

ORDINANCE NO. _____

An ordinance amending Chapter 6, Building and Building Regulations, Article II, Building Code; Section 6-16, Adopted; Section 6-17 Amendments; Section 6-21, Construction standards for handicapped parking spaces; Section 6-23, Existing building code adopted; Section 6-24 Amendments; Section 6-66, Adoption of National Electrical Code; amendments; Repealing Section 6-70, Receptacle and light fixture loading; Repealing Section 6-71, Special circuits and independent fusing for appliances; Repealing Section 6-74, Wall switches required; Article V, Plumbing, Division 1, Generally, Section 6-94 plumbing code – adopted; Section 6-95, Same – Amendments; Division 2, Landscaping Irrigation; Section 6-101 – Backflow prevention; Section 6-103 Installation requirements; Article VI, Underground Outside Gas Piping, Section 6-111 Application of article; Section 6-112 Amendments; Repealing Section 6-113, Installation requirements generally; Article VII, Mechanical Code, Section 6-128 – Adopted; and Section 6-129 Amendments; specifically adopting the requirements of the 2014 and 2015 NFPA NEW ICC Code as to Building, Mechanical, Fuel Gas, Plumbing, and Electrical into the City’s Code of Ordinances in order to comply with state statute approved by legislative action and signed by Governor Mary Fallin to become effective November 1, 2015; repealing all ordinances to the contrary and declaring an emergency.

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

SECTION I. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-16, Adopted, is hereby amended to read as follows:

Sec. 6-16. - Adopted.

That certain document one copy of which is on file in the office of the city clerk, being marked and designated as the ~~2009-2015~~ International Building Code as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix A, Appendix C, Appendix D, Appendix E, Appendix F, Appendix G, Appendix I, Appendix J, and Appendix K is hereby adopted as the Building Code of Broken Arrow, Oklahoma, to the same extent as if set out herein at length, with the amendments prescribed in section 6-17.

SECTION II. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-17, Amendments, is hereby amended to read as follows:

Sec. 6-17. - Amendments.

The building code adopted in section 6-16 is hereby amended as set forth in the following paragraphs:

- ~~(a) Subsection 1612.3 is amended by inserting the words "The City of Broken Arrow, Oklahoma" in lieu of the phrase "[name of jurisdiction]" and further amended by inserting April 16, 2003 and September 22, 1999, in lieu of the phrase, "[insert date of issuance]".~~
- ~~(b) Subsection 3412.2 is amended by inserting the phrase "February 28, 1956" in lieu of the phrase, "[Date to be inserted by jurisdiction. Note it is recommended that this date coincide with the effective date of the building codes within the jurisdiction]". The remaining portions of Subsection 3410.2 are unchanged.~~

- ~~(e)~~(a) *Subsection 101.1* is amended by inserting the phrase, "City of Broken Arrow, Oklahoma," in lieu of the phrase, "[name of jurisdiction]".
- ~~(d)~~(b) *Subsection 109.2* is amended by adding the following after the last sentence, "See Chapter 6, Article XI of the Broken Arrow Codes for the Fee Schedule."
- ~~(e)~~(c) *Subsection 109.6* is amended to read: The Building Official shall authorize the refunding of fees as follows:
- (1) The full amount of any fee paid hereunder which was erroneously paid or collected.
 - (2) Not more than one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - (3) Not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (a) The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than one hundred and eighty (180) days after the date of fee payment.
- ~~(f)~~(d) *Subsection 114.4* is amended to read: Any person who shall violate a provision of this Code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B offense. Each day that a violation continues shall be deemed a separate offense.
- ~~(g)~~(e) *Subsection 115.3* is amended to read: Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of a Class A offense.
- ~~(h)~~ *Section 310 Residential Group R* shall be amended as follows:
- ~~1. Subsection 310.1 is amended in its entirety to read:~~

~~*Residential Group R.* Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following:~~

~~*Use Group R-1:* This use group shall include all hotels, motels, boarding houses and similar buildings arranged for shelter and sleeping accommodations where the occupants are primarily transient in nature, occupying the facilities for a period of less than thirty (30) days. 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.~~

