

## **ORDINANCE NO. 3826-CORRECTED**

An Ordinance of the City of Broken Arrow amending Chapter 6, sections 6-22, 6-46, 6-96, 6-97, 6-130, 6-164, 6-301. These amendments will remove the requirement of contractors to deposit and maintain an escrow account balance to utilize the permitting services of the City of Broken Arrow and repeal 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, is hereby amended to read as follows:

#### **Sec. 6-2. - Neighborhood engagement and inspections division of the department of community development generally.**

- (a) The chief building inspector of the neighborhood engagement and inspections division of the department of community development, shall see that all laws, ordinances and other regulations relating to building, plumbing, mechanical and electrical installations are properly enforced, except as may be otherwise provided by applicable law or ordinance.
- (b) The chief building inspector of the neighborhood engagement and inspections division of the department of community development shall have the powers, duties and functions prescribed for the "building official", "code official" or "building inspector" by the building code and other codes adopted by this chapter; provided that such powers, duties and functions may be performed by authorized representatives. Such authorized representatives may bear such title as "assistant chief building inspector," "commercial inspector," "residential inspector," "code enforcement officer" and the like, as may be deemed appropriate to indicate their respective areas of concern. When any ordinance provision or provision of any code adopted by this chapter prescribes any power, duty, or function for any of such authorized representatives of the chief building inspector, the chief building inspector himself shall also have such power, duty or function.
- (c) Any reference to the building inspection department as being a separate department is hereby amended and said department is now designated a division of the department of community development.

#### **Sec. 6-4. - Compressed and liquefied petroleum gases; application; installation; records; standards.**

- (a) Definition. The term "liquefied petroleum gas", as used in this section, shall mean and include any material which is composed predominantly of