

CHAPTER 1

GENERAL PROVISIONS

SECTION:

- 5-101: Electrical, Plumbing And Building Inspector; Office Created
5-102: Codes On File In City Engineer/Building Inspector's Office
5-103: Permit Required
5-104: Building Permits; Fees; How Computed
5-105: Violation; How Punishable

5-101: **ELECTRICAL, PLUMBING AND BUILDING INSPECTOR; OFFICE CREATED:** There is hereby created the office of electrical, plumbing and building inspector. The inspector shall be named by the city manager and shall be a person who has had such experience in the electrical, plumbing and building trades as the manager shall, in his sole discretion, deem suitable as qualifications for such inspections as may be necessary to inspect and determine compliance or noncompliance with the provisions and standards of the city's electrical, plumbing and building codes and the provisions of the various chapters of this part. (Prior code § 4-5)

5-102: **CODES ON FILE IN CITY ENGINEER/BUILDING INSPECTOR'S OFFICE:** A copy of each of the codes adopted in the various chapters of this code shall be kept in the office of the city engineer/building inspector of the city and be made available to the public for use in the office. The copies may not be removed from the office. (Prior code § 4-4)

5-103: **PERMIT REQUIRED:** All permits issued under any of the provisions of this part shall be valid for a period of one year from the date of the issuance of the permit except if the job, be it remodeling or the construction of residential or commercial or industrial buildings, has begun, at which time the permit shall be extended for an additional six (6) months. (Ord. 242, 11-4-1980)

- A. Prior to the issuance of a building permit the contractor shall provide a certificate of insurance from an appropriate insurer that the contractor has general liability insurance in an amount required by the Construction Industries Board and a copy of the contractor's workers' compensation insurance or a workers' compensation exemption verification document.

This provision shall not apply to a person or persons performing the construction or remodeling to his, her or their own existing single-family or duplex structure on their own property, unless the modifications are being performed by and the permit acquired by a general contractor or subcontractor, in which case the general contractor and subcontractor shall meet the requirements set forth in this section. (Ord. 591, 1-5-2010)

5-104: **BUILDING PERMITS; FEES; HOW COMPUTED:** There shall be levied and taxed a charge for building permits based upon and according to those recommendations of the building inspector heretofore submitted to, and approved by, the city council and such recommendations and schedules that may be similarly submitted and approved in the future. Copies of the schedules and recommendations are to be on file in the office of the city clerk and are to be available for public inspection. (Ord. 459, 6-6-2000)

5-105: **VIOLATION; HOW PUNISHABLE:** For a first offense of violation of this chapter upon conviction the fine shall be one hundred dollars (\$100.00), plus court costs. Subsequent or continuing offenses shall cause an injunction to issue halting the offender's work until such time as compliance with this chapter is accomplished. (Prior code § 4-9; amd. Ord. 290, 2-21-1984)

CHAPTER 2

CONTRACTOR LICENSING

Section 5-201	General.
Section 5-202	License, how obtained; fee
Section 5-203	Electrical contractor defined.
Section 5-204	Plumbing contractor defined.
Section 5-205	Heating and air conditioning contractor defined.
Section 5-206	General contractor defined.
Section 5-207	Journeyman defined.
Section 5-208	License issuance; denial and expiration.
Section 5-209	Tests.
Section 5-210	Insurance.
Section 5-211	Violations.
Section 5-212	Violation; how punishable.
Section 5-213	Board of review.
Section 5-214	Reciprocity.

SECTION 5-201 GENERAL.

All persons, natural or corporate, engaged in any one or more contractual activities as outlined in the following sections of this part shall have a license to perform such activities for each separate classification for which they are engaged to work within the city limits. (Prior Code; Sec. 4-10)

SECTION 5-202 LICENSE; HOW OBTAINED; FEE

A. License may be obtained by making application to the office of the city engineer/building inspector. Application forms are available in the same office, and may be obtained in person or by mail. All applications submitted must be accompanied by proof of public liability insurance in the minimum amount of One Hundred Thousand Dollars (\$100,000.00); and worker's compensation insurance as required by law.

B. Applications shall be made at the office of the city engineer/building inspector in writing. The application shall be accompanied by a Fifty Dollar (\$50.00) check or money order payable to the city. (Prior Code, Secs. 4-11, 4-24 as amended)

SECTION 5-203 ELECTRICAL CONTRACTOR DEFINED.