~~*Use Group R-2:* This use group shall include all multiple-family dwellings having more than two (2) dwelling units and shall also include all boarding houses, convents, dormitories, fraternities and sororities, hotels, live/work units, monasteries, motels, vacation timeshare properties and similar buildings arranged for shelter and sleeping accommodations in which the occupants are primarily non-transient in nature. 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. When use group R-2 structures exceed the allowable area modifications allowed by Chapter 5, each additional building area shall be separated by a 3-hour masonry fire wall assembly.~~

~~Use Group R-3: This use group shall include all Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:~~

~~Buildings that do not contain more than two dwelling units.~~

~~Townhome dwellings having more than three (3) attached dwelling units in which the occupants are primarily non-transient in nature. Building size is restricted to 7,000 SF (first floor) before a 3-hour masonry fire wall is required. Sprinklers per NFPA-13 may be used in lieu of fire wall requirements.~~

~~Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.~~

~~Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.~~

~~Congregate living facilities with 16 or fewer persons.~~

~~Adult care and child care facilities that are within a single family home are permitted to comply with the International Residential Code.~~

~~Use Group R-4: Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.~~

~~(i) Group R-4 occupancies shall meet the requirements for construction as defined 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.~~

~~(f) Subsection 709.3708.3 Fire-resistance rating is amended to read: Fire partitions shall have a fire-resistance rating of not less than 2 hours.~~

~~Exceptions:~~

- ~~1. Corridor walls permitted to have a ½-hour fire-resistance rating by Table 1018.1.~~
- ~~2. Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.~~

~~(a)(g) Subsection 1612.3 is amended by inserting the words "The City of Broken Arrow, Oklahoma" in lieu of the phrase "[name of jurisdiction]" and further amended by inserting April 16, 2003 and September 22, 1999, in lieu of the phrase, "[insert date of issuance]".~~

~~(j) Section 3102 Membrane Structures shall be amended as follows:~~

- ~~1. Subsection 3102.1 General shall be amended by adding the following at the end of the last sentence of 3102.1: The provisions of this Section shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. Section 2609 shall govern approved light transmitting plastic interior wall signs. Section 402.14 shall govern approved plastic signs in covered mall buildings. This Section shall not supersede or preempt the City's Sign Code in the Broken Arrow Zoning Code.~~

- ~~2. Subsection 3102.1.1 shall be added and state the following: A person shall not erect, install, remove or re-hang any sign over public property, which property is under the control of the City, without the express written permission of the City.~~
- ~~3. Subsection 3102.1.2. shall be added and state the following: Permit Fee: Permit fees shall be collected prior to erection or installation of a sign. See Article XI, Section 6-300, et seq., Fee Schedule.~~

Section 3107 Signs shall be amended as follows:

1. Subsection 3107.2 Scope shall be added and state the following: The provisions of this Section shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. Section 2611 shall govern approved light-transmitting plastic interior wall signs. Section 402.6.4 shall govern approved plastic signs in covered mall buildings. This Section shall not supersede or preempt the City's Sign Code in the Broken Arrow Zoning Code.
2. Subsection 3107.3 Public Property shall be added and state the following: A person shall not erect, install, remove or re-hang any sign over public property, which property is under the control of the City, without the express written permission of the City.
3. Subsection 3102.1.2. Permit Fee shall be added and state the following: Permit fees shall be collected prior to erection or installation of a sign. See Article XI, Section 6-300, et seq., Fee Schedule.

~~(k) Chapter 33 shall be amended by adding a new Subsection 3313 to read as follows:~~

~~1. **3313 FIRE LANES FOR THE CITY OF BROKEN ARROW, OKLAHOMA**~~

- ~~(a) Subsection 3313.1 General: Fire access roads, hereinafter known as fire lanes, shall be provided and maintained in accordance with the provisions of this Subsection. All fire lanes shall be approved by the Fire Department, and plans shall be submitted for approval prior to starting construction. Structural aspects of fire lanes shall meet all other applicable standards under the Codes of the City of Broken Arrow. No person shall mark, post or otherwise identify a non fire lane street, whether public or private, as a fire lane.~~
- ~~(b) Subsection 3313.1.1 Exceptions: If fire or safety hazards arise with existing buildings or structures which do not currently have a fire lane, the occupant or owner of that building may request a review by the Fire Marshal and Chief Building Inspector to add the necessary fire lane(s) if needed.~~
- ~~(c) Subsection 3313.2 Where Required: All single story building, facilities or structures shall be constructed in such a way that every part of the first story is within one hundred and fifty feet (150') of the most direct route utilizing the available building access points nearest the dedicated street or fire lane. Fire lanes shall be provided for all multi-story buildings as required by the Fire Marshal and Chief Building Inspector.~~
- ~~(d) Subsection 3313.2.1 Exceptions: Where a building, facility, or structure might have an unusual building design, topography, waterway, non-negotiable grades or other similar conditions, the Fire Marshal may require additional fire lanes and/or additional fire protection systems.~~
- ~~(e) Subsection 3313.3 Width: Fire lanes shall be a minimum of twenty feet (20') in width and with an overhead clearance of thirteen feet six inches (13'6"). Fire lanes~~

