

ORDINANCE NO. 1212

AN ORDINANCE AMENDING THE BROKEN ARROW CODE BY CREATING §6-36 AND §6-37, ADOPTING THE CABO ONE AND TWO FAMILY DWELLING CODE, 1983 EDITION; REGULATING THE FABRICATION, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, LOCATION, AND USE OF DETACHED ONE AND TWO FAMILY DWELLINGS AND THEIR APPURTENANCES AND ACCESSORY STRUCTURES; PROVIDING THE ISSUANCE OF PERMITS, PROVIDING FOR PENALTIES; REPEALING ALL ORDINANCES TO THE CONTRARY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW:

SECTION I. The Broken Arrow code is hereby amended by adding a section to be numbered §6-36, which said section reads as follows:

§6-36. A. That certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the CABO One and Two Family Dwelling Code, 1983 Edition, as published by the Building Officials and Code Administrators International, Inc., is hereby adopted as the One and Two Family Dwelling Code of the city, to the same extent as if set out here and in length.

B. In the event of any conflict between any provision of the Dwelling Code adopted by this section and any other provision of the Code of Ordinances, the latter provision shall control. In the event of any conflict between any provision of the Dwelling Code adopted by this section and any other building code adopted by reference or other Fire or Life Safety Codes adopted by reference within the Code of Ordinance, the more stringent provision shall control.

SECTION II. The Broken Arrow code is hereby amended by adding a section to be numbered §6-37, which said section reads as follows:

The Dwelling Code adopted in §6-36 is hereby amended as set forth in the following paragraphs:

Section R-106.3 shall be amended as follows: Violation of any provision of this Dwelling Code shall be a Class "B" offense; any person, firm, or corporation convicted of a violation of any provision of this Code shall be subject to the penalties provided for Class "B" offenses by the Broken Arrow Code. Each person, firm, or corporation violating the Dwelling Code shall be deemed guilty of a separate offense for each day that any violation of this Dwelling Code occurs, continues, or is permitted.

Section R-107. RIGHT TO APPEAL. All persons shall have the right to appeal the building official's decision to the City Manager.

Section R-202.

Roof live load = 20 lbs. per square foot
Roof snow load = 10 lbs. per square foot
Wind pressure, structures less than
30 feet = 25 lbs. per square foot;
Wind pressure, structures of 30 to 49
feet inclusive = 35 lbs. per square foot
Sizemic condition is Zone 1.

Frost line depth is 18 inches. There is a history in this jurisdiction of damage due to termite; there is a history in this jurisdiction of damage due to decay.

Section R-203. Shall be deleted in its entirety.

Section R-219. Dwelling units in two family dwellings shall be separated from each other by a wall and/or floor assemblies of not less than two (2) hour fire resistance rating when tested in accordance with standard specified Chapter 26. Fire resistance rated Floor - Ceiling and Wall Assemblies shall extend to and be tied against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Section R-304.4. UNREINFORCED FOUNDATION WALLS. Where unstable soil or ground water conditions do not exist and where located in Seismic Zones zero (0) and one (1) as established in Table No. R-202. Foundation walls may be constructed of unreinforced masonry or concrete with the thickness shown in Table No. R-304.4 and any such walls which are constructed shall be a minimum of 16 inches in height.

Section P-2104.1. MATERIALS - WATER SUPPLY. Materials for underground water supply systems, water service pipe, and lawn sprinkler systems, may be a minimum of Type K copper tube, brass, cast iron pressure pipe, galvanized steel or PVC schedule 40. Any material subject to corrosion shall be protected when installed in corrosive soils. Approved fittings shall be used on the water supply system or water service piping.

Underground piping for water service and lawn sprinkler systems, when installed outside of the foundation walls of a building may be pressure rated plastic as listed in S-26.2104. The minimum working pressure shall be 160 psi, with permanent identification markings.

Section P-2104.2.1. ABOVE GROUND. Materials for water distribution pipes and tubing shall be brass, copper water tube minimum type "L", galvanized steel, all to be installed with approved fittings.

Section P-2104.2.2. UNDERGROUND. Inaccessible water distribution piping under slabs shall be copper water tube minimum type "K". No joints shall be allowed under the slab. Any material subject to corrosion shall be protected when used in corrosive soils.


Section P-2104.4. JOINTS AND CONNECTIONS. Joints or connections located under slab floors are prohibited.

SECTION III. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

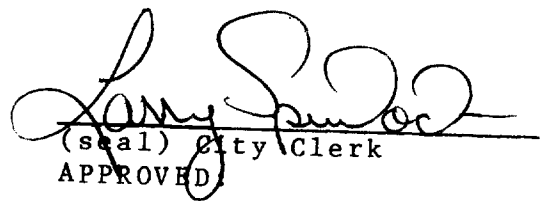
SECTION IV. An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

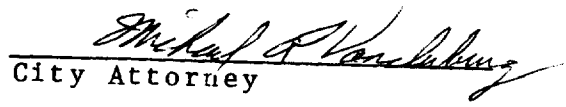
PASSED AND APPROVED and the emergency clause ruled upon separately this 12th day of March, 1984

DATED this 12th day of March, 1984


Mayor

ATTEST:


(seal) City Clerk
APPROVED


City Attorney

PUBL. 3-15-84
BY B.A. Daily Ledger
AND VOTE RECORDED IN THE
CITY COUNCIL MINUTES OF
3-12-84 PAGE 11