one- and two-family dwellings. Such report shall be submitted to the building official upon completion of the dwelling and before the issuance of the final certificate of occupancy.

N1101.4, Building thermal envelope insulation, is hereby repealed and replaced to read:
The thermal resistance (R-value) shall be indicated on all insulation and the insulation shall be installed so that the R-value can be verified, or a certification of the installed R-value shall be provided at the job site by the insulation installer. Where blown-in or sprayed insulation is applied in walls, the installer shall provide a certification of the installed density and R-value. Where blown-in or sprayed insulation is applied in the roof-ceiling assembly, the installer shall provide a certification of the initial installed thickness, settled thickness, coverage area, and number of bags of insulating material installed or markers may be provided for every 300 square feet (28 m^2) of attic area, attached to the trusses, rafters, or joists, and shall indicate in one-inch high (25.4 mm) numbers the installed thickness of the insulation.

N1101.4.1, Blown or sprayed roof/ceiling insulation, is hereby deleted in its entirety.

N1101.4.2 Insulation mark installation, is hereby deleted in its entirety.

N1101.9, Certificate, is hereby deleted in its entirety.

N1102.1, Insulation and Fenestration Criteria, is hereby repealed and replaced to read:
The minimum required insulation R-value for elements in the building thermal envelope shall be in accordance with the following:

Fenestration: U-factor 0.5
Ceilings: R-30
Walls: R-13
Floors: R-19
Crawl Space: R-10
Recommended optional insulation R-values are as follows:
Basement walls: R-8
Slab perimeter: R-5, 18-inch minimum below finish grade

N1102.2.2, Ceilings without attic spaces, is hereby amended to read:
Where section N1102.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. Sloped roof/ceiling assemblies having a length of not more than three feet (912 mm) measured along the rafter pitch may be insulated with the same R-Value as the wall insulation below it. This reduction shall not apply to the U-factor alternative approach in section N1102.1.2 and the Total UA alternative in section N1102.1.3.

N1102.2.3, Access hatches and doors, is hereby amended to read:
Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a minimum of R-5. Access shall be provided to all equipment which prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

N1102.2.6, Floors, is hereby amended to read:
Floor insulation shall be installed to maintain permanent contact with the underside of the subfloor decking. The required R-value for floors shall apply to all floors, except any individual floor assembly with over 25 percent of its conditioned floor area exposed directly to outside air shall meet the R-value requirement for "Ceilings."

N1102.2.9, Crawl space walls, is hereby amended to read:
Where the floor above the crawl space is uninsulated, insulation shall be installed on crawl space walls when the crawl space is not vented to outside air. The required R-value in section N1102.1 shall be applied inside of the crawl space wall, downward

from the sill plate to the exterior finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). The exposed earth in all crawl space foundations shall be covered with a continuous Class 1 vapor retarder. All joints of the vapor retarder shall overlap by six inches (152 mm). The edges of the vapor retarder shall extend at least six inches (152 mm) up the stem wall.

N11022.10, Masonry veneer, is hereby amended to read:
When exterior foundation insulation is installed, that horizontal portion of the foundation that supports a masonry veneer shall not be required to be insulated.

N1102.4.2, Air sealing and insulation, and all its subsections are hereby deleted.

N1102.4.3, Fireplaces, is hereby deleted in its entirety.

N1103.1.1, Programmable thermostat, is hereby deleted in its entirety.

N1103.2.2, Sealing, is hereby amended to read:
Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with section M1601.4.

N1103.8.3, Pool covers, is hereby deleted in its entirety.

N1104.1, Lighting equipment, is hereby deleted in its entirety.

M1411.6, Locking access port caps, is hereby deleted in its entirety.

M1503.2, Duct material, is hereby amended to read:
Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.
Exception: Ducts for domestic kitchen cooking appliances equipped with down draft exhaust systems shall be permitted to be constructed of PVC pipe provided that the installation complies with all of the following:

1. The duct shall be installed under a concrete slab poured on grade.
2. The underfloor trench in which the duct is installed shall be completely backfilled with sand or gravel.
3. The PVC duct shall extend not greater than one inch (25.4 mm) above the indoor concrete floor surface.
4. The PVC ducts shall be solvent cemented.
5. All fittings shall be PVC of the same material as the pipe to which they are attached.

M1503.4, Makeup air required, is hereby deleted in its entirety.