~~shall be surfaced so as to provide all-weather access, asphalt or concrete surface (minimum H-20 loading) sufficient to support fire apparatus.~~

- ~~(f) Subsection 3313.3.1 Exceptions: Clearances or widths required by this Subsection may be increased when the Fire Marshal determines that the minimum clearances or widths are not adequate to provide fire apparatus access.~~
- ~~(g) Subsection 3313.4 Markings: Fire lanes shall be marked by painting lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" shall appear in four inch (4") white letters at twenty five foot (25') intervals on the red border markings along both sides of the fire lanes. Curbs shall be painted in red traffic paint from the top seam of the curb to a point even with the driving surface and lettered in the same manner as the flat striping.~~
- ~~(h) Subsection 3313.5 Turn Around: When it is not possible to connect a required fire lane at both ends to a dedicated street or public parking area providing sufficient area to turn a piece of apparatus around, and the length of any segment of the fire lane exceeds one hundred and fifty feet (150') in length, the fire lane shall have an approved turn around. Fire lanes shall also be provided with approved turning radius where required. Turn arounds shall meet the requirements of the City of Broken Arrow Engineering and Construction Department.~~
- ~~(i) Subsection 3313.6 Installation: Fire lanes meeting Subsection 3313.2, which are required for emergency rescue during construction shall be in place prior to any above slab construction or any combustible materials being stored on site.~~
- ~~(j) Subsection 3313.7 Maintenance: The owner or person in control of any building for which fire lanes have been designated shall maintain said fire lanes in accordance with the specifications listed above.~~
- ~~(k) Subsection 3313.8 Enforcement: The Fire Chief, Police Chief, Chief Building Official or their authorized representatives, are hereby authorized to monitor fire lanes to detect obstructions and may issue citations, remove and impound any vehicle obstructing said fire lane, or both.~~

SECTION III. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-21, Construction standards for handicapped parking spaces, is hereby amended to read as follows:

Sec. 6-21. - Construction standards for handicapped parking spaces.

~~Deleted in favor of Handicapped parking spaces shall comply with ICC ANSI 117.1 and Table 1106.1 IBC 2009 Chapter 11 of the 2015 IBC.~~

SECTION IV. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-23, Existing building code adopted, is hereby amended to read as follows:

Sec. 6-23. - Existing building code adopted.

- (a) That certain document one copy of which is on file in the office of the city clerk, being marked and designated as the 2009-2015 International Existing Building Code as adopted

and amended by the Oklahoma Uniform Building Code Commission is hereby adopted as the Existing Building Code of Broken Arrow, Oklahoma, to the same extent as if set out herein at length, with the amendments prescribed in section 6-24

- (b) In the event of any conflict between any provision of the ~~plumbing code~~existing building code adopted by this section and any other provision of the Code of Ordinances, the latter provisions shall control.

SECTION V. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-24, Amendments, is hereby amended to read as follows:

Sec. 6-24. - Amendments.

The existing building code adopted in section 6-23 is hereby amended as set forth in the following paragraphs:

- (a) *Subsection 101.1* is amended by inserting the phrase, "City of Broken Arrow, Oklahoma," in lieu of the phrase, "[name of jurisdiction]".
- (b) *Subsection 108.2* is amended by adding the following after the last sentence, "See Chapter 6, Article XI of the Broken Arrow Codes for the Fee Schedule."
- (c) *Subsection 108.6* is amended to read: ~~Subsection~~ 108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:
 - (1) The full amount of any fee paid hereunder which was erroneously paid or collected.
 - (2) Not more than one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - (3) Not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (a) The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than one hundred and eighty (180) days after the date of fee payment.
- (d) *Subsection 113.4* is amended to read: Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a Class B offense. Each day that a violation continues shall be deemed a separate offense.
- (e) *Subsection 114.3* is amended to read: Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of a Class A offense.
- (f) Subsection 1401.2 is amended by inserting the phrase "February 28, 1956" in lieu of the phrase, "[Date to be inserted by jurisdiction. Note it is recommended that this date coincide with the effective date of the building codes within the jurisdiction]". The remaining portions of Subsection 1401.2 are unchanged.

SECTION VI. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-66, Adoption of National Code; amendments, is hereby amended to read as follows:

Sec. 6-66. - Adoption of National Electrical Code; amendments.

- (a) That certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the National Electrical Code, 2011-2014 Edition, as adopted and amended by the Oklahoma Uniform Building Code Commission, is hereby adopted as the Electrical Code for the city. Where specific or more stringent standards are prescribed by this article, they shall prevail over the minimum standards set forth in the National Electrical Code.
- (b) Unless the rules and regulations of this article disapprove a procedure for installation and use, conformity with the standards of Underwriters Laboratories, Inc., shall be prima facie evidence of conformity with approved standards for safety to persons and property.
- (c) The electrical code adopted in paragraph (a) is hereby amended as set forth:
 1. *Subsection 334.10* shall be amended to state the following:
334.10 Uses permitted.
 - (a) Type NM and type NMC Cables shall be permitted to be used in one- and two-family dwellings, multifamily dwellings and other structures, provided that such dwellings or structures do not exceed three (3) floors above grade. However, the use of NM and NMC cables is not permitted in hotels, motels, commercial structures, office buildings, industrial buildings or similar uses. For the purpose of this Article, the first floor of a building shall be that floor which is designed for human habitation and which has fifty percent (50%) or more of its perimeter level with or above finished grade of the exterior line wall.
 - (b) Any residential structure which is converted to a commercial, office or industrial use must be remodeled at the time of this conversion so that all wiring contained in the structure complies with this code.

SECTION VII. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-70, Receptacle and light fixture loading, is hereby repealed:

Sec. 6-70. - Receptacle and light fixture loading.

~~In multifamily dwellings, branch circuit distribution shall be limited to no more than ten receptacles to a circuit placed not over 12 feet apart, except in kitchens, utility rooms, breakfast rooms and garages, in which there shall be no more than two receptacles to a circuit. There shall be no more than nine light fixtures to a circuit.~~

SECTION VIII. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-71, Special circuits and independent fusing for appliances, is hereby repealed:

Sec. 6-71. - Special circuits and independent fusing for appliances.

~~The following electrical appliances or devices shall be on special circuits fused independently: Electric ranges, electric dryers, electric bathroom heaters, air conditioners and water heaters. Ovens and surface mounted cooking units may be placed on the same circuit, but this circuit~~

~~must be fused independently. Attic fans and furnaces may be placed on the same circuit, but this circuit shall also be fused independently. Disposals and dishwashers may be placed on the same circuit, but this circuit must be fused independently.~~

SECTION IX. That Chapter 6, Building and Building Regulations, Article II, Building Code, Section 6-74, Wall switches required, is hereby repealed:

Sec. 6-74. - ~~Wall switches required.~~

~~All bathroom, kitchen, basement and private garage lighting fixtures shall be controlled by a wall switch.~~

SECTION X. That Chapter 6, Building and Building Regulations, Article V, Plumbing, Division 1, Generally, Section 6-94, Plumbing code, is hereby amended to read as follows:

Sec. 6-94. - Plumbing code—Adopted.

- (a) That certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Plumbing Code, 2009-2015 Edition, as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix B, Appendix C, Appendix D and Appendix E, ~~Appendix F, Appendix G,~~ is hereby adopted as the plumbing code of the city, for the control of plumbing work located within the city limits. Each and all the regulations, provisions, penalties, conditions, terms of such documents are hereby referred to, adopted, and made a part hereof as if set out in this article, with the amendments prescribed in section 6-95. Each and all of the regulations, provisions, penalties, conditions, terms of such documents are hereby referred to, adopted, and made a part hereof as if set out in the article, with the amendments prescribed in section 6-95
- (b) In the event of any conflict between any provision of the plumbing code adopted by this section and any other provision of the Code of Ordinances, the latter provisions shall control.

SECTION XI. That Chapter 6, Building and Building Regulations, Article V, Plumbing, Division 1, Generally, Section 6-95, Same - Amendments, is hereby amended to read as follows:

Sec. 6-95. - Same—Amendments.

- (a) The plumbing code adopted in section 6-94 is hereby amended to set forth in the following paragraphs:
 1. *Subsection 101.1* is amended by inserting the phrase "City of Broken Arrow, Oklahoma," in lieu of the phrase "[name of jurisdiction]."
 2. *Subsection 106.6.2* is amended to state as follows:
 - (a) Fee schedule: The permit fees for all plumbing work shall be set out in the Fee Schedule in Article XI, Section 6-300 et seq.
 3. *Subsection 106.6.3 Fee refunds.* The Code Official shall authorize the refunding of fees as follows:
 - (a) The full amount of any fee paid hereunder which was erroneously paid or collected.

- (b) Not more than one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - (c) Not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (1) The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than one hundred and eighty (180) days after the date of fee payment.
4. *Subsection 108.4* shall be amended to state: Violation penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof, or shall install plumbing work in violation of an approved plan or directive of the plumbing official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B offense, punishable as set forth in Section 1-8 of the Broken Arrow Code. Each day that a violation continues shall be deemed a separate offense.
 5. *Subsection 108.5* shall be amended to state: ~~Unlawful Continuance:~~Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any plumbing work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of a Class A offense, punishable as set forth in Section 1-8 of the Broken Arrow Code. Each day that a violation of this Subsection continues shall be deemed a separate offense.
 6. *Subsection 305.6.1305.4.1* shall be amended to state: Sewer depth. ~~shall be eighteen inches (18") minimum at septic tank and eighteen inches (18") below grade for building sewer. Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen inches (18") inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of eighteen inches (18") inches below grade.~~
 7. *Section 605* shall be amended as follows:
 - (a) ~~Subsection~~ *Table 605.4* shall be amended by deleting "copper alloy tubing (type M)".
 8. *Section 608 Protection of Potable Water Supply* shall be amended as follows:
 - (a) Subsection 608.16.4 Connections to automatic fire sprinkler systems and standpipe systems. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a reduced pressure principle backflow preventer.
 - ~~(a)~~(b) *Subsection 608.16.5 Connections to lawn irrigation systems.* The potable water supply to lawn irrigation systems shall be protected against backflow by a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

9. *Section 700 Sanitary Drainage* shall be amended as follows:
- (a) *Subsection 701* shall be amended by adding the following:
 - 1. *Subsection 701.2.1 Public sewer.* Public sewer shall be considered available to a building when the building is located within three hundred feet (300') of the public sewer.
 - (b) *Subsection 702* shall be amended to state:
 - 1. *Subsection 702.1 Above-ground sanitary drainage and vent pipe.* Above-ground soil, waste and vent pipe shall conform to one of the standards listed in Table 702.1. When ABS or PVC pipe is used for above ground, soil and waste pipe, it shall be schedule 40.
 - 2. *Subsection 702.2 Underground building sanitary drainage and vent pipe.* Underground building sanitary drainage and vent pipe shall conform to one of the standards listed in Table 702.2. When ABS or PVC pipe is used for underground building drainage and vent pipe, it shall be schedule 40.
 - 3. *Subsection 702.3 Building sewer pipe.* Building sewer pipe shall conform to one of the standards listed in Table 702.2. When ABS or PVC pipe less than six inches (6") in diameter is used it shall be schedule 40. When PVC pipe six inches (6") or larger is used in an engineered system, designed, sealed and signed by an engineer registered in the State of Oklahoma, it may be schedule 35. Lines less than six inches (6") in diameter shall not exceed three hundred feet (300') in length. Lines six inches (6") in diameter in an engineered system, designed, sealed and signed by an engineer registered in the State of Oklahoma ~~or larger~~ shall have manholes installed and spaced no further apart than three hundred feet (300'). Lines larger than six inches (6") in diameter shall have manholes installed and spaced no further apart than three hundred feet (300')
10. *Section ~~904-903~~ Vent Terminals* shall be amended as follows:
- (a) *Subsection ~~904-1903.1~~ Roof extension.* All open vent pipes that extend through a roof shall be terminated at least six inches (6") 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 seven feet (7') (2134 mm) above the roof.
11. *Section 1003 Interceptors and Separators* shall be amended as follows:
- (a) *Section 1003.3.1 Grease interceptors and automatic grease removal devices required.* 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. All grease interceptors and automatic grease removal devices shall be installed outside of the structure. Where lack of space or other constraints prevent the installation of a grease interceptor outside of the structure the code official shall be authorized to approve an alternate location within the structure.

- (b) *Subsection 1003.3.4.1 Grease Interceptor Capacity:* Grease Interceptors shall have the retention capacity indicated in table 1003.3.4.1 for the flow through rates indicated. The smallest grease retention capacity permitted to be connected to the sewer system of the City of Broken Arrow shall be thirty (30) pounds.

SECTION XII. That Chapter 6, Building and Building Regulations, Article V, Plumbing, Division 2, Landscape Irrigation, Section 6-101, Backflow prevention, is hereby amended to read as follows:

Sec. 6-101. - Backflow prevention.

- (a) The backflow prevention device shall be installed by a plumbing contractor licensed with the State of Oklahoma and the City of Broken Arrow.
- (b) Where an irrigation system is to be connected to the potable water supply of the City of Broken Arrow, that water supply shall be protected ~~from contamination against backflow by~~ a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer. as directed by Section 608.16.5 of International Plumbing Code.
- (c) Backflow prevention device installed shall conform to Table 608.1 ~~referenced in the adopted of the 2015~~ International Plumbing Code. ~~The device and~~ shall be installed according to the manufacturer's specification.
~~.1. Exception: Atmospheric type vacuum breaker not permitted to be used.~~
- (d) Backflow prevention device shall be tested and certified to meet standards as specified by the American Water Works Association or the American Backflow Prevention Association at the time the device is originally installed and annually thereafter.
- (e) Testing, certification and repair of backflow prevention devices shall be performed by persons who have met the requirements of the American Water Works Association or the American Backflow Prevention Association and registered by the City of Broken Arrow as license testers. A certificate of compliance shall be submitted to the City of Broken Arrow by the registered contractor.
- (f) Where irrigation systems are served by a water meter that also serves a building, an approved accessible brass or PVC schedule 80 isolation valve, rated for at least 150 psi shall be installed at the point of connection to the potable water system and the backflow preventer, so that the irrigation system may be turned off without disrupting service to the building.
- (g) When an irrigation contractor or his employees during the course of servicing an existing system determines that no identifiable backflow prevention device which meets the requirements of the most currently adopted plumbing code for the City of Broken Arrow is in place, that the contractor shall be required to notify the owner of the property and the development services department of the City of Broken Arrow.
- (h) Existing irrigation system shall be upgraded with an approved backflow prevention device if that system is to be changed, modified or expanded as permitted by other codes.
- ~~(i) Irrigation system directly connected to the potable water supply system for the City of Broken Arrow shall have a backflow preventer device meeting the most currently adopted code.~~

(i) No irrigation system ~~may~~ shall be connected to the City of Broken Arrow's potable water supply system that is not protected by a properly installed and maintained backflow preventer conforming to the most currently adopted plumbing code for the City of Broken Arrow. Only a licensed plumber may make the connection.

SECTION XIII. That Chapter 6, Building and Building Regulations, Article V, Plumbing, Division 2, Landscape Irrigation, Section 6-103, Installation requirements, is hereby amended to read as follows:

Sec. 6-103. - Installation requirements.

- (a) ~~Freeze protection shall be provided for all installation of backflow preventers. Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions or are protected from freezing by heat, insulation or both.~~
- (b) Piping used above grade to connect the backflow device shall be a minimum of type L copper tubing.
- (c) The water piping connecting the potable water service to the backflow prevention device shall be installed at a minimum 24-inch depth.
- (d) System shall be designed to not cause water hammer effect.
- (e) Sprinkler heads shall be installed and maintained in a manner to not spray onto or across public sidewalks.
- (f) Sprinkler heads shall be installed and maintained in a manner to not spray onto or cause ponding in public streets.
- (g) Irrigation systems subject to operations during freezing temperatures shall have installed a freeze sensor to prevent the formation of ice on public sidewalks or public streets.
- (h) Prior to the installation of irrigation system within public street right-of-way there must be a landscape agreement signed with the City of Broken Arrow on file.
- (i) The termination of the piping from the relief port or air gap fitting of a backflow preventer shall discharge to an approved indirect waste receptor or to the outdoors where it will not cause damage or create a nuisance.

SECTION XIV. That Chapter 6, Building and Building Regulations, Article VI, Underground Outside Gas Piping, Section 6-111, Application of article, is hereby amended to read as follows:

ARTICLE VI. - ~~UNDERGROUND OUTSIDE GAS PIPING~~ FUEL GAS CODE

Sec. 6-111. — ~~Fuel Gas Code—Adopted~~ Application of article.

- (a) That certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Fuel Gas Code ~~2009-2015~~ as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix A, Appendix B, Appendix C, Appendix D, is hereby adopted as the Fuel Gas Code for the city to the same extent as if set out in full in this article, with the amendments prescribed in section 6-112

- (b) In the event of any conflict between the provisions of the International Fuel Gas Code adopted by this section and any other provision of the Broken Arrow Code of Ordinances, the latter provisions shall control.

SECTION XV. That Chapter 6, Building and Building Regulations, Article VI, Underground Outside Gas Piping, Section 6-112, Amendments, is hereby amended to read as follows:

Sec. 6-112. - Amendments.

The International Fuel Gas Code adopted by section 6-111 is hereby amended as follows:

1. *Subsection 101.1* shall be amended by inserting the phrase, "City of Broken Arrow" in lieu of the phrase, "[name of jurisdiction]".
2. *Subsection 106.6.2* is amended to state: Fee Schedule: The permit fees for all fuel gas work shall be set out in Article XI, Section 6-300 et seq.
3. *Subsection 106.6.3 Fee refunds.* The Code Official shall authorize the refunding of fees as follows:
 - (a) The full amount of any fee paid hereunder which was erroneously paid or collected.
 - (b) Not more than one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - (c) Not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (1) The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than one hundred and eighty (180) days after the date of fee payment.
4. *Subsection 108.4* shall be amended to state: **Penalties Violation penalties:** Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof, or shall install fuel gas work in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B offense, punishable as set forth in Section 1-8 of the Broken Arrow Code. Each day that a violation continues shall be deemed a separate offense.
5. *Subsection 108.5* shall be amended to state: **Stop work orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property; the owner's authorized agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class A offense, punishable as set forth in Section 1-8 of the Broken Arrow Code. Each day that a violation of this Subsection continues shall be deemed a separate offense.**

6. Subsection 310.1.1 shall be amended to state: CSST. Corrugated stainless steel tubing (CSST) gas piping systems and piping systems containing one or more segments of CSST shall be bonded to the electrical service grounding electrode system or, where provided, the lightning protection grounding electrode system.
7. Subsection 402.2 shall be amended to state: CSST. CSST piping systems shall be installed in accordance with the terms of their approval, the conditions of listing, the manufacturer's instructions and section 402.2.1
8. Subsection 402.2.1 shall be added to state: CSST installation requirements. CSST shall comply with the following installation requirements:
- a. CSST shall not be located within the space between roof rafters.
 - b. CSST shall not be allowed on the roof deck side of insulation installed between rafters.
 - c. CSST shall not enter the attic by passing through the top plate of an exterior wall.
 - d. CSST shall be installed with approved change in direction fittings per the manufactures instructions.
 - e. CSST shall not be installed by lying on the top side of ceiling Joist.
 - f. CSST installed in the attic shall be allowed only where it can be supported by manufactures recommended supports attaching it to the roof rafters.
 - g. CSST manifolds and regulators shall be installed within 36 inches of the attic access for service. The manifold and regulator installation shall be a minimum of 36 inches above a service platform meeting the requirements of section 306.3. A light for service shall be provided in accordance with section 306.3.1.
 - h. CSST shall be installed with a minimum of 6 inches separation from HVAC ductwork, Electrical wiring, Communication wiring, Metal electrical fixture boxes and their supports, or any other material that may create a path to ground.
 - i. A minimum of 6 inches shall be maintained between the CSST and house wiring located within the same wall cavity.
 - j. CSST shall be bonded in accordance with sections 310.1.1 through 310.1.1.5. The bonding wire shall be attached to a lug added for that purpose in the main load center.
 - k. CSST bonding shall be installed by a licensed electrical contractor that is registered with the City of Broken Arrow.
 - l. CSST with damaged outer covering shall be replaced.
 - m. CSST shall not be spliced.
 - n. In Hybrid systems CSST shall not pass through walls.
 - o. When a CSST system is repaired or when equipment supplied by a CSST system is replaced the system shall be bonded in accordance with section 310.1.1.
59. Subsection ~~404.10~~404.12 shall be amended to state: ~~Minimum depth of pipe: All piping shall be installed at least eighteen inches (18") below the surface of the ground.~~ Minimum burial depth. Underground piping systems shall be installed a minimum depth of eighteen inches (18") below grade, except as provided for in Section 404.10.1.

SECTION XVI. That Chapter 6, Building and Building Regulations, Article VI, Underground Outside Gas Piping, Section 6-113, Installation requirements, is hereby repealed:

Sec. 6-113. - ~~Installation requirements generally.~~

~~A No. 12 copper wire shall be laid parallel with the plastic pipe, each end of the wire to be secured to the steel risers. A three pound anode bag shall be attached to the house riser. An insulated union shall be used on the house riser where it attaches to the interior piping. The interior piping shall be extended through the outside wall, above grade, with steel or wrought iron pipe. Underground connections made to the steel tube or plastic tube or pipe shall be made at a point at least 18 inches below the surface of the ground. The exterior gas-carrying pipe shall not be more than six inches from the outside face of the building wall. The underground portion of the gas-carrying steel or wrought iron pipe shall be wrapped or coated. The opening in the foundation or wall through which the extended pipe passes shall be sleeved and sealed with waterproof material. Connections between the steel or wrought iron pipe and plastic or steel tube shall be made with approved type compression fittings. Dielectric type fittings shall be used where metals are dissimilar.~~

SECTION XVII. That Chapter 6, Building and Building Regulations, Article VII, Mechanical Code, Section 6-128, Adopted, is hereby amended to read as follows:

Sec. 6-128. - Adopted.

- (a) That certain document, one copy of which is on file in the office of the city clerk, being marked International Mechanical Code ~~2009~~2015 as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix A, is hereby adopted as the mechanical code for the city to the same extent as if set out in full, with the amendments prescribed in section 6-129
- (b) In the event of any conflict between any provision of the mechanical code adopted by this section and any other provisions of the Broken Arrow Code of Ordinances, the latter provisions shall control. In the event of any conflict between any provision of the mechanical code adopted by this section and any other building code adopted by reference or any other fire or life safety codes adopted by reference within the Broken Arrow Code of Ordinances, the most restrictive provisions shall control.

SECTION XVIII. That Chapter 6, Building and Building Regulations, Article VII, Mechanical Code, Section 6-129, Amendments, is hereby amended to read as follows:

Sec. 6-129. - Amendments.

- (a) The mechanical code adopted by section 6-128 is hereby amended as follows:
 1. *Subsection 101.1* is amended by inserting the phrase, "City of Broken Arrow, Oklahoma," in lieu of the phrase, "[name of jurisdiction]".
 2. *Subsection 106.5* shall be amended to state: Fees. The fees set out in Article XI, Section 6-300, et seq. shall be charged and collected for mechanical inspections at the time of permit issuance and inspections shall be made pursuant to Section 6-128

3. *Subsection 106.5.3 shall be amended to state: Fee refunds.* The Code Official shall authorize the refunding of fees as follows:
 - (a) The full amount of any fee paid hereunder which was erroneously paid or collected.
 - (b) Not more than one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - (c) Not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (1) The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee no later than one hundred and eighty (180) days after the date of fee payment.
4. *Subsection 108.4 shall be amended to state: ~~Penalties~~Violation penalties:* Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair mechanical equipment or systems in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B offense. Each day that a violation continues shall be deemed a separate offense.
5. *Subsection 108.5 shall be amended to state: ~~Unlawful Continuance: Any person who shall continue any work in or about the structure, after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition~~ Stop work orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition,* shall be guilty of a Class A offense. Every day that such a violation continues shall be deemed a separate offense.

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

SECTION XX. 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 6th day of October, 2015.

ATTEST:

MAYOR

(Seal) CITY CLERK

APPROVED:

CITY ATTORNEY