4(8), 402.4(9), 402.4(10), 402.4(11), and 402.4(12) are intentionally deleted from this code.

**404.8.1 Insulated Union On Building Riser** - Added. This section has been added to the code as a means to isolate the gas piping from the grounding. It shall read: "All underground gas piping systems shall have an insulated union installed above ground level before the service enters the building."

**404.10 Minimum Burial Depth** - Amendatory. This section has been modified to change the minimum burial depth from 12 inches (305 mm) to 18 inches (457 mm) and to allow for an exception when there is no ability to meet that minimum depth. This section has been modified to read: "Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade, except as provided for in section 404.10.1."

**Exception:** Where a minimum depth of 18 inches (457 mm) of cover cannot be provided, the pipe shall be installed in conduit or bridged (shielded)."

**404.10.2 Separation Of Gas Piping From Other Piping Systems** - Added. This section has been added to the code as a means to prevent damage to other systems that may have been buried in the same ditch. This section shall read: "Gas pipe and

any other piping systems shall be separated by 18 inches (457 mm) of undisturbed or compacted earth."

**404.16 Prohibited Devices** - Amendatory. This section was modified to add a second exception to allow for new technology to be utilized. The second exception shall read: "An approved fitting or device where the gas piping system has been sized to accommodate the pressure drop of the fitting or device."

**406.7 Purging** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7 of the IFGC. This section has been modified to read: "The purging of piping shall be in accordance with sections 406.7.1 through 406.7.3."

**406.7.1 Piping Systems Required To Be Purged Outdoors** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.1 of the IFGC. This section has been modified to read: "The purging of piping systems shall be in accordance with the provisions of sections 406.7.1.1 through 406.7.1.4 where the piping system meets either of the following:

1. The design operating gas pressure is greater than 2 psig (13.79 kPa).
2. The piping being purged contains one or more sections of pipe or tubing meeting the size and length criteria of table 406.7.1.1."

**406.7.1.1 Removal From Service** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.1.1 of the IFGC. This section has been modified to read: "Where existing gas piping is opened, the section that is opened shall be isolated from the gas supply and the line pressure vented in accordance with section 406.7.1.3. Where gas piping meeting the criteria of table 406.7.1.1 is removed from service, the residual fuel gas in the piping shall be displaced with an inert gas."

**Table 406.7.1.1 Size And Length Of Piping** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment modifies table 406.7.1.1 of the IFGC. This table has been modified so that the following measurements for table 406.7.1.1 were added and footnote "a" in relation to nominal pipe size (inches) states "CSST EHD size of 62 is equivalent to nominal 2-inch pipe or tubing size:

1. When nominal pipe size (inches) is greater than or equal to  $2\frac{1}{2}$  but less than 3, the length of piping (feet) is greater than 50.
2. When nominal pipe size (inches) is greater than or equal to 3 but less than 4, the length of piping (feet) is greater than 30.

3. When nominal pipe size (inches) is greater than or equal to 4 but less than 6, the length of piping (feet) is greater than 15.
4. When nominal pipe size (inches) is greater than or equal to 6 but less than 8, the length of piping (feet) is greater than 10.
5. When nominal pipe size (inches) is greater than 8, the length of piping (feet) is any length. For SI: 1 inch is equal to 25.4 mm; 1 foot is equal to 304.8 mm."

**406.7.1.2 Placing In Operation** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.1.2 of the IFGC. This section has been modified to read: "Where gas piping contains air and meeting the criteria of table 406.7.1.1 is placed in operation, the air in the piping shall first be displaced with an inert gas. The inert gas shall then be displaced with fuel gas in accordance with section 406.7.1.3."

**406.7.1.3. Outdoor Discharge Of Purged Gases** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.1.3 of the IFGC. This section has been modified to read: "The open end of a piping system being pressure vented or purged shall discharge directly to an outdoor location. Purging operations shall comply with all of the following requirements:

1. The point of discharge shall be controlled with a shutoff valve.
2. The point of discharge shall be located at least 10 feet (3048 mm) from sources of ignition, at least 10 feet (3048 mm) from building openings and at least 25 feet (7620 mm) from mechanical air intake openings.
3. During discharge, the open point of discharge shall be continuously attended and monitored with a combustion gas indicator that complies with section 406.7.1.4.
4. Purging operations introducing fuel gas shall be stopped when 90 percent fuel gas by volume is detected within the pipe.
5. Persons not involved in the purging operations shall be evacuated from all areas within 10 feet (3048 mm) of point of discharge."

**406.7.1.4 Combustion Gas Indicator** - Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.1.4 of the IFGC. This section has been modified to read: "Combustion gas indicators shall be listed and shall be calibrated in accordance with the manufacturer's instructions. Combustion gas indicators shall numerically display a volume scale from zero percent to 100 percent in 1 percent or smaller increments."

**406.7.2 Piping Systems Allowed To Be Purged Indoors Or Outdoors -**

Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.2 of the IFGC. This section has been modified to read: "The purging of piping systems shall be in accordance with the provisions of section 406.7.2.1 where the piping system meets both of the following:

1. The design operating gas pressure is 2 psig (13.79 kPa) or less.
2. The piping being purged is constructed entirely from pipe or tubing not meeting the size and length criteria of table 406.7.1.1."

**406.7.2.1 Purging Procedure -** Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.2.1 of the IFGC. This section has been modified to read: "The piping system shall be purged in accordance with one or more of the following:

1. The piping shall be purged with fuel gas and shall discharge to the outdoors.
2. The piping shall be purged with fuel gas and shall discharge to the indoors or outdoors through an appliance burner not located in a combustion chamber. Such burner shall be provided with a continuous source of ignition.
3. The piping shall be purged with fuel gas and shall discharge to the indoors or outdoors through a burner that has a continuous source of ignition and that is designed for such purpose.
4. The piping shall be purged with fuel gas that is discharged to the indoors or outdoors, and the point of discharge shall be monitored with a listed combustible gas detector in accordance with section 406.7.2.2. Purging shall be stopped when fuel gas is detected.
5. The piping shall be purged by the gas supplier in accordance with written procedures."

**406.7.2.2 Combustible Gas Detector -** Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.2.2 of the IFGC. This section has been modified to read: "Combustible gas detectors shall be listed and shall be calibrated or tested in accordance with the manufacturer's instructions. Combustible gas detectors shall be capable of indicating the presence of fuel gas."

**406.7.3 Purging Appliances And Equipment -** Amendatory. The International Code Council emergency amendment dated September 27, 2010 has been adopted. This amendment replaces section 406.7.3 of the IFGC. This section has been modified to

read: "After the piping system has been placed in operation, appliances and equipment shall be purged before being placed into operation."

**410.4 Excess Flow Valve** - Added. This section has been added to allow for new technologies in use in the field. This section shall read: "Where automatic excess flow valves are installed, they shall be listed for the application and shall be sized and installed in accordance with the manufacturer's instructions."

## IFGC Chapter 6 Specific Appliances

**621.4 Prohibited Locations** - Amendatory. This section has been modified to provide definitions for groups A, E and I. This section has been modified to read: "Unvented room heaters shall not be installed within occupancies in groups A, E, and I. The location of unvented room heaters shall also comply with section 303.3 (use groups A = assembly, E = educational and I = institutional)."

## IFGC Appendices

**Appendices A through D** - Bixby Added. The following appendices of the ICC international fuel gas code, 2009 edition are specifically referred to, adopted and made a part of this code, as if fully set out in this chapter:

Appendix A	Sizing And Capacities Of Gas Piping (IFGS)
Appendix B	Sizing Of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use With Type B Vents (IFGS)
Appendix C	Exit Terminals Of Mechanical Draft And Direct-Vent Venting Systems (IFGS)
Appendix D	Recommended Procedure For Safety Inspection Of An Existing Appliance Installation (IFGS)

(Ord. 2100, 11-13-2012)

# Chapter 6 PLUMBING CODE

## 9-6-1: ADOPTION OF PLUMBING CODE:

A certain document, one copy of which is on file in the office of the city clerk of the city of Bixby, Oklahoma, being marked and designated as the ICC international plumbing code (IPC), 2009 edition, including appendices B, C, D, E, F, and G, as published by the International Code Council, Inc. (ICC), is hereby adopted as a part of the Bixby city code, hereinafter the "plumbing code of the city of Bixby" or the "Bixby plumbing code", regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems and providing for the issuance of permits and collection of fees therefor. Each and all of the regulations, provisions, penalties, terms, and conditions of the ICC international plumbing code, 2009 edition, as amended, on file in the office of the city clerk of the city of Bixby are hereby referred to, adopted, and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-6-2](#) of this chapter and, as used in this chapter, may be referred to as the "code". (Ord. 2101, 11-13-2012)

## **9-6-2: AMENDMENTS TO PLUMBING CODE:**

The following provisions of the international plumbing code, 2009 edition (IPC), as amended and revised by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

### **IPC Chapter 1 Scope And Administration**

**101.1 Title** - Amendatory. These provisions shall be known and may be cited as the "Plumbing Code Of The City Of Bixby" or as the "Bixby Plumbing Code."

**109 through 109.7 Means Of Appeal** - Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the *international plumbing code*, 2009 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

### **IPC Chapter 2 Definitions**

In chapter 2 Definitions, the definition of a Grease Interceptor has been modified to delete the original definition and add definitions for hydromechanical and gravity grease interceptors. This section has been modified to delete and add the following definitions to read:

**Grease Interceptor** - Deleted. The definition of "Grease Interceptor" is intentionally deleted from the *international plumbing code*, 2009 edition (IPC), chapter 2.

" **Hydromechanical** - Added. Plumbing appurtenances that are installed in the

sanitary drainage system to intercept free-floating fats, oils, and grease from waste water discharge. Continuous separation is accomplished by air entrainment, buoyancy and interior baffling."

" **Gravity** - Added. Plumbing appurtenances of not less than 500 gallons (1893 l) capacity that are installed in the sanitary drainage system to intercept free-floating fats, oils and grease from waste water discharge. Separation is accomplished by gravity during a retention time of not less than 30 minutes."

## IPC Chapter 3 General Regulations

**305.6.1 Sewer Depth** - Amendatory. This section has been modified to include a depth for the septic tank connection unless otherwise approved by the authority having jurisdiction. This section has been modified to read: "Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) or as approved by the authority having jurisdiction below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade."

**312.1 Required Tests** - Amendatory. This section has been modified to allow the authority having jurisdiction to determine if the tests will be done using water or air and if a final test of the entire system will be required. This section has been modified to read: "The permit holder shall make the applicable tests prescribed in sections 312.2 through 312.10 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the plumbing work is ready for tests. The equipment, material, power and labor necessary for the inspection and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests. All plumbing system piping shall be tested with either water or, for piping systems other than plastic, by air as approved. After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests when required by the authority having jurisdiction. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system."

**312.2 Drainage And Vent Water Test** - Amendatory. This section has been modified to allow the authority having jurisdiction to specify the test may be done with less than a 10 foot (3048 mm) head of water. This section has been modified to read: "A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 10-foot (3048 mm) head of water or as required. In testing successive sections, at least the upper 10 feet (3048 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet (3048 mm) of the system, shall have been submitted to a test of

less than a 10-foot (3048 mm) head of water or as required. This pressure shall be held for at least 15 minutes. The system shall then be tight at all points."

**312.3 Drainage And Vent Air Test** - Amendatory. This section has been modified to remove the words "and vent" to the section title. This section has been modified to read: "**312.3 Drainage Air Test.** An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi. (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of at least 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperature or the seating of gaskets shall be made prior to the beginning of the test period."

**312.4 Drainage And Vent Final Test** - Amendatory. This section has been modified to allow the authority having jurisdiction to determine if the test is required. It has been modified to read: "The final test of the completed drainage and vent systems where required shall be visual and in sufficient detail to determine compliance with the provisions of this code. Where a smoke test is utilized, it shall be made by filling all traps with water and then introducing into the entire system a pungent, thick smoke produced by one or more smoke machines. When the smoke appears to stack openings on the roof, the stack openings shall be closed a pressure equivalent to a 1-inch water column (248.8 Pa) shall be held for a test period of not less than 15 minutes."

**312.5 Water Supply System Test** - Amendatory. This section has been modified to allow the authority having jurisdiction to determine another approved system for testing. This section has been modified to read: "Upon completion of a section of or the entire water supply system, or portion completed, shall be tested and proved tight under a water pressure not less than the working pressure of the system; or, for piping systems other than plastic or as approved, by an air test of not less than 50 psi (344 kPa). This pressure shall be held for at least 15 minutes. The water utilized for tests shall be obtained from a potable source of supply. The required tests shall be performed in accordance with this section and section 107."

**312.6 Gravity Sewer Test** - Amendatory. This section has been modified to allow the authority having jurisdiction to determine if this test is required. This section has been modified to read: "Where required, gravity sewer tests shall consist of plugging the end of the building sewer at the point of connection with the public sewer, filling the building sewer with water, testing with not less than a 10-foot (3048 mm) head of water and maintaining such pressure for 15 minutes."

**312.9 Shower Liner Test** - Amendatory. This section has been modified to allow the authority having jurisdiction to determine if this test is required. This section has been modified to read: "Where shower floors and receptors are made water-tight by the application of materials required by section 417.5.2, the completed liner installation, where required by the authority having jurisdiction, shall be tested. The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of at least 2 inches (51 mm) high does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or

receptor area to a level not less than 2 inches (51 mm) deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes, and there shall not be evidence of leakage."

**314.1 General** - Amendatory. This section has been modified to delete the original section and add a requirement to reference the *international mechanical code* for work with condensate disposal. This section has been modified to read: "Condensate disposal shall be in accordance with the *international mechanical code*."

**314.2 Evaporators And Cooling Coils** - Deleted. Section 314.2 Evaporators And Cooling Coils is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.1 Condensate Disposal** - Deleted. Section 314.2.1 Condensate Disposal is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.2 Drain Pipe Materials And Sizes** - Deleted. Section 314.2.2 Drain Pipe Materials And Sizes is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**Table 314.2.2 Condensate Drain Sizing** - Deleted. Table 314.2.2 Condensate Drain Sizing is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.3 Auxiliary And Secondary Drain System** - Deleted. Section 314.2.3 Auxiliary And Secondary Drain System is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.3.1 Water-Level Monitoring Devices** - Deleted. Section 314.2.3.1 Water-Level Monitoring Devices is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.3.2 Appliance, Equipment And Insulation In Pans** - Deleted. Section 314.2.3.2 Appliance, Equipment And Insulation In Pans is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

**314.2.4 Traps** - Deleted. Section 314.2.4 Traps is intentionally deleted from the *international plumbing code*, 2009 edition (IPC).

## IPC Chapter 4 Fixtures, Faucets And Fixture Fittings

**Table 403.1 Minimum Number Of Required Plumbing Fixtures** - Amendatory. This table has been modified to include a footnote "g" in the Other column of the table at the end of the service sink requirement to number 2 (classification of business), and number 6 (classification of mercantile). The footnote "g" shall read: "For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required."

**403.2 Separate Facilities** - Amendatory. This section was modified to change the maximum occupant load in exception three from 50 to 100. This section shall now read: "Where plumbing fixtures are required, separate facilities shall be provided for each sex.

**Exceptions:**

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupancy load, including both employees and customers, of 15 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less."

**403.3.1.1 Toilet Room Ingress And Egress** - Amendatory. This section was added to the code to restrict toilet rooms from opening directly into a room used for the preparation of food for service to the public. This section shall read: "Toilet rooms shall not open directly into a room used for the preparation of food for service to the public."

**405.8 Slip Joint Connections** - Amendatory. This section has been modified to allow installation of slip joints anywhere between the fixture and trap outlet. It has been modified to read: "Slip joints shall be made with an approved elastomeric gasket and shall be installed from fixture outlet to trap outlet seal. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip joint connections for inspection and repair."

**417.5.2.6 Liquid Type, Trowel Applied, Load Bearing, Bonded Water Proof Materials** - Amendatory. This section has been added to allow for new technology in the market. This section shall read: "Liquid type, trowel applied, load bearing, bonded waterproof materials shall meet the requirements of ANSI A118.10 and shall be applied in accordance with the manufacturer's installation instructions."

## **IPC Chapter 5 Water Heaters**

**504.4.1 Installation** - Amendatory. This section has been modified to provide for pressure relief on storage tanks that have an ability to heat water. This section has been modified to read: "Such valves shall be installed in the shell of the water heater tank. Temperature relief valves shall be so located in the tank as to be actuated by the water in the top 6 inches (152 mm) of the tank served. For installations with separate storage tanks, the approved, self-closing (levered) pressure relief valve and the temperature relief valve or combination thereof conforming to ANSI Z21.22 valves shall be installed on both the storage water heater and storage tank. There shall not be a check valve or shutoff valve between a relief valve and the heater or tank served."

**504.6 Requirements For Discharge Piping** - Amendatory. This section has been modified to include an additional requirement where discharging to outdoor areas subject to freezing. This section has been modified to read: "The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area."

## **IPC Chapter 6 Water Supply And Distribution**

**605.3 Water Service Pipe** - Amendatory. This section has been modified to require piping materials not third-party certified for water distribution to terminate a minimum of 30 inches outside the structure. This section has been modified to read: "Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed table

605.3. All water service pipe or tubing, installed underground and outside of the structure, shall have a minimum working pressure rating of 160 pounds per square inch (1100 kPa) at 73.4 degrees Fahrenheit (23 degrees Celsius). Where the water pressure exceeds 160 pounds per square inch, (1100 kPa), piping materials shall have a minimum rated working pressure equal to the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate a minimum of 30 inches (762 mm) outside the structure at or before the full open valve located at the entrance to the structure. All ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104."

**606.1 Location Of Full-Open Valves** - Amendatory. This section has been modified to delete a requirement to install full open-valves on the discharge side of every water meter. This section has been modified to read: "Full open-valves shall be installed in the following locations:

1. On the building water service pipe from the public water supply near the curb.
2. On the water distribution supply pipe at the entrance into the structure.
3. On the base of every water riser pipe in occupancies other than multiple-family residential occupancies that are two stories or less in height and in one- and two-family residential occupancies.
4. On the top of every water down-feed pipe in occupancies other than one- and two-family residential occupancies.
5. On the entrance to every water supply pipe to a dwelling unit, except where supplying a single fixture equipped with individual stops.
6. On the water supply pipe to a gravity or pressurized water tank.
7. On the water supply pipe to every water heater."

**607.1.1 Temperature Limiting Means** - Added. This section was added to restrict a thermostat control for a water heater to serve as the temperature limiting means for the purpose of complying with the requirements of the code for maximum allowable hot or tempered water delivery temperatures at fixtures. This section shall read: "A thermostat control for a water heater shall not serve as the temperature-limiting means for the purposes of complying with the requirements of this code for maximum allowable hot or tempered water delivery temperatures at fixtures."

**608.16.5 Connections To Lawn Irrigation Systems** - Amendatory. This section has been modified to add a spill resistant backflow preventer as an option for protection. This section has been modified to read: "The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a spill resistant backflow preventer or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from

an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer."

## IPC Chapter 7 Sanitary Drainage

**707.1 Prohibited Joints** - Amendatory. This section has been modified to include an exception for saddle-type fittings to be used for connecting a building sewer to a public sewer. This section has been modified to read: "The following types of joints and connections shall be prohibited:

1. Cement or concrete joints.
2. Mastic or hot-pour bituminous joints.
3. Joints made with fittings not approved for the specific installation.
4. Joints between different diameter pipes and made with elastomeric rolling O-rings.
5. Solvent-cement joints between different types of plastic pipe.
6. Saddle type fittings.

**Exception:** Saddle-type fittings may be used to connect the building sewer to a public sewer."

**715.1 Sewage Backflow** - Amendatory. This section has been modified by striking the requirements of plumbing fixtures having flood level rims above the elevation of the next upstream manhole cover in the public sewer system. It has been modified to read: "Where plumbing fixtures are installed on a floor with a finished floor elevation below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain or horizontal branch servicing such fixtures."

## IPC Chapter 8 Indirect/Special Waste

**802.1.8 Food Utensils, Dishes, Pots And Pans Sinks** - Amendatory. This section was modified to remove the option for a direct connection to the drainage system. This section has been modified to read: "Sinks used for the washing, rinsing or sanitizing of utensils, dishes, pots, pans or serveware used in the preparation, serving or eating of food shall discharge indirectly through an air gap or an air break to the drainage system."

## IPC Chapter 9 Vents

**904.1 Roof Extension - Amendatory.** This section has been modified to specify the number of inches where the open vent pipes that extend through the roof shall be terminated. This section has been modified to read: "All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof."

## IPC Chapter 10 Traps, Interceptors, And Separators

**1001.1.1 General Requirements - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission by specifying particularly when the provisions of section 1001 shall be applicable. This section has been added to read: "The requirements of section 1001 are applicable to all establishments primarily engaged in activities of preparing, serving, or otherwise making foodstuffs available for consumption and establishments that use one or more of the following preparation activities: cooking by frying (all methods), baking (all methods), grilling, sauteing, rotisserie cooking, broiling (all methods), boiling, blanching, roasting, toasting, or poaching. Also included are infrared heating, searing, barbecuing, and any other food preparation activity that produces a hot, non-drinkable food product in or on a receptacle that requires washing. These establishments include restaurants, delis, bakeries, cafeterias, hotels, motels, hospitals, nursing homes, schools, grocery stores, prisons, jails, churches, camps, caterers, manufacturing plants, or any other similar sewer users as determined by the city."

**1001.1.2 Trap And Interceptor Construction And Installation - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission by specifying more particularly how grease traps and interceptors shall be constructed and installed. This section has been added to read: "The following specifications must be incorporated into each grease trap and interceptor design.

1. Grease traps and interceptor shall be located outdoors.
2. The grease interceptor shall be constructed with a minimum of two (2) baffles.
3. Water temperatures must be less than 120 degrees prior to entering the grease trap. Grease traps are to be installed at a minimum distance of ten feet (10') from sinks and dishwashers to allow for adequate cooling of the wastewater.
4. All grease bearing waste streams shall be routed through an appropriate grease trap or interceptor, including: three-compartment sinks, pot and pan sinks, soup kettles, hand-washing sinks, dishwashers, mop sinks and floor drains.

**Exceptions:** Drains which receive "clear waste" only, such as from ice machines, condensate from coils and drink stations, may be plumbed to the sanitary system without passing through the grease interceptor with the condition that the receiving drain is a "hub" type that is a minimum of two inches (2") above the finished floor.

5. All exterior grease traps and interceptors shall be installed with an effluent sampling well. Sample wells will have a minimum twelve inch (12") diameter access cover and a minimum four inch (4") drop from inlet to outlet piping through the sampling well. Sample wells must be tested for leakage.
6. All grease traps and interceptors shall be installed on the exterior of the structure.
7. Where food waste grinders connect to a grease trap or interceptor, a solids interceptor shall separate the discharge before connecting to the grease trap or interceptor as required by this code.
8. Mechanical traps and interceptors that are installed above-ground must be equipped with an influent flow regulator and an effluent valve assembly that allows for sample collection."

**1001.1.3 Minimum Sizing Of Traps And Interceptors - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission by specifying more particularly how grease traps and interceptors shall be sized. This section has been added to read: "Sizing determinations are based on operational data provided by an occupant. It is the responsibility of the occupant to ensure the appropriate level of treatment necessary for compliance with environmental and wastewater regulations. Minimum acceptable grease trap and interceptor sizing shall be determined as follows:

1. The minimum size is 750 gallons, unless sizing calculations according to formulas found in section 1001.1.4 or an engineer's calculations exceed the minimum 750 gallons. All calculations shall include fifty percent (50%) excess capacity.
2. When sizing calculations provided by a licensed engineer result in a determination of a grease trap less than 750 gallons in capacity, the calculations with the trap or interceptor documentation recommended shall be submitted to the city for review. The calculations shall include fifty percent (50%) excess capacity."

**1001.1.4 Grease Trap And Interceptor Sizing Formulas - Bixby Added.** This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission by specifying formulas for determining how grease traps and interceptors shall be sized. This section has been added to read: "It is the responsibility of the generator and the generator's engineer to ensure that the wastewater discharged from their facility complies with the city's discharge limitations. For the purpose of plans review, a general assessment of grease trap and interceptor design and size shall be performed

using the formulas provided in this section. (These formulas have been demonstrated as industry standards capable of achieving the city's discharge criteria when systems are maintained in proper condition. However a licensed engineer may use an alternate method and submit the calculations with the trap or interceptor information for review.)

**Method One:**

**M x W x R x S = Required Size (liquid capacity)**

Where:

<b>M</b> =	Number of meals per peak hour. Number of meals served at peak operation hour (seating capacity) x peak factor. The peak factor for fast food restaurants shall be 1.33. The peak factor for all other food service types shall be 1.00.
<b>W</b> =	Waste flow rate. The waste flow rate with a dishwasher shall be a six (6) gallon flow and the waste flow rate without a dishwasher shall be a five (5) gallon flow. The waste flow rate for a single service kitchen shall be a two (2) gallon flow and the waste flow rate for a food waste disposer shall be a one (1) gallon flow.
<b>R</b> =	Retention time. Retention times for commercial kitchen waste and dishwashers shall be two and one-half (2.5) hours. The retention time for a single service kitchen shall be one and one-half (1.5) hours.
<b>S</b> =	The storage factor. For fully equipped commercial kitchens having an eight (8) hour operation, the storage factor shall be one (1), for sixteen (16) hour operations the storage factor shall be two (2), for twenty-four (24) hour operations, the storage factor shall be three (3). For single service kitchens, the storage factor shall be one and one-half (1.5).

**Method Two:** (Five (5) Hour Detention/Peak Flow)

**G x A x P x D = Required Volume Of Trap**

<b>G</b> =	Gallons of water used per hour of operation.
<b>A</b> =	Average "gray water" flow per hour. The average "gray water" flow per hour shall be 0.75.
<b>P</b> =	Peak flow factor. The peak flow factor shall be 1.9.
<b>D</b> =	Hours of detention. The hours of detention shall be 5.

**Method Three:** (Alternate Sizing Formulas-Proposals)

Food service establishments that propose the use of alternate sizing techniques or procedures that result in specifications that differ from calculated requirements (or are less than the required minimum of 750 gallons), shall submit formulas and other basis to support the proposed grease trap size and installation. Submissions must provide documentation supporting the proposal's ability to meet effluent quality requirements. Proposals must be signed by a licensed plumbing contractor or professional engineer. Under no circumstances shall a grease trap smaller than 500 gallons be accepted."

**1002.4 Trap Seals -** Amendatory. This section has been modified to allow for new technology to be utilized for installation when approved by the authority having jurisdiction. This section has been modified to read: "Each fixture trap shall have a liquid seal of not less than 2 inches (51 mm) and not more than 4 inches (102 mm), or deeper for special designs relating to accessible fixtures. Where a trap seal is subject to loss by evaporation, a trap seal primer valve or other approved trap seal device shall be installed. Trap seal primer valves shall connect to the trap at a point above the level of the trap seal. A trap seal primer valve shall conform to ASSE 1018 or ASSE 1044."

**1003.1 Where Required -** Bixby Amendatory. This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and greater protections to building drainage, public and private sewer systems. This section has been modified to read: "Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Design, size and location of pretreatment devised must be submitted by a licensed plumbing contractor or professional engineer for review and approval by the city."

**1003.3.1 Grease Interceptors And Automatic Grease Removal Devices Required -** Amendatory. This section has been modified to allow for installation of grease interceptors on or above the floor when there is a lack of space or other constraints that prevent the installation of a replacement grease interceptor. This section has been modified to read: "A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood washing units and dishwashers without prerinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor."

**1003.3.4 Hydromechanical Grease Interceptors And Automatic Grease Removal**

**Devices** - Amendatory. This section has been modified to reference only hydromechanical grease interceptors, provide standards for hydromechanical grease interceptors and remove the exception to locate grease interceptors over 500 gallons outdoors. This section has been modified to read: "Hydromechanical grease interceptors and automatic grease removal devices shall be sized in accordance with ASME A112.14.3 appendix A, or ASME A112.14.4, CSA B481.3, or PDI G101. Hydromechanical grease interceptors and automatic grease removal devices shall be designed and tested in accordance with ASME A112.14.3 or ASME A112.14.4, CSA B481.1, PDI G101 or PDI G102. Hydromechanical grease interceptors and automatic grease removal devices shall be installed in accordance with the manufacturer's instructions. Where manufacturer's instructions are not provided, hydromechanical grease interceptors and grease removal devices shall be installed in compliance with ASME A112.14.3, ASME A112.14.4, CSA B481.3 or PDI G101. This section shall not apply to gravity grease interceptors."

**1003.4.2.2 Garages And Service Stations** - Bixby Amendatory. This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and greater protections to public sewer systems. This section has been modified to read: "Where automobiles are serviced, greased, repaired or washed or where gasoline is dispensed, oil-water separators shall have a minimum capacity of 500 gallons for the first 1,000 square feet of area to be drained, plus 250 gallons for each additional 1,000 square feet of area to be drained into the separator. An effluent sampling well shall also be installed in accordance with section 1001.1.2 of this code. Parking garages in which servicing, repair or washing is not conducted and in which gasoline is not dispensed shall not require a separator. Areas of commercial garages utilized only for storage of automobiles are not required to be drained through a separator."

**1003.4.2.3 Car Washes** - Bixby Added. This provision has been added by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to specifically regulate car washes. This section has been added to read: "Where automobiles are washed, separators shall have a minimum capacity of 1,000 gallons for the first bay, with an additional 500 gallons of capacity for every other bay. Wash racks must be constructed to eliminate or minimize the impact of run-off from rain and storm events. Minimum requirements include roofed structures, with at least two walls, and appropriate grading to prevent stormwater infiltration into the sanitary sewer. An effluent sampling well shall also be installed in accordance with section 1001.1.2 of this code."

**1003.6 Laundries** - Bixby Amendatory. This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission and greater protections to public sewer systems. This section has been modified to read: "Commercial laundries, laundromats, and dry-cleaners shall be equipped with an interceptor in order to reduce the quantity of lint and silt that enter the collection system. The system must be of adequate size and design to allow for cool-down of wastewater so that separation can be more readily achieved. The interceptor must be installed with a wire basket or similar device, removable for cleaning, that prevents passage into the drainage system of solids one-half ( $1/2$ ) inch (12.7 mm) or larger in size, string, rags, buttons or other materials

detrimental to the public sewerage system."

## IPC Chapter 11 Storm Drainage

**1107.3 Sizing Of Secondary Drains - Amendatory.** This section has been modified to include the use of scuppers or increase the sizing of secondary drains to accommodate rainfalls of 10.2 inches per hour for a 5-minute duration and includes minimum design loads. This section has been modified to read: "Secondary (emergency) roof drain systems or scuppers shall be sized in accordance with section 1106 based on a rainfall rate of 10.2 inches per hour for a 5-minute duration. In sizing secondary roof drain systems using tables 1106.2, 1106.3 and 1106.6, the horizontally projected roof area shall be determined by dividing the horizontally projected roof area for 1-inch rain fall per hour rate by 10.2 inches per hour. Secondary roof scuppers shall be designed in accordance with ASCE/SEI 7-05 minimum design loads for buildings and other structures, chapter 8 C8-rain loads published by the American Society Of Civil Engineers And Structural Engineering Institute. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system or scuppers."

## IPC Appendices

**Appendix A - Bixby Deleted.** The following appendix of the ICC *international plumbing code*, 2009 edition, is intentionally deleted from this code:

Appendix A	Plumbing Permit Fee Schedule
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**Appendices B through G - Bixby Added.** The following appendices of the ICC international plumbing code, 2009 edition are specifically referred to, adopted and made a part of this code, as if fully set out in this chapter:

Appendix B	Rates Of Rainfall For Various Cities
Appendix C	Gray Water Recycling Systems
Appendix D	Degree Day And Design Temperatures
Appendix E	Sizing Of Water Piping System
Appendix F	Structural Safety
Appendix G	Vacuum Drainage System

(Ord. 2101, 11-13-2012)

### **9-6-3: PLUMBING LICENSE, REGISTRATION:**

Any person who shall be engaged or generally engaged in the business known as plumbing shall be required to have a current state plumbing license, and to register with the city prior to doing any work within the city. A fee of one hundred dollars (\$100.00) for a contractor, ten dollars (\$10.00) for each journeyman and five dollars (\$5.00) for each helper shall be paid to the city for such registration. Such registration shall be for a period running from August 1 through July 31, or any part thereof. (Ord. 2101, 11-13-2012)

This section has been affected by a recently passed ordinance, 2184 - INTERNATIONAL FIRE CODE. [Go to new ordinance.](#)

## **Chapter 7 FIRE CODE**

This section has been affected by a recently passed ordinance, 2184 - INTERNATIONAL FIRE CODE. [Go to new ordinance.](#)

### **9-7-1: ADOPTION OF FIRE CODE:**

A certain document, one copy of which is on file in the office of the city clerk of the city of Bixby, Oklahoma, being marked and designated as the ICC international fire code, 2009 edition (IFC), as published by the International Code Council, Inc. (ICC), including appendices D, E, F, G, H, I, and J, and as amended and revised by the Oklahoma uniform building code commission, is hereby adopted by the city of Bixby, Oklahoma, for the purpose of safeguarding life and property from fire and explosion hazards by regulating the storage, handling and use of hazardous substances, materials and devices and conditions related to the occupancy of buildings and premises in the city of Bixby, as herein provided. Each and all of the regulations, provisions, penalties, terms and conditions of the ICC international fire code, 2009 edition, are hereby referred to, adopted and made a part of the Bixby city code, as if fully set out in this chapter, with its amendments, as prescribed in section [9-7-2](#) of this chapter and, as used in this chapter, may be referred to as the "code". (Ord. 2102, 11-13-2012)

This section has been affected by a recently passed ordinance, 2184 - INTERNATIONAL FIRE CODE. [Go to new ordinance.](#)

## 9-7-2: AMENDMENTS TO FIRE CODE:

The following provisions of the international fire code, 2009 edition (IFC), as amended and revised by the Oklahoma uniform building code commission, are hereby added, deleted or amended to read as follows:

### IFC Chapter 1 Scope And Administration

**101.1 Title** - Amendatory. These provisions shall be known and may be cited as the "Fire Code Of The City Of Bixby" or as the "Bixby Fire Code."

**108 through 108.3 Board Of Appeals** - Deleted. Sections 108 through 108.3 of this code are intentionally deleted from the *international fire code*, 2009 edition. Appeals from a decision of the code official shall be governed by section [9-2-1](#) of the Bixby city code.

### IFC Chapter 2 Definitions

**Residential Group R-1** - Amendatory. The definition for residential group R-1 has been modified to clarify the *international residential code* 2009 can be utilized so long as the facilities have a fire sprinkler system. This definition has been modified to read: "R-1 residential occupancies containing sleeping units where the occupants are primarily transient in nature including: Boarding houses (transient), hotels (transient), motels (transient), congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for group R-3, except as otherwise provided for in this code, or shall comply with the *international residential code*, provided the building is protected by an automatic sprinkler system installed in accordance with section 903.2.8."

**Residential Group R-2** - Amendatory. The definition for residential group R-2 has been modified to clarify the *international residential code* 2009 can be utilized so long as the facilities have a fire sprinkler system. This definition has been modified to read: "R-2 residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including apartment houses, boarding houses (non-transient), convents, dormitories, fraternities and sororities, hotels (non-transient), live/work units, monasteries, motels (non-transient), vacation timeshare and congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for group R-3, except as otherwise provided for in this code, or shall comply with the international residential code, provided the building is protected by an automatic sprinkler system installed in accordance with section 903.2.8."

(Ord. 2102, 11-13-2012)

## IFC Chapter 5 Fire Service Features

**503.1.2 Additional Access** - Bixby Added. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. Decreased access from that provided for above can also be authorized by the fire code official based on factors determined to be equivalent by the fire code official.

**503.2 Specifications** - Bixby Amendatory. Fire apparatus access roads shall be installed and arranged in accordance with sections 503.2.1 through 503.2.8. Fire lanes and driveways shall be located so that all buildings served by such lanes and driveways are accessible to fire equipment.

**503.2.1 Dimensions** - Bixby Amendatory. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6069 mm), the closest edge of which must be at least 10 feet (3048 mm) from the building, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

**503.2.3 Surface** - Bixby Amendatory. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide hard surface all-weather driving capabilities. Such access roads shall be complete before construction progresses to the first use of combustible materials.

**503.6 Security Gates** - Bixby Amendatory. The installation of security gates across fire apparatus access roads or single-family residential property drives shall be approved by the fire code official and meet the following:

1. A permit shall be obtained for installation of all automatic gates. Plans for automatic gates shall be reviewed and approved by the fire code official and a permit issued before installation begins. All gate installations shall be inspected and tested by the fire code official before they are put into operation.
2. No public street shall be obstructed. All preliminary or final plats submitted with private streets and gated access shall be subject to the review and recommendation of the Bixby planning commission and approval of the city council.
3. Gates shall be located a sufficient distance from a public street to allow four cars to line up at the gate without interfering with vehicles utilizing the public street. The minimum acceptable distance from the gate opening device or pedestal to the public street shall be no less than 80 feet (24 384 mm).

**Exception:** Gates installed on single-family residential property.

4. A turn around lane shall be provided for vehicles unable to enter the gated development.

**Exception:** Gates installed on single-family residential property.

5. The design of all cul-de-sacs, dead-ends, turn-arounds, and entry or median street curb lines on private drives or gated developments shall be subject to the approval of the fire code official.

6. Road spikes, barbs, or other tire damaging devices shall not be allowed at any gate.

7. All circulation plans for gated developments shall be subject to approval by the fire code official and may require multiple entrances.

8. Adopted city of Bixby standards for streets, sidewalks, fire lanes, fire hydrants, and other engineering requirements shall apply to gated developments.

9. In gated developments the homeowner's association shall be responsible for the following:

9.1. Maintenance of and repairs to the private streets and fire lanes and provision of funds necessary for those maintenance and repairs through the use of assessments.

9.2. Maintaining a service agreement with a qualified contractor to insure year round maintenance. The homeowner's association and its contractor shall be responsible for scheduling annual inspections with the fire code official.

10. Gate openings for a single road used for entrance and exit shall have clear opening width of not less than 20 feet (6096 mm).

**Exceptions:**

1. Gate openings for dual roads used for separated entrance and exit lanes shall have a clear opening width of not less than 15 feet (4572 mm) on each lane.

2. Gate openings for single-family residential property shall have a clear opening width of not less than 15 feet (4572 mm).

11. An entry keypad shall be located on a pedestal near any fire apparatus access road. The access code for nonemergency access shall be given to the Bixby fire department. Any change in the code shall be immediately reported to the Bixby fire department and an acceptance test shall be conducted.

**Exceptions:**

1. Manual gates constructed on single-family residential property.
2. Manual gates used for emergency vehicle access.
3. Where approved by the fire code official.

12. A Knox rapid entry key switch for emergency access shall be provided at all automatic gates. Switches shall be located in plain view of emergency vehicles and approved by the fire code official. When activated, a switch shall cause all gates to open and stay open until the emergency system is reset by a responsible person.

13. An emergency release hitch pin shall be installed on the control arm. This hitch pin, when removed, shall detach the control arm from the gate(s) and allow the gate(s) to swing open freely to the clear opening width, with manual intervention.

**Exceptions:**

1. A Knox rapid entry padlock may be used in lieu of the hitch pin with approval of the fire code official.
2. An emergency release is not required on single-family residential property.

14. A battery back-up system shall be provided for all automatic gates. These batteries shall be trickle charged to maintain electrical energy and, in the event of loss of normal electrical current, cause all gates to open and remain open until reset by a responsible person or the return of electrical power.

15. The location of all entrance pedestals, Knox rapid entry switches, key pads, hitch pins, related equipment, signage and the opening design, swinging or sliding operation of the gate or any other design specification shall be constructed and installed in accordance with the plans approved by the fire code official.

16. Electric gate operators, where provided, shall be listed in accordance with UL 325.

**Exception:** Gates constructed on single-family residential property.

17. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**Exception:** Gates constructed on single-family residential property.

18. The minimum paving width for all lanes entering and exiting any development shall be not less than 20 feet (6096 mm) in width. Parking shall be prohibited on the 20 foot (6096 mm) roadway, and appropriate signage shall be provided. If parking on the roadway is approved by the fire code official, the minimum width of the roadway shall be no less than 26 feet (7925 mm).

19. Should any problem occur in the operation of the gate(s) or any violation of any section of this code should occur, the gate(s) shall remain open and accessible until the problem is resolved and the gate is repaired and tested.

20. An access agreement between the developer, homeowner's association or other responsible property owner and the city of Bixby shall be approved by the fire code official. A copy of this agreement shall be kept on file with the Bixby fire department. The agreement shall contain the installation contractor's name, address and 24-hour-a-day contact information. The agreement shall also contain the name of the developer, homeowner's association representative or other responsible property owner, address, and 24-hour-a-day contact information.  
(Ord. 2139, 7-11-2014)

**508.1.3 Size - Amendatory.** Section 508.1.3 Size has been modified to include an exception to make the fire command center smaller when approved by the fire code official. This section has been modified to read: "The fire command center shall be a minimum of 200 square feet (19 square meters) in area with a minimum dimension of 10 feet (3048 mm).

**Exception:** When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 square meters) with a minimum dimension of 8 feet (2438 mm)."

## **IFC Chapter 6 Building Services And Systems**

**604.5 Supervision Of Maintenance And Testing - Amendatory.** Section 604.5 Supervision Of Maintenance And Testing has been modified to change the section number to section 604.6 to allow a new section to be inserted before this section. The section number has been modified to read: "604.6 Supervision Of Maintenance And Testing - Amendatory. Routine maintenance, inspection and operational testing shall be overseen by a properly instructed individual."

**604.5 Emergency Lighting Equipment - Added.** Section 604.5 Emergency Lighting Equipment has been added to the code to outline a procedure for testing emergency lighting equipment. This section has been added to read: "Emergency lighting shall be inspected and tested in accordance with sections 604.5.1 through 604.5.2.1."

**604.5.1 Activation Test - Added.** Section 604.5.1 Activation Test has been added to the code to outline the activation testing requirement for testing emergency lighting. This section has been added to read: "An activation test of emergency lighting equipment shall be completed monthly. The activation test shall ensure the emergency lighting activates automatically upon normal electrical disconnect and stays sufficiently illuminated for a minimum of 30 seconds."

**604.5.1.1 Activation Test Record - Added.** Section 604.5.1.1 Activation Test Record has been added to the code to outline the requirements for record keeping of the

monthly activation test. This section has been added to read: "Records shall be maintained on the premises for a minimum of three years and submitted to the fire code official upon request. The record shall include the location of the emergency lighting tested, whether the unit passed or failed, the date of the test, and the person completing the test."

**604.5.2 Power Test** - Added. Section 604.5.2 Power Test has been added to the code to outline a procedure for testing battery powered emergency lighting equipment. This section has been added to read: "For battery powered emergency lighting, a power test of the emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting for a minimum of 90 minutes and shall remain sufficiently illuminated for the duration of the test."

**604.5.2.1 Power Test Record** - Added. Section 604.5.2.1 Power Test Record has been added to the code to outline the requirements for record keeping of the annual power test. This section has been added to read: "Records shall be maintained on the premises for a minimum of three years and submitted to the fire code official upon request. The record shall include the location of the emergency lighting tested, whether the unit passed or failed, the date of the test, and the person completing the test."

## **IFC Fire Resistance-Rated Construction**

**703.1.4 Fire-Resistance Ratings Based On Proximity To Property Line** - Bixby Added. This provision has been modified by the city of Bixby to provide higher standards and requirements than established by the Oklahoma uniform building code commission to provide greater protection against the spread of fires between buildings or structures. This section has been added to read: "No building or structure shall be erected or altered when the use of the building or structure is in an occupancy classification A, B, F, H, M, S and U, unless the exterior wall of the structure is constructed with approved assembly to meet the following requirements:

1. When the distance between the exterior wall of the structure and the nearest property line is less than three feet (3') at any point, the exterior wall shall be a noncombustible fire wall having a fire resistance rating of at least four (4) hours.
2. When the exterior wall is more than three feet (3') but less than six feet (6') at any point from the nearest property line, the exterior wall shall have a fire resistance rating of at least three (3) hours.
3. When the exterior wall is more than six feet (6') but less than eleven feet (11') at any point from the nearest property line, the exterior wall shall have a fire resistance rating of at least two (2) hours.
4. Whenever the exterior wall is located in excess of eleven feet (11') but less than thirty feet (30') at any point from the nearest property line, the wall shall have a fire resistance rating of at least one (1) hour.

All openings in any of the above-stated walls shall have a fire resistance rating compatible with the wall in which the opening is located."

## IFC Chapter 8 Interior Finish, Decorative Materials And Furnishings

**803.5.1 Textile Wall Coverings** - Amendatory. Section 803.5.1 Textile Wall Coverings has been modified to clarify the language that the flame spread can be in accordance with either ASME E 84 or UL 723 but in both applications the textile wall covering must be protected with automatic sprinklers. This section has been modified to read: "Textile wall coverings shall comply with one of the following:

1. The coverings shall have a class A flame spread index in accordance with either ASME E 84 or UL 723 and be protected by automatic sprinklers installed in accordance with section 903.3.1.1 or 903.3.1.2.
2. The covering shall meet the criteria of section 903.5.1.1 or 803.5.1.2 when tested in the manner intended for use in accordance with NFPA 265 using the product-mounting system (including adhesive) of actual use, or
3. The covering shall meet the criteria of section 803.1.2.1 when tested in accordance with NFPA 286 using the product-mounting system (including adhesive) of actual use."

## IFC Chapter 9 Fire Protection Systems

**901.4.5 Pump And Riser Room Size** - Added. Section 901.4.5 Pump And Riser Room Size has been added to the code to provide the designer clarification for the maintenance clearances needed for these rooms. This section has been added to read: "Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly. Fire pump and automatic sprinkler riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment."

**903.2.7 Group M** - Amendatory. Section 903.2.7 Group M has been modified to reword subsection 4 to provide a reasonable limit for these occupancies and adequate protection without excessive burden on group M occupancies with small areas of upholstered furniture and mattresses. This section has been modified to read: "An automatic sprinkler system shall be provided throughout buildings containing a group

M occupancy where one of the following conditions exists:

1. A group M fire area exceeds 12,000 square feet (1115 square meters).
2. A group M fire area is located more than three stories above grade plane.
3. The combined area of all group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).
4. A group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 square meters)."

**906.1 Where Required** - Amendatory. Section 906.1 Where Required has been modified to remove the exceptions to where portable fire extinguishers are required in groups A, B, and E occupancies, and to allow an exception to the requirement for portable fire extinguishers under certain conditions in R-2 occupancies. This section has been modified to read: "Portable fire extinguishers shall be installed in the following locations:

1. In new and existing group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

**Exception:** In group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in items 2 through 6 where each dwelling unit is provided with portable fire extinguishers having a minimum rating of 1-A:10-b:C.

2. Within 30 feet (9144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except group R-3 occupancies, in accordance with section 1415.1.
5. Where required by the section indicated in table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official."

## IFC Chapter 10 Means Of Egress

**1005.1 Minimum Required Egress Width** - Amendatory. Section 1005.1 Minimum Required Egress Width has been modified to include two more exceptions to modify egress width for all occupancies other than H and I-2 occupancies with sprinklers and a voice evacuation system. This section has been modified to read: "The means of

egress width shall not be less than required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the availability capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.

**Exceptions:**

1. Means of egress complying with section 1028.
2. For other than H and I-2 occupancies, the capacity, in inches (mm), means of egress stairways shall be calculated multiplying the occupant load served by a stairway by a means of egress capacity factor of 0.2 inches (5.08 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.1.1 or 903.1.2 and an emergency voice/alarm communication system in accordance with section 907.5.2.2.
3. For other than H and I-2 occupancies, the capacity, in inches (mm), means of egress components other than stairways shall be calculated multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inches (3.81 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.1.1 or 903.1.2 and an emergency voice/alarm communication system in accordance with section 907.5.2.2."

**1022.1 Enclosures Required** - Amendatory. Section 1022.1 Enclosures Required has been modified to add an eighth exception to the code that will direct users to the correct reference for exemptions to allowances for open stairs. This section has been modified to read: "Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with section 707 of the *international building code* or horizontal assemblies constructed in accordance with section 712 of the *international building code*, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour when connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of section 1023, except as permitted in section 1027.1. An exit enclosure shall not be used for any purpose other than means of egress.

**Exceptions:**

1. In all occupancies, other than group H and I occupancies, a stairway is not

required to be enclosed when the stairway serves an occupant load of less than 10 and the stairway complies with either item 1.1 or 1.2. In all cases, the maximum number of connecting opening stories shall not exceed two.

1.1 The stairway is open to not more than one story above its level of exit discharge;  
or

1.2 The stairway is open to not more than one story below its level of exit discharge.

2. Exits in buildings of group A-5 where all portions of the means of egress are essentially open to the outside need not be enclosed.

3. Stairways serving and contained within a single residential dwelling unit or sleeping unit in group R-1, R-2 or R-3 occupancies are not required to be enclosed.

4. Stairways in open parking structures that serve only the parking structure are not required to be enclosed.

5. Stairways in group I-3 occupancies, as provided for in section 408.3.8 of the *international building code*, are not required to be enclosed.

6. Means of egress stairways as required by section 1015.6.1 of this code and section 410.5.3 of the *international building code* are not required to be enclosed.

7. Means of egress stairways from balconies, galleries or press boxes as provided for in section 1028.5.1 are not required to be enclosed.

8. Stairways complying with exception 3 or 4 of section 1016.1 are not required to be enclosed."

## **IFC Chapter 46 Construction Requirements For Existing Buildings**

**4601.1 Scope** - Amendatory. Section 4601.1 Scope has been modified to include an exception allowing for structures complying with the *international existing building code* be considered safe enough to where the provisions of chapter 46 would not apply and resolve discrepancies between the two codes. This section has been modified to read: "The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.

**Exception:** Buildings or portions of a building that comply with the latest edition of the *international existing building code* or the edition that was adopted at the time a remodel occurred."

**4603.3.2 Three To Five Stories** - Amendatory. Section 4603.3.2 Three To Five Stories has been modified to add a fourth exception to provide relief from this section of the code when vertical openings comply with the requirements of section 703.2.1 of

the *international existing building code*. This section has been modified to read: "In other than group I occupancies, interior vertical openings connecting three to five stories shall be protected by either 1-hour fire-resistant-rated construction or an automatic sprinkler system shall be installed throughout the building in accordance with section 903.3.1.1 or 903.3.1.2.

**Exceptions:**

1. Vertical opening protection is not required for group R-3 occupancies.
2. Vertical opening protection is not required for open parking garages and ramps.
3. Vertical opening protection for escalators shall be in accordance with section 4603.3.5, 4603.3.6 or 4603.3.7.
4. Vertical openings that comply with the requirements of section 703.2.1 of the *international existing building code*."

**4604.1 General** - Amendatory. Section 4604.1 General has been modified to allow the means of egress in an existing building to be considered as complying if in the opinion of both the building code official and the fire code official they do not constitute a distinct hazard to life and the requirements of a life safety evaluation have been stricken from the code. This section has been modified to read: "Means of egress in existing buildings shall comply with the minimum egress requirements when specified in table 4603.1 as further enumerated in section 4604.2 through 4604.23 or means of egress conforming to the requirements of the building code under which they were constructed shall be considered as complying means of egress if, in the opinions of the building official and the fire code official, they do not constitute a distinct hazard to life. Existing buildings that were not required to comply with a building code at the time of construction shall comply with the minimum egress requirements when specified in table 4603.1 as further enumerated in sections 4604.2 through 4604.23."

**4604.18.2 Dead Ends** - Amendatory. Section 4604.18.2 Dead Ends has been modified to add another exception to the requirements of this section provided the dead ends comply with the requirements of section 705.6 of the *international existing building code*. This section has been modified to read: "Where more than one exit or exit access doorway is required, the exit access shall be arranged such that dead ends do not exceed the limits specified in table 4604.18.2.

**Exceptions:**

1. A dead-end passageway or corridor shall not be limited in length where the length of the dead-end passageway or corridor is less than 2.5 times the least width of the dead-end passageway or corridor.
2. Dead ends that comply with the requirements of section 705.6 of the *international*

*existing building code.*

## IFC Chapter 47 Referenced Standards

Chapter 47 of the IFC 2009 is adopted with the following modifications:

1. The reference to the *international building code* has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "IBC-09 *international building code* as adopted and modified by the state of Oklahoma through the uniform building code commission."
2. The reference to the *international existing building code* has been added to the reference section and will include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission" and provide the sections to be referenced. This section has been added to read: "IEBC-09 *international existing building code* as adopted and modified by the state of Oklahoma through the uniform building code commission. Sections 4601.1, 4603.3.2, 4604.18.2."
3. The reference to the *international fuel gas code* has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "IFGC-09 *international fuel gas code* as adopted and modified by the state of Oklahoma through the uniform building code commission."
4. The reference to the *international mechanical code* has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "IMC-09 *international mechanical code* as adopted and modified by the state of Oklahoma through the uniform building code commission."
5. The reference to the *international plumbing code* has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "IPC-09 *international plumbing code* as adopted and modified by the state of Oklahoma through the uniform building code commission."
6. The reference to the *international residential code* has been modified to include after the title the words "as adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "IRC-09 *international residential code* as adopted and modified by the state of Oklahoma through the uniform building code commission."
7. The referenced standard for NFPA 70 *national electrical code* has been modified to change the edition year from 2008 to 2011 and include after the title the words "as

adopted and modified by the state of Oklahoma through the uniform building code commission". This section has been modified to read: "70-11 *national electrical code* as adopted and modified by the state of Oklahoma through the uniform building code commission."

## Appendices

**Appendices A, B And C** - Bixby Deleted. The following appendices of the ICC *international fire code*, 2009 edition, are intentionally deleted from this code:

Appendix A	Board Of Appeals
Appendix B	Fire-Flow Requirements For Buildings
Appendix C	Fire Hydrant Locations And Distribution

**Appendices D, E, F, G, H, I And J** - Bixby Added. The following appendices of the ICC *international fire code*, 2009 edition are specifically referred to, adopted and made a part of this code, as if fully set out in this chapter, with the amendments thereto:

Appendix D	Fire Apparatus Access Roads
Appendix E	Hazard Categories
Appendix F	Hazard Ranking
Appendix G	Cryogenic Fluids-Weight And Volume Equivalents
Appendix H	Hazardous Materials Management Plan (HMMP) And Hazardous Materials Inventory Statement (HMIS) Instructions
Appendix I	Fire Protection Systems - Noncompliant Condition
Appendix J	Emergency Responder Radio Coverage

(Ord. 2102, 11-13-2012)

**Appendix D - Fire Apparatus Access Roads - Security Gates, Subsection D103.5, Fire Apparatus Access Road Gates** - Bixby Deleted. Subsection D103.5 of the ICC

*international fire code*, 2009 edition, titled "Fire Apparatus Access Road Gates", is intentionally deleted from appendix D of the *international fire code*, 2009 edition, as adopted by the city of Bixby, in lieu of Bixby amendments to ICC *international fire code*, 2009 edition, subsection 503.6.  
(Ord. 2139, 7-11-2014)

### **9-7-3: ENFORCEMENT:**

The fire code adopted in this chapter shall be enforced by the fire department, under the supervision of the chief of the fire department. The fire chief shall be ex officio chief of the fire prevention bureau. The chief of the fire department may detail such members of the fire department as inspectors as shall from time to time be necessary. (1993 Code § 10-54; amd. Ord. 2102, 11-13-2012)

### **9-7-4: PENALTY:**

Except as stated otherwise, violations of this chapter are punishable as provided in section [1-4-1](#) of this code. (1993 Code § 10-51)

## **Chapter 8 MOVING BUILDINGS**

### **9-8-1: MOVING PERMIT:**

A. Required: Any person, firm or corporation who shall engage in the business of moving houses or structures shall, prior to moving of such structures on city streets, be required to obtain a permit for such move approved by the city engineer.

B. Structures Defined: For the purposes of this chapter, "structures" are defined as:

1. A building or structure which, when loaded for transit has a width of more than fourteen feet (14') at its widest point as measured from its greatest projection at right angle to the direction of travel;

2. A building or structure which, when loaded for transit is more than thirteen feet six inches (13'6") in height when measured from the surface of the roadway to the highest point of the roof;
3. A building or structure which is more than thirty feet (30') in length.

C. Building, Zoning Compliance: No permit shall be issued unless, in the written opinion of the city engineer or his/her designee and the building official, the building may be caused to comply with the city requirements for the erection of a new building at the proposed site, and has been issued zoning clearance by the zoning official. (Ord. 752, 3-10-1997)

### **9-8-2: EXCEPTIONS:**

No permit shall be required under the provisions of this chapter for the movement of units categorized as mobile homes which are defined as or bear a HUD label, red in color, two inches by four inches (2" x 4") identifying the home as a "manufactured home". (Ord. 752, 3-10-1997)

### **9-8-3: RIGHT OF WAY PERMIT:**

At least five (5) working days prior to the anticipated movement of any such structure on, over or along any public right of way within the city, the moving permit holder shall make application for a right of way permit. The application for such permit shall contain the following information and attachments:

- A. The moving permit number;
- B. The moving permit fee receipt number;
- C. The street address of the destination point within the city;
- D. The detailed description of the proposed route to the destination point or to the departure point from the city limits;

E. The date and time requested for start and completion of the move. (Ord. 752, 3-10-1997)

#### **9-8-4: DISPLAY OF PERMITS:**

The moving and right of way permits shall be securely attached to the front of the structure (as determined by direction of travel) before preparations for movement have been initiated. The permits shall remain attached to the structure until the building has arrived at its final destination. (Ord. 752, 3-10-1997)

#### **9-8-5: OVERSIZED STRUCTURES:**

A. Defined: For the purposes of this chapter, "oversized structures" shall be defined as follows:

1. A structure with a height of more than twenty two feet (22') measured from the surface of the roadway to the highest peak on the roof in the loaded condition;
2. A structure, when loaded for transit, having a width of more than thirty two feet (32') at its widest point as measured at the point of greatest projection at right angle to the direction of travel.

B. Right Of Way Permits: A right of way permit for an "oversized building or structure", as defined herein, shall not be issued until the applicant provides the city engineer with written acknowledgment of clearance from the telephone company, electric utility companies, the TV cable company, the fire department and the police department stating that satisfactory arrangements have been made to ensure that all overhead wires, signals, etc., will be cleared by the moving building or that satisfactory arrangements have been made to clear such obstructions.

C. Fee; Routing Survey: An application for a right of way permit to move an "oversized structure", as defined herein, shall be accompanied by a fee of two hundred fifty dollars (\$250.00). Such fee shall be in addition to all other permit fees required by this code. Upon receipt of such application, the city engineer or his assignee, in the presence of the appropriate house/structure mover, shall make a physical survey of the proposed route will accommodate the movement of the oversized structure, the city engineer shall

coordinate with the chief of police to ensure that the police department is alerted during the movement of the structure. (Ord. 752, 3-10-1997)

#### **9-8-6: LICENSING REQUIREMENTS; FEE:**

Every person, firm or corporation who shall engage in the business of moving houses or structures shall be required to produce, prior to applying for a moving or right of way permit, a license from the city. Such license shall be made available from the city clerk's office for a fee in such amount as established by resolution of the city council and shall be granted upon the terms and conditions hereinafter specified. Such license shall be valid for the period from August 1 to July 31, or any part thereof. A valid certificate of insurance as described in section [9-8-13](#) of this chapter shall remain on file during the term of the license. (Ord. 752, 3-10-1997; amd. 2006 Code)

#### **9-8-7: APPLICATION FOR LICENSE:**

Any applicant seeking a house/structure moving license shall, at the time of application, pay all required fees and deposits; present evidence of public liability insurance coverage; post all required bonds; and file with the city engineer an affidavit of ownership containing the business name to be used by the applicant, the names and addresses of all principals or officers in the business, and the names of all agents or employees having a proprietary interest in such business. (Ord. 752, 3-10-1997)

#### **9-8-8: LICENSEE HELD RESPONSIBLE:**

Every person licensed to engage in the business of house moving shall ensure that his agents and employees comply with all requirements imposed by this code. The license holder shall have the same responsibility for all acts of his agents and/or employees as though the acts were performed by himself. (Ord. 752, 3-10-1997)

#### **9-8-9: TRANSFER OF LICENSE PROHIBITED:**

It shall be a violation of this chapter for a licensed house mover to lend or otherwise transfer his license in order to permit an unlicensed person to operate under his license or in any manner to represent that such unlicensed person has the authority to so operate. Lending or

transferring of a license shall be grounds for cancellation of that license. (Ord. 752, 3-10-1997)

### **9-8-10: EQUIPMENT IDENTIFICATION:**

All prime movers, tractors, trucks and other motorized vehicles owned, leased, rented, borrowed or otherwise under the control of a licensed mover and being used for the preparation or moving of a structure shall be plainly identified with the name and municipal license number of the mover displayed on the door panels of the vehicles at all times. (Ord. 752, 3-10-1997)

### **9-8-11: BONDING:**

A bond shall be executed to the city in the amount of ten thousand dollars (\$10,000.00) by a surety company authorized to do business in the state; said bond shall be for the benefit of the city and any private person or corporation sustaining damages under the conditions thereof; any such private person or corporation shall be entitled to sue thereon, in his or its own name. Such bond shall be conditioned as follows:

- A. The licensee will in all respects comply with city ordinances related to the movement of houses or structures on, and the use of, city streets.
- B. The licensee will save, indemnify and protect the city from all liability which may arise or be occasioned directly from the moving of any such structure by the licensee or his agents or employees.
- C. The licensee shall pay all damages which may be caused to any person or property, either public or private within the city by the licensee, his agents or employees during the work associated with the moving of the structure. (Ord. 752, 3-10-1997)

### **9-8-12: CASH DEPOSITS:**

Prior to the issuance of the license, the applicant shall deposit the sum of one thousand

dollars (\$1,000.00) for the purpose herein described. This deposit, or any part thereof, shall be used to reimburse the city for actual damages sustained by any public property owned by the city as a direct result of the moving operation. The funds will be applied to correction of damages as follows:

- A. The city engineer shall immediately authorize the reparation of damages to traffic control devices. Any charges for such repair will be taken from the cash deposit.
  
- B. The city engineer, or his designated representative, will advise the licensee of other damages to public property. In the event that the licensee shall fail to repair such damaged property within two (2) working days after receipt of such notice, the city engineer shall cause such repairs to be made.
  
- C. In the event that the deposit is insufficient to cover the cost of such repairs, the city may proceed against the surety bond provided. Such deposit may also be used as a guarantee against delinquent or unpaid permit fees, costs in plugging sanitary sewer lines serving the house to be moved and any other unpaid costs directly related to movement of the structure.
  
- D. In the event that it is necessary for the city to use any of the deposit as herein provided, the license holder shall receive, in the form of a refund, any monies that remain as part of the deposit. (Ord. 752, 3-10-1997)

### **9-8-13: INSURANCE:**

- A. A certificate of insurance shall be held on file in the office of the city clerk, naming the city as an additional insured. The certificate shall provide a minimum personal injury coverage of one million dollars (\$1,000,000.00) per occurrence with a minimum one million dollar (\$1,000,000.00) aggregate coverage. It also shall provide a minimum one million dollar (\$1,000,000.00) products completed operations aggregate. Automobile insurance shall be required in the minimum limits of one million dollars (\$1,000,000.00) combined single limit for bodily injury and property damage. Automobile liability coverage shall also be evidenced with a certificate of insurance on file with the city.

- B. Additional coverage shall include five thousand dollars (\$5,000.00) medical expenses, and fifty thousand dollars (\$50,000.00) in fire damage legal liability, personal and advertising injury and blanket contractual liability.
  
- C. A thirty (30) day notice of cancellation will be required on any certificate of insurance provided to the city. (Ord. 752, 3-10-1997)

#### **9-8-14: GUIDELINES FOR MOVING OPERATION:**

- A. Lights Required: Every building or structure which occupies or travels upon any portion of a public right of way after sundown and before sunrise shall be marked with at least six (6) continuously burning lights. One light shall be placed at each corner of the structure and one light on each side of the structure at the midpoint of its length as determined by the direction of travel. Such lights shall be placed to determine the extremes of the length and width of the structure. The color of the lights shall comply with the laws of the state.
  
- B. Escort Required: Each structure requiring a permit to be moved shall be escorted by two (2) motor escorts at all times while traveling on any public street or right of way in the city.
  
- C. Time Limitations On Moving Permits:
  - 1. The work of preparing a structure for moving and the actual work of structure moving shall be completed within three (3) months after the effective date of the moving permit. A right of way permit shall also be obtained in accordance with the provisions of this chapter.
  - 2. Should the move not be performed as scheduled on the right of way permit, one new permit, valid for an additional three (3) month period of time, shall be obtained from the city engineer prior to any movement on, over or across any street or highway.
  
- D. Route Changes: If, while en route, the approved right of way is blocked or deemed impassable, an on the spot change may be approved by the police chief or his designee. It shall be the duty of the police chief or his designee to identify an authorized alternative route; such route shall be noted of record in the police chief's watch log. The absence of such entry in the chief's log shall constitute prima facie evidence that any departure from the route approved on the right of way permit was unauthorized.

#### E. Delays In Transport; Structure Security:

1. When actual movement of a structure does not occur within five (5) calendar days of the completion of movement preparations, all floor and first story openings to the structure shall be sealed. Structures shall be sealed with plywood or the equivalent, sufficient to prevent the entry by children or other unauthorized personnel into the structure. If the structure is halted en route for more than five (5) days, it shall be similarly sealed. As an alternative, a full time guard shall be placed at the site.
2. A structure shall not be parked or stored on any portion of a public right of way without the prior approval of the mayor or his authorized representative. A structure shall not be parked or stored on private property without the property owner's prior consent and knowledge and/or without proper zoning clearance.

#### F. Clearance Of Right Of Way Obstructions:

1. Poles And Wires: Whenever it is necessary to raise or cut any telephone, TV or electrical wire or cable to facilitate the moving of any structure, it shall be the duty of the house/structure mover to give the person, firm or corporation owning, maintaining or operating such poles, wires or cables at least twelve (12) hours' written notice of when and where the removal of such poles or the raising or cutting of such wires or cables will be necessary. In cases where the wires or cables to be raised or cut contain either police or fire telephone and/or alarm systems, the fire/police chief, as appropriate, shall be notified. After service of the required notice it shall be the duty of the person, firm or corporation owning, operating or maintaining such poles, wires or cables to furnish competent workers to remove such poles or to raise or cut wires or cables.
2. Trees And Fixtures: No tree on any street shall be injured or removed nor shall any branches be cut or trimmed without the prior written consent of the affected property owner.
3. Obstruction Of Railway Tracks: No house or structure shall interfere with the scheduled or unscheduled operation of railway trains. (Ord. 752, 3-10-1997)

### **9-8-15: ADDITIONAL SAFETY REQUIREMENTS:**

The requirements of this chapter are to be construed as the minimum requirements. In individual cases, the city engineer shall have the power and authority to require the use of additional precautionary and safety measures other than those specifically mentioned in this chapter. (Ord. 752, 3-10-1997)

**9-8-16: REVOCATION OR SUSPENSION OF LICENSE:**

Notwithstanding the imposition of any fine or imprisonment authorized by this chapter, the city engineer shall have the power and authority to revoke or suspend the license of any person, firm or corporation who violates any provision of this chapter or fails to comply with any requirements or conditions imposed by this chapter. (Ord. 752, 3-10-1997)

**9-8-17: PENALTY:**

Any person, firm or corporation who shall violate any provision of this chapter or fail to comply with any requirements or conditions imposed by this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than one hundred dollars (\$100.00) nor more than two hundred dollars (\$200.00), and/or imprisonment in the city jail for a period of not more than ninety (90) days. For purposes of this chapter, such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during which a violation is permitted to continue after receipt of a written notice of violation. (Ord. 752, 3-10-1997; amd. 2006 Code)