G2414.5.2 (403.5.2), Copper tubing, is hereby amended to read:
Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280. Copper and brass tubing shall not be used.

G2415.10 (404.10), Minimum burial depth, is hereby amended to read:
Underground piping systems shall be installed a minimum depth of 18 inches (305 mm) below grade, except as provided for in section G2415.10.1.

G2417.4.1 Test Pressure is hereby amended to read:
The test pressure to be used shall be no less than 1 1/2 times the proposed maximum working pressure, but not less than 15 psig irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a
value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

G2417.4.2 Test Duration is hereby amended to read:
The test duration shall be not less than 15 minutes.

P2503.4, Building sewer testing, is hereby deleted in its entirety.

P2503.5.1, Rough plumbing, is hereby amended to read:
DWV systems shall be tested on completion of the rough piping installation by water or for systems other than plastic by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than five feet above the highest drainage fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of five pounds per square inch (psi) (34 kPa) or ten inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.

P2503.6 Shower liner test is hereby deleted in its entirety.

P2503.7, Water-supply system testing, is hereby amended to read:
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 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

P2603.6.1, Sewer depth, is hereby amended by inserting 12 inches (305 mm) for and in exchange of the word "number" at two locations.

P2903.8.6, Hose bibb bleed, is hereby deleted in entirety.

P2903.9.1, Service valve, is hereby amended to read:
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, is hereby amended to read:
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.
Exception: Frostproof hose bibbs installed such that the stem extends through the building insulation into a heated or semi-conditioned space need not be separately valved (see figure P2903.10). Frostproof hose bibs installed such that the stem extends through the building insulation into an interior wall with heated space on at least one side of the wall need not be separately valved.

P2905.4, Water service pipe, is hereby amended to read:
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 160 pounds per square inch at 73 degrees F (1,103 kPa at 23 degrees C). Where the water pressure exceeds 160 pounds per square inch (1,103 kPa), piping material shall have a rated working pressure equal to or greater than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate a minimum of 30 inches from exterior walls. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104.

P3003.2, Prohibited joints, is hereby amended by adding the following exception:
Exception: Saddle type fittings are permitted to be used to join private building sewers to the public sewer.

P3201.1 Design of traps is hereby amended to read:
Traps shall be of standard design, shall have smooth uniform internal waterways, shall be self-cleaning and shall not have interior partitions except where integral with the fixture. Traps shall be constructed of lead, cast iron, cast or drawn brass or approved plastic. Tubular brass traps shall be not less than No. 20 gage (0.8 mm) thickness. Solid connections, slip joints and couplings are permitted to be used fixture outlet to fixture drain outlet seal. Slip joints shall be accessible.

E3401.4, Additions and alterations, is hereby amended to read:
Any addition or alteration to an existing electrical system shall be made in conformity with the provisions of chapters 34 through 43. Where additions subject portions of

existing systems to loads exceeding those permitted herein, such portions shall be made to comply with chapters 34 through 43. Existing knob-and-tube wiring systems shall not be extended in any manner.

E3406.2, Conductor material, is hereby amended to read:
Conductors used to conduct current shall be of copper except as otherwise provided in chapters 34 through 43. Where the conductor material is not specified, the material and the sizes given in these chapters shall apply to copper conductors. Where other materials are used, the conductor sizes shall be changed accordingly. Aluminum or copper clad aluminum conductors shall be permitted to be used for outdoor feeders or branch circuits and shall be sized per the requirements of the National Electrical Code.

E3604.5, Service masts as supports, is hereby amended to read:
Where a service mast is used for support of service drop conductors, it shall be a minimum two-inch diameter and of rigid metal conduit (RMC) and may be required to have additional support by braces or guys to withstand the strain imposed by the service drop. Where raceway-type service masts are used, all raceway fittings shall be identified for use with service masts. Only power service drop conductors shall be permitted to be attached to a service mast.

E3610.2, Securing and protection against physical damage, is hereby amended to read:
Where exposed, a grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. A 6 AWG or larger copper shall be protected where exposed to physical damage by rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing, or cable armor. Grounding electrode conductors smaller than 6 AWG shall be in rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing, or cable armor.

E3702.2, Branch-circuit ampere rating, is hereby amended to read:
Branch circuits shall be rated in accordance with the maximum allowable ampere rating or setting of the overcurrent protection device. The rating for other than individual branch circuits shall be 20, 30, 40 and 50 amperes. Where conductors of higher ampacity are used, the ampere rating or setting of the specified over-current device shall determine the circuit rating.