Any person, natural or corporate, engaged in electrical wiring, placing of fixtures and electrical installations installed in, about or upon any building, residential or commercial or otherwise in the city shall be deemed to be an electrical contractor, and shall be licensed in compliance with, as required by and according to methods outlined and set forth in the provisions of this chapter. (Prior Code, Sec. 4-12)

State Law Reference: State electrical licenses and requirements, cities may require registration, 59 O. S. Sections 1680 to 1696.

SECTION 5-204 PLUMBING CONTRACTOR DEFINED.

Any person, natural or corporate, engaged in the installation of plumbing, pipes, conduits, fixtures and related items and equipment installed in, about or upon any

building, residential or commercial or otherwise in the city, shall be deemed to be a plumbing contractor, and shall be licensed in compliance with and as required by and according to methods outlined and set forth in the provisions of this chapter. (Prior Code, Sec. 4-13)

State Law Reference: State plumbing licenses and requirements, cities may require registration, 59 O.S. Sections 1001 et seq.

SECTION 5-205 HEATING AND AIR CONDITIONING CONTRACTOR DEFINED.

Any person, natural or corporate, installing pipe, conduits, duct work and other related items and equipment installed in or about any building, residential, commercial or otherwise, in the city, for the purpose of heating and/or cooling shall be deemed to be a heating and air conditioning contractor, and shall be licensed in compliance with and as required by and according to methods outlined and set forth in the provisions of this chapter. (Prior Code, Sec. 4-14)

SECTION 5-206 GENERAL CONTRACTOR DEFINED.

Repealed by Ordinance Number 332, 6/7/88.

SECTION 5-207 JOURNEYMAN DEFINED.

Repealed by Ordinance Number 332, 6/7/88.

SECTION 5-208 LICENSE ISSUANCE; DENIAL AND EXPIRATION.

A. Licenses will be issued, if practicable, on the same date that application is submitted, and not longer than five (5) working days from the date of application, if applicant meets all requirements.

B. Licenses will be for a period of one year from the date of issuance.

C. All denials shall be in writing stating the exact reason and nature of the denial. The office of the city building inspector will be the issuing agency and any person, natural or corporate, who receives a denial shall have the right of appeal to the board of review upon notifying the city clerk in writing, and the city clerk shall notify the board of review to set a certain day to hear the appeal within five (5) days from the date of the notification thereof.

D. Expired licenses can be renewed within a period of two (2) months of expiration date upon the payment of the normal license fee plus a penalty of Five

Dollars (\$5.00). Licenses which have been expired for over two (2) months will require the applicant to be licensed as though it is a new application. (Ord. No. 261, 1/5/82)

SECTION 5-209 TESTS.

Repealed by Ordinance Number 332, 6/7/88.

SECTION 5-210 INSURANCE.

All licensed contractors in all categories shall carry public liability insurance and worker's compensation for any classification and shall not need to furnish more than one bond nor carry more than one liability insurance coverage. All licensed contractors shall furnish proof of the insurance and state license by delivering to the city a copy of the license and insurance. (Ord. No. 327, 6/16/87; Ord. No. 332, 6/7/88)

SECTION 5-211 VIOLATIONS.

All persons, natural or corporate, shall have a license to perform contractual work under any of the classifications defined in this chapter. Any persons, natural or corporate, who do work in any of the classifications in this chapter without a license shall be held in violation. Any contractor licensed under this chapter who performs work within the town limits of the city upon a residence, commercial or other building, whether new construction or whether in, about or on an already existing building for which a building permit has not been issued or procured, shall be held in violation of this chapter. (Prior Code, Sec. 4-21)

SECTION 5-212 VIOLATION; HOW PUNISHABLE.

For a first offense of violation of this chapter, upon conviction the fine shall be One Hundred Dollars (\$100.00), plus court costs. Subsequent or continued offense shall cause an injunction to issue halting the offending work until such time as compliance with this chapter is accomplished and/or revocation of license. Each day of continuing violation shall constitute a separate offense. (Prior Code, Sec. 4-22; Ord. No. 290, 2/21/84)

SECTION 5-213 BOARD OF REVIEW.

A. There is hereby created a board of review composed of nine (9) members, one of whom shall be a member of the city council, designated by the mayor, with the approval of the city council and the other eight (8) shall be members of the building or construction trades who will be appointed by the mayor with the approval of the city council. The function of the board of review shall be to hear appeals from findings and rulings of the city engineer/building inspector. The board shall also review all other special cases not covered in this chapter. The board of review members shall be appointed for periods of one to five (5) years and may be removed by a majority vote of the city council.

B. Any person who is aggrieved by a finding or ruling of this chapter shall have the right of appeal of such grievance to the board of review. Such aggrieved person shall notify the city clerk in writing of such grievance, whereupon the city clerk shall notify the board of review which shall set a certain date for the hearing of such grievance within five (5) days of the date of notification thereof. The city clerk shall then notify the aggrieved person of the date, place and time of the hearing. The board of review shall hear the grievance, and make its recommendation to the city council. All appeals from the decision of the city council shall be to the municipal court of the city. (Prior Code, Sec. 4-23)

SECTION 5-214 RECIPROCIITY.

City license in any classification will be issued to out-of-town licensed contractors whose license is current in their normal place of business, and a reciprocal agreement exists between the city and their city, and upon payment of the yearly license fee. Special cases are to be determined on an individual basis by the board of review. (Prior Code, Sec. 4-25)

CHAPTER 3
BUILDING CODE

SECTION:

5-301: Building Code Adopted

5-301: **BUILDING CODE ADOPTED:** The regulations of the latest edition thereof, and any revisions or amendments thereto, of the international building code, are hereby adopted as the minimum standard for the control of buildings and structures therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the international building code are hereby referred to, adopted and made a part of this code as fully and to the same extent as if copied here in full, with additions, insertions and changes, if any prescribed in this chapter. In the event of any conflict between the provisions of this chapter and the international building code, then in such event the provisions of this chapter shall govern. (Ord. 657, 10-16-2012)

CHAPTER 4

PLUMBING AND MECHANICAL CODES

SECTION:

- 5-401: Plumbing Code Adopted
5-402: Mechanical Code Adopted

5-401: **PLUMBING CODE ADOPTED:** The regulations of the latest edition thereof, and any revisions or amendments thereto, of the international plumbing code, are hereby adopted as the minimum standard for the installation of all plumbing devices and equipment. Each and all of the regulations, provisions, penalties, conditions and terms of the international plumbing code are hereby referred to, adopted and made a part of this code as fully and to the same extent as if copied here in full, with additions, insertions and changes, if any prescribed in this chapter. In the event of any conflict between the provisions of this chapter and the international plumbing code, then in such event the provisions of this chapter shall govern. (Ord. 657, 10-16-2012)

5-402: **MECHANICAL CODE ADOPTED:** The regulations of the latest edition thereof, and any revisions or amendments thereto, of the international mechanical code, are hereby adopted as the minimum standard for the installation of all mechanical devices and equipment. Each and all of the regulations, provisions, penalties, conditions and terms of the international mechanical code are hereby referred to, adopted and made a part of this code as fully and to the same extent as if copied here in full, with additions, insertions and changes, if any prescribed in this chapter. In the event of any conflict between the provisions of this chapter and the international mechanical code, then in such event the provisions of this chapter shall govern. (Ord. 657, 10-16-2012)

CHAPTER 5
ELECTRICAL CODE

SECTION:

- 5-501: Electrical Code Adopted
5-502: Wiring To Be In Conduit
5-503: Residential Service Entrance Conductors; Disconnecting Means
5-504: Commercial Service Entrance Conductors; Disconnecting Means

5-501: **ELECTRICAL CODE ADOPTED:** The regulations of the latest edition thereof, and any revisions or amendments thereto, of the national electrical code, are hereby adopted as the minimum standard for the installation of all electrical wiring, devices and equipment. Each and all of the regulations, provisions, penalties, conditions and terms of the national electrical code are hereby referred to, adopted and made a part of this code as fully and to the same extent as if copied here in full, with additions, insertions and changes, if any prescribed in this chapter. In the event of any conflict between the provisions of this chapter and the national electrical code, then in such event the provisions of this chapter shall govern. (Ord. 657, 10-16-2012)

5-502: **WIRING TO BE IN CONDUIT:** Any person, natural or corporate, building, erecting, remodeling or constructing any commercial building, as defined in the city's zoning ordinance, within the corporate limits of the city must enclose all the electrical wiring in conduit. (Prior code § 4-7; amd. Ord. 322, 9-16-1986)

5-503: **RESIDENTIAL SERVICE ENTRANCE CONDUCTORS; DISCONNECTING MEANS:**

- A. General: All new residential service entrance conductors shall have a lockable outside service entrance disconnect (guarded against live

parts) between the service meter and the power panel to the residence. The service meter from the provider shall not be considered an approved outside service disconnect.

- B. **Readily Accessible Location:** A maximum distance of service conductor's length, type and location of a lockable service entrance disconnect "is" being specified from the point of entrance of service conductors to a readily accessible location for the installation of a service entrance disconnecting means.

Service entrance conductors not protected by an approved over current protective device "shall not" enter a residential structure or crawl space above ground level.

All aboveground service entrance conductors shall be installed in an approved rigid conduit.

All residential over current protected service disconnecting means will be located outside of the residential building/structure and labeled as such in a readily accessible location.

A maximum distance of service entrance conductors from the electrical utility power provider to the over current service entrance disconnecting means will be ten feet (10') of wire length or less. (Ord. 564, 9-16-2008)

5-504: COMMERCIAL SERVICE ENTRANCE CONDUCTORS; DISCONNECTING MEANS:

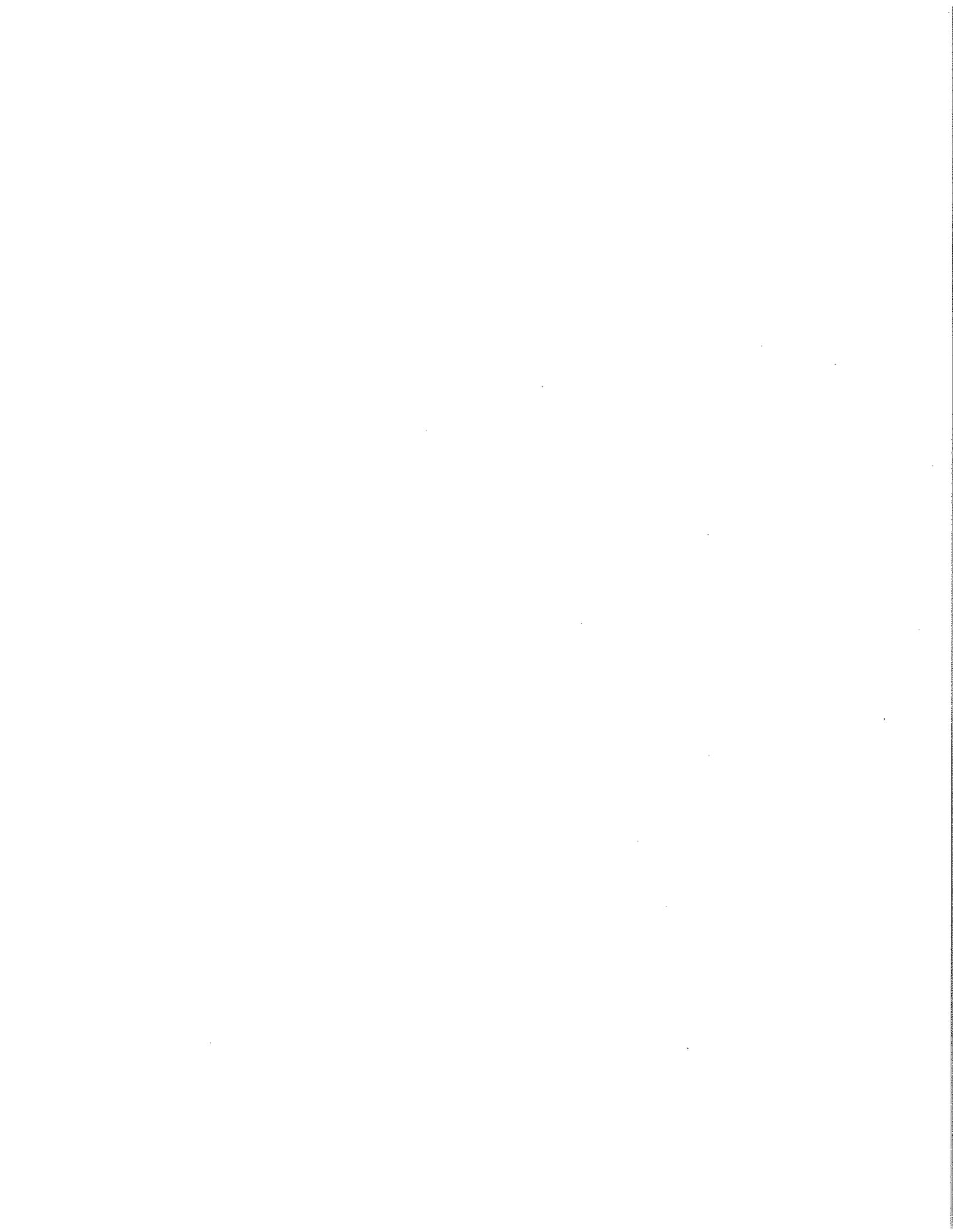
- A. **General:** All new commercial service entrance conductors shall have a lockable outside service entrance disconnect (guarded against live parts) between the service meter and the power source to the building. The service meter from the provider shall not be considered an approved outside service disconnect.
- B. **Readily Accessible Location:** A maximum distance of service conductors length, type and location of a lockable service entrance disconnect "is" being specified from the point of entrance of service conductors to a readily accessible location for the installation of a service entrance disconnecting means.

Service entrance conductors not protected by an approved over current protective device "shall not" enter a commercial structure or crawl space above ground level.

All aboveground service entrance conductors shall be installed in an approved rigid conduit.

All commercial over current protected service disconnecting means will be located outside of the building/structure and labeled as such in a readily accessible location.

A maximum distance of service entrance conductors from the electrical utility power provider to the over current service entrance disconnecting means will be ten feet (10') of wire length or less. (Ord. 655, 10-2-2012)



CHAPTER 7

LIQUEFIED PETROLEUM GAS CODE

SECTION:

5-701: Liquefied Petroleum Gas Act Adopted

5-701: **LIQUEFIED PETROLEUM GAS ACT ADOPTED:** The regulations of the latest version thereof, and any revisions or amendments thereto, of the Oklahoma state liquefied petroleum gas regulations act are hereby adopted as the minimum standards to fabricate, assemble, install or repair any system, container, apparatus, or appliance to be used for the transportation, storage, dispensing or utilization of liquidized petroleum gas, or to transport, handle or store such gas. (Ord. 657, 10-16-2012)

CHAPTER 8
RESIDENTIAL CODE

SECTION:

5-801: International Residential Code Adopted
5-802: Additions And Changes

5-801: **INTERNATIONAL RESIDENTIAL CODE ADOPTED:** The international residential code, the latest edition thereof, as published by the International Code Council, Inc., is hereby adopted as the residential code of the city for the control of buildings and structures as therein provided. Each and all of the regulations of the international residential code are hereby referred to, adopted, incorporated and made a part of this code by reference, as if fully set out in this code, with additions, deletions and changes, if any, prescribed in this chapter. At least one copy of the code is kept on file in the office of the city clerk. (Ord. 472, 11-7-2000)

5-802: **ADDITIONS AND CHANGES:** The following sections of the international residential code are hereby inserted as follows:

- A. Section R101.1, insert "City of Grove."
- B. Table R301.2(1), insert "90 MPH, 13 Dry-Bulb Temp., Seismic Design (category "B" - 17%), Severe, 18", Moderate to Heavy, Slight to Moderate, 13, 1/6/81, August 1, 1983."
(Ord. 472, 11-7-2000)

CHAPTER 12
EXISTING BUILDING CODE

SECTION:

5-1201: Existing Building Code Adopted

5-1201: **EXISTING BUILDING CODE ADOPTED:** A certain document, at least one copy of which is on file at the office of the city clerk, being marked and designated as "international existing building code", the latest edition thereof, and any revisions or amendments thereto, is hereto adopted as the existing building code of the city for the control of existing buildings and structures therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the international existing building code are hereby referred to, adopted and made a part hereof, as if fully set out in this code with additions, insertions and changes, if any, as prescribed in this chapter. (Ord. 583, 7-7-2009)