

CHAPTER 4

BUILDING AND CONSTRUCTION

Article 1. Codes and Code Administration.

Article 2. Permits.

Article 3. Miscellaneous Provisions.

Article 4. Penalty.

Article 1. Codes and Code Administration

Section 4-1. Codes Adopted.

There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as “The BOCA National Building Code”; “The BOCA National Plumbing Code”; “The BOCA National Mechanical Code”; “The BOCA National Property Maintenance Code”; “The NFIPA National Electrical Code”; “The BOCA National Fire Prevention Code”; “The BOCA National Energy Conservation Code”; “The CABO Model Energy Code”; and “The International Residential Code, 2009 Edition (IRC 2009)”, current editions and as may be amended, of which no less than three (3) copies have been and now are filed in the office of the city clerk; and the same is hereby adopted and incorporated as fully as if set out at length herein. From the date on which this section shall take effect, the provisions of said code, shall be controlling in the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of all buildings and other structures within the corporate limits of the city. (Ord. 491-11, July 26, 2011)

Section 4-2 Modifications of Adopted Codes.

1. Wherever the words “city” or municipality” are used in those Codes adopted, it shall mean the City of Comanche, Oklahoma.
2. Wherever the words “inspector” or administrative official” are used in those Codes adopted, it shall mean the municipal official currently assuming the duties and responsibilities of Building Inspector for the City of Comanche, Oklahoma.
3. All official titles used in those Codes adopted shall be interpreted as defined in this Code of Ordinances.
4. Maximum penalties for violation of provisions of those Codes adopted shall be as provided in the appropriate Section of this Chapter.
5. All modifications in the International Residential Code 2009 adopted by the Oklahoma Uniform Building Code Commission shall apply to residential construction in the City of Comanche. Wood shingles may not be used for roofing in new residential construction unless permitted by said Code as modified by the Oklahoma Uniform Building Code Commission. (Ord. 491-11, July 26, 2011)

6. All limits referred to in any of those Codes adopted by this Chapter are hereby established as the corporate limits.

7. Notwithstanding any conflicting provisions of the current edition of The BOCA National Plumbing Code now in use by the City of Comanche, Oklahoma, all plastic sewer pipe used in construction within said City shall have a minimum quality of SDR-35 PVC pipe for sewer lines used in homes and placed above the foundations, and a minimum quality of schedule 40 PVC pipe when used under streets and in homes where the pipe will be inside the foundation or laid from the house to the main line. (Ord. 491-11, July 26, 2011)

8. Pursuant to the said The BOCA National Plumbing Code it is hereby determined that only those individuals in compliance with the licensing requirements found in said Plumbing Code shall be allowed to perform the installation, repair, replacement, and maintenance of water heaters. (Ord. 491-11, July 26, 2011)

9. The International Building Code – 2009, the International Fire Code – 2009, the International Existing Building Code – 2009, The National Electric Code – 2011, The International fuel Gas Code – 2009, the International Mechanical Code – 2009, and the International Plumbing Code – 2009, adopted by the State of Oklahoma Uniform Building Code Commission and as amended and modified in the Oklahoma Administrative Code (OAC) 748: 20-1-1 to 748: 20-15-16 shall be the minimum standards for commercial construction within the City of Comanche. (Ord. 503-12, October 9, 2012)

This Ordinance and The BOCA National Plumbing Code shall supersede any and all contrary provisions relating to the installation of water heaters found in any of the various and particular codes relating to building and construction heretofore adopted and currently appearing in the City of Comanche Code of City Ordinances. (Ord. 491-11, July 26, 2011)

Section 4-3. Adopted Codes on File.

Three (3) copies of those Codes adopted by the City of Comanche, Oklahoma, are on file in the Office of the City Clerk.

Section 4-4. Codes in Effect.

From this date on which this Chapter shall take effect, the provisions of said Codes, as herein modified, shall be controlling in those areas set forth hereinabove in Section 4-1, within the corporate limits of the City of Comanche, Oklahoma.

Section 4-5. Conflicts with Code of Ordinances.

Whenever any provision of any of those Codes adopted by this Chapter conflict with the Code of Ordinances of the City of Comanche, Oklahoma, the latter provisions shall govern.

Section 4-6. Building Inspector to Enforce Codes.

The Building Inspector or other designated employees or authorized representatives of the Building Inspector shall be responsible for enforcing the Codes adopted by these ordinances. Said

authorized representatives may bear such titles as “Building Inspector,” “Gas Inspector,” “Plumbing Inspector,” “Electrical Inspector,” etc., as may be deemed appropriate to indicate their respective areas of concern, and shall be appointed by the Mayor, with the consent of the City Council.

Sections 4-7 through 4-14. (Reserved for future use.)

Article 2. Permits

Section 4-15. Building Permits.

1. No person shall erect, enlarge, construct, relocate, substantially improve or repair, place, alter, move or demolish any building, structure, mobile or modular home, or other construction without first obtaining a separate Building Permit for each such building or structure.

(Ord. 457-04, December 14, 2004)

2. No man-made change to improved or unimproved real estate located within a designated “Flood Hazard Area,” including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, shall be initiated until a separate Building Permit has been obtained for each such operation from the Office of the City Clerk.

3. No mobile or modular home shall be placed on improved or unimproved real estate without first obtaining a separate Building Permit for each mobile home from the Office of the City Clerk.

4. Ordinary repairs of buildings or structures, the cost of which shall not exceed five hundred dollars (\$500.00), may be made without obtaining a Building Permit.

5. All applications for Building Permits shall be signed and in writing, upon an official blank form supplied by the Office of the City Clerk or the Building Inspector, and shall be submitted to either of said officials. After the building permit is approved by the City Council, the City Clerk shall submit an invoice to the applicant for the cost of the permit in accordance with the fee schedules adopted.

(Ord. 482-10, April 13, 2010)

6. Residential Building Permit Fees: \$0.02 per square foot. If not for construction, the fee is \$1.00 per 1,000 square feet. Minimum fee is \$10.00. In addition to the building permit fee, there is hereby added a fee to be remitted to the Oklahoma Uniform Building Code Commission in the amount of four dollars (\$4.00). The City Clerk shall remit these fees on a monthly basis no later than the twentieth (20th) day of each month for the fees collected during the preceding calendar month.

(Ord. 482-10, April 13, 2010)

7. Commercial/Industrial/Other Building Permit Fees: \$1.00 per \$1,000 of project value up to \$100,000; \$0.50 per \$1,000 over \$100,000 of value. Minimum fee is \$10.00. In addition to the building permit fee, there is hereby added a fee to be remitted to the Oklahoma Uniform Building Code Commission in the amount of four dollars (\$4.00). The City Clerk shall remit these fees on a monthly basis no later than the twentieth (20th) day of each month for the fees collected during the preceding calendar month.

(Ord. 482-10, April 13, 2010)