E3702.3, Fifteen- and 20-ampere branch circuits, is hereby amended to read:
A 20-ampere branch circuit shall be permitted to supply lighting units, or other utilization equipment, or a combination of both. The rating of any one cord-and-plug-connected utilization equipment not fastened in place shall not exceed 80 percent of the branch-circuit ampere rating. The total rating of utilization equipment fastened in place, other than luminaires, shall not exceed 50 percent of the branch-circuit ampere rating where lighting units, cord-and-plug-connected utilization equipment not fastened in place, or both, are also supplied.

E3608.1.1.1, Installation, is hereby amended to read:
Continuity of the grounding path or the bonding connection to interior piping shall not rely on water meters, filtering devices and similar equipment. A metal underground water pipe shall be supplemented by an additional electrode of a type specified in sections E3608.1.2 through E3608.1.6. The supplemental electrode shall be bonded to the grounding electrode conductor, the grounded service entrance conductor, a nonflexible grounded service raceway or any grounded service enclosure. Where the supplemental electrode is a rod, pipe or plate electrode in accordance with section E3608.1.4 or E3608.1.5, it shall comply with section E3608.4.
Where the supplemental electrode is a rod, pipe or plate electrode in accordance with section E3608.1.4 or E3608.1.5, that portion of the bonding jumper that is the sole connection to the supplemental grounding electrode shall not be required to be larger than 6 AWG copper.

E3608.3, Rod, pipe and plate electrode requirements, is hereby amended to read:
Where practicable, rod, pipe and plate electrodes shall be embedded below permanent moisture level. Such electrodes shall be free from nonconductive coatings such as paint or enamel. Where more than one such electrode is used, each electrode of one grounding system shall be not less than six feet (1,829 mm) from any other electrode of another grounding system. Two or more grounding

electrodes that are effectively bonded together shall be considered as a single grounding electrode system. That portion of a bonding jumper that is the sole connection to a rod, pipe or plate electrode shall not be required to be larger than 6 AWG.

E3610.2, Securing and protection against physical damage, is hereby amended to read:
Where exposed, a grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. A 4 AWG or larger conductor shall be protected where exposed to physical damage. A 6 AWG grounding conductor that is free from exposure to physical damage shall be permitted to be run along the surface of the building construction without metal covering or protection where it is and securely fastened to the construction; otherwise, it shall be in rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing or cable armor. Grounding electrode conductors smaller than 6 AWG shall be in rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing or cable armor.

E3705.5.3, Small conductors, is hereby amended to read:
Except as specifically permitted by section E3705.5.4, the rating of overcurrent protection devices shall not exceed the ratings shown in table E3705.5.3 for the conductors specified therein. Aluminum or copper clad aluminum conductors are prohibited.

E3801.2, Allowable wiring methods is hereby amended by the addition of an exception to read:
The allowable wiring methods for electrical installations shall be those listed in Table E3801.2. Single conductors shall be used only where part of one of the recognized wiring methods listed in Table E3801.2. As used in this code, abbreviations of the wiring-method types shall be as indicated in Table E3801.2.

Exception: Existing knob and tube wiring systems shall be permitted to be maintained. Knob and tube wiring shall not be permitted for extensions of existing systems.

E3908.8, Types of equipment grounding conductors, is hereby amended to read:
The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

1. A copper conductor. This conductor shall be solid or stranded; insulated, covered or bare; and in the form of a wire or a busbar of any shape.
2. Rigid metal conduit.
3. Intermediate metal conduit.
4. Electrical metallic tubing.
5. Armor of Type AC cable in accordance with section E3908.4.
6. Type MC cable where listed and identified for grounding in accordance with the following:
    6.1. The combined metallic sheath and grounding conductor of interlocked metal tape-type MC cable.
    6.2. The metallic sheath or the combined metallic sheath and grounding conductors of the smooth or corrugated tube-type MC cable.
7. Other electrically continuous metal raceways and auxiliary gutters.
8. Surface metal raceways listed for grounding.

E4002.14, Tamper-resistant receptacles, is hereby amended to read:
In areas specified in section E3901.1, 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.
Exception: Receptacles in the following four locations are not required to be tamper-resistant:

1. Receptacles located more than 1.7 m (6.5 ft.) above the floor.
2. Receptacles that are part of a luminaire or appliance.
3. A single receptacle or a duplex receptacle for two 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 in accordance with 400.7(A)(6), (A)(7) or (A)(8).
4. Nongrounding receptacles used of replacements as permitted in 406.4(D)(2)(a).

SECTION 3: That the Stillwater City Code, Chapter 10, Buildings and Buildings Regulations, Article V. Property Maintenance Code, Sections 10-111, Adopted by reference, 10-112, Conflicts, interpretation and appeal and 10-113, Deletions, modifications, amendments and insertions, be repealed and amended to read as follows:

ARTICLE V. PROPERTY MAINTENANCE CODE

Sec. 10-111. Adopted by reference.

(a) There is hereby adopted by reference, that certain code referred to as the International Property Maintenance Code, 2003 9 edition, as published by the International Code Council, Inc., for the establishment of minimum acceptable standards for the maintenance of existing building, structures, premises and facilities to protect health, safety or general welfare. Each and all of the standards, regulations and requirements, save and except such portions as are hereinafter deleted, amended or modified, as set out and specified in the International Property Maintenance Code, 2003 9 edition, are hereby adopted, referred to, incorporated and made a part hereof as if fully set out at length herein.

(b) Not less than one copy of the said International Property Maintenance Code, 2003 9 edition, shall be on file in the office of the city clerk and open for public inspection during office hours.

Sec. 10-112. Conflicts, interpretation and appeal.

(a) In the event any provision of this article and/or any provision of the International Property Maintenance Code, 2003 9 edition, conflicts with or is inconsistent in any manner with any section of this Code or other codes adopted by reference therein, or parts thereof, the provisions of this article and the International Property Maintenance Code, 2003 9 edition, shall supersede and take precedence over such portion or portions in conflict or inconsistent therewith, except in the following circumstances: If this article and/or any provision of the International Property Maintenance Code, 2003 9 edition, conflicts with or is inconsistent in any manner with chapter 23, land development code, of this Code, chapter 23 shall supersede and take precedence over such portion in conflict or inconsistent therewith; a further exception shall be where any section of this Code shall specifically state that it shall supersede and take precedence in the event of a conflict or inconsistency with the International Property Maintenance Code, edition, as adopted or modified by this Code.

Sec. 10-113. Deletions, modifications, amendments and insertions.

The International Property Maintenance Code, 2003 edition, is hereby amended in the following aspects:

101.1, Title, is hereby amended by inserting the words "*the City of Stillwater, Oklahoma*" for and in exchange of the words "name of jurisdiction."

103.1, General, is hereby deleted in its entirety and replaced with:
103.1 Creation of property maintenance division. The property maintenance division of the development services department is hereby created and the official in charge thereof shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2, Appointment. The following shall be inserted into the end of this paragraph:
The chief appointing authority of the jurisdiction shall be the city manager.

103.3, Deputies, is hereby repealed and replaced to read:
The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

103.6, Fees, is hereby deleted in its entirety

~~*104.1, General, and 104.2, Rule-making authority,* are hereby deleted in their entirety and replaced with:~~
~~"104.1 General. The building official is hereby authorized to enforce the provisions of this code. The building official shall have the authority and responsibility to identify and~~

~~assess local conditions and prevailing building practices, to render interpretations of this code, and establish procedures to clarify the practical application of its provisions. Such interpretations and procedures shall be consistent with the intent of this code as it pertains to local conditions."~~

105.1, Modifications, is hereby repealed and replaced to read:
Literal compliance: Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to accept alternative or equivalent methods, processes, or materials in individual cases, upon application of the owner or owner's representative, provided the building official shall first find that existing circumstances make application of the strict letter of this code impractical and acceptance of an alternative or equivalent method, process, or material is consistent with the intent and purpose of this code and does not lessen health, accessibility, life or safety, or structural standards.

105.2, Alternative materials, design and methods of construction and equipment, is hereby repealed and replaced to read:
The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and consistent with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

106.2, Penalty, is hereby amended to read:
Any person, firm or corporation who shall violate any provision of this code shall be guilty of a misdemeanor and upon conviction thereof, shall be punished as a Class C offense. Each day upon which a violation continues shall be deemed a separate offense.
Section 111, Means of appeal, is hereby deleted in its entirety.

Section 111, Means of Appeal, is deleted in its entirety and replaced with the following:

The Building Trades Board shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

304.14, Insect screens, is hereby amended by inserting the words "April 1st to September 30th" for and in exchange of the words "date to date."

404.4.1 Room area is hereby amended to read:
Every living room shall contain at least 120 square feet (11.2m2) and every bedroom occupied by one person shall contain at least 70 square feet (6.5 m2) and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m^2) of floor area for each occupant thereof.

404.5 Overcrowding is hereby amended to read:
Dwelling units shall not be occupied by more occupants then permitted by the minimum area requirements of Section 404.4.1 or Section 404.6. Living rooms shall not be counted as bedrooms for allowable number of occupants.

SECTION 4: That the Stillwater City Code, Chapter 10, Buildings and Buildings Regulations, Article VII. Existing Buildings, Sections 10-234, Adopted by reference, 10-235, Conflicts, interpretation and appeal, be repealed and amended to read as follows below and by creating Section 10-237, Deletions, modifications, amendments and insertions, to read as follows below:

ARTICLE VII. EXISTING BUILDINGS

Sec. 10-234. Adopted by reference.

(a) There is hereby adopted by reference that a certain code, referred to as the ~~"City of Stillwater~~ International Existing Building~~s Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition, for the establishment of minimum acceptable standards for the construction,

alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all existing buildings and structures to protect health, safety or general welfare. Each and all of the standards, regulations and requirements, as set out and specified in said code are hereby adopted, referred to, incorporated and made a part hereof as if fully set out at length herein.

(b) Not less than one copy of the ~~City of Stillwater~~ International Existing Buildings ~~Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition, shall be on file in the office of the city clerk, and open for public inspection during office hours.

Sec. 10-235. Conflicts, interpretation and appeal.

(a) In the event any provision of this article and/or any provision of the the ~~"City of Stillwater~~ International Existing Buildings~~ Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition conflicts with or is inconsistent in any manner with any section of this Code or other codes adopted by reference therein, or parts thereof, the provisions of this article and the the ~~"City of Stillwater~~ International Existing Buildings~~ Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition shall supersede and take precedence over such portion in conflict or inconsistent therewith, except in the following circumstances:

(1) If this article and/or any provision of the the ~~"City of Stillwater~~ International Existing Buildings~~ Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition, conflicts with or is inconsistent in any manner with chapter 23, land development code, of this Code, chapter 23, land development code, shall supersede and take precedence over such portion in conflict or inconsistent therewith;

(2) A further exception shall be where any section of this Code shall specifically state that it shall supersede and take precedence in the event of a conflict or inconsistency with the the ~~"City of Stillwater~~ International Existing Buildings~~ Rehabilitation and Change of Use~~ Code, ~~2007~~ 2009 edition, as adopted or modified by this Code.

(b) Any person, firm or corporation shall have the right to appeal to the building trades board, created in section 10-21, an order, decision or determination of the building official relative to the application and interpretation of this code covering the manner of construction or materials to be used in the erection, alteration or repair of a building regulated by the code. An application for appeal shall be based on a claim that the true intent of the code, or the rules legally adopted thereunder, has been incorrectly interpreted, or the provisions of the code do not fully apply, or evidence that an equally good or better form of construction is proposed.

Sec. 10-237. Deletions, modifications, amendments and insertions.

The International Existing Building Code, 2009 edition, is hereby amended in the following aspects:

101.1, Title, is hereby amended by inserting the words "*the City of Stillwater, Oklahoma*" for and in exchange of the words "name of jurisdiction."

103.1, General, is hereby deleted in its entirety and replaced with:
103.1 Creation of Building Safety division. The Building Safety division of the Development Services Department is hereby created and the official in charge thereof shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2, Appointment. The following shall be inserted into the end of this paragraph: The chief appointing authority of the jurisdiction shall be the city manager.

103.3, Deputies, is hereby repealed and replaced to read:
The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

105, Permits is hereby repealed and replace to read:
Permits shall be required and processed in compliance with section 105 of the 2009 International Building Code.

108.2 Schedule of permit fees, is hereby repealed and amended to read to wit:
Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

108.6, Refunds is hereby deleted in its entirety.

Section 112, Board of Appeals, is deleted in its entirety and replaced with the following:

The Building Trades Board shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code.

202, General Definitions, Existing Building is hereby amended to read: Existing Building or *Existing Structure*. A building or structure on which construction was begun at least ten (10) years prior to the date of adoption of this code.

1301.2, Applicability, is hereby amended by inserting "1966" for and in exchange of the words "date to be inserted by the jurisdiction."

SECTION 5: That the Stillwater City Code, Chapter 10, Buildings and Buildings Regulations, Article VIII. Plumbing Standards, Sections 10-289, Adopted by reference, Section 10-290, Conflicts, interpretations and appeals, and 10-291, Deletions, modifications, amendments and insertions, be repealed and amended to read as follows:

ARTICLE VIII. PLUMBING STANDARDS

Sec. 10-289. Adopted by reference.

(a) There is hereby adopted by reference that certain code referred to as the International Plumbing Code, 2003 9 edition, as published by the International Codes Council, Inc., for the establishment of minimum acceptable standards for design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies, stormwater and sewage disposal in buildings. Each and all of the standards, regulations and requirements, save and except such portions as are hereinafter deleted, modified or amended, as set out and specified in the International Plumbing Code, 2003 9 edition, including Appendix chapters B, C, D, E, F, and G are hereby adopted, referred to, incorporated and made a part hereof as if fully set out at length herein.

(b) Not less than one copy of the said International Plumbing Code, 2003 9 edition, shall be on file in the office of the city clerk and open for public inspection during office hours.

Sec. 10-290. Conflicts, interpretations and appeals.

(a) In the event any provision of this article and/or any provision of the International Plumbing, 2003 9 edition, conflicts with or is inconsistent in any manner with any section of this Code, or other codes adopted by reference therein, or parts thereof, the provisions of this article and the International Plumbing Code, 2003 9 edition shall supersede and take precedence over such portions in conflict or inconsistent therewith, except in the following circumstances: if this article and/or any provision of the International Plumbing Code, 2003 9 edition, conflicts with or is inconsistent in any manner with chapter 23, land development code, of this Code, chapter 23, land development code shall supersede and take precedence over such portion in conflict or inconsistent therewith; a further exception shall be where any section of this Code shall specifically state that it shall supersede and take precedence in the event of a conflict or inconsistency with the International Plumbing Code, 2003 9 edition, as adopted or modified by this Code.

(b) Any person, firm or corporation shall have the right to appeal to the building trades board, created in section 10-21, an order, decision or determination of the plumbing inspector or a notice or order issued under this code. An application for appeal shall be based on a claim that the true intent of the code, or the rules legally adopted thereunder, has been incorrectly interpreted, or the provisions of the code do not fully apply or evidence that an equally good or better form if construction is proposed.

Sec. 10-291. Deletions, modifications, amendments and insertions.

The International Plumbing Code, 2003 9 edition is hereby amended in the following aspects:

101.1, Title, is hereby amended by inserting the words "*the City of Stillwater, Oklahoma*" for and in exchange of the words "*name of jurisdiction.*"

103.1, General, is hereby deleted in its entirety and replaced with:
103.1 *Creation of building safety division.* The building safety division of the development services department is hereby created and the official in charge thereof shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2, Appointment. The following shall be inserted into the end of this paragraph:
The chief appointing authority of the jurisdiction shall be the city manager.

103.3, Deputies, is hereby repealed and replaced to read:
The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

~~*104.1, General, and 104.2, Rule-making authority,* are hereby deleted in their entirety and replaced with:~~
~~"104.1 *General.* The building official is hereby authorized to enforce the provisions of this code. The building official shall have the authority and responsibility to identify and assess local conditions and prevailing building practices, to render interpretations of this code, and establish procedures to clarify the practical application of its provisions. Such interpretations and procedures shall be consistent with the intent of this code as it pertains to local conditions."~~

105.1, Modifications, is hereby repealed and replaced to read:
Literal compliance: Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to accept alternative or equivalent methods, processes, or materials in individual cases, upon application of the owner or owner's representative, provided the building official shall first find that existing circumstances make application of the strict letter of this code impractical and acceptance of an alternative or equivalent method, process, or material is consistent with the intent and purpose of this code and does not lessen health, accessibility, life or safety, or structural standards.

105.2, Alternative materials, design and methods of construction and equipment, is hereby repealed and replaced to read:
The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and consistent with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

106.2, Exempt work. Is hereby amended to read:
The following work shall be exempt from the requirement for a permit:
1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The replacement of plumbing fixtures and faucets provided such replacement does not involve the rearrangement of piping.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

106.5.1, Approved construction documents is hereby amended to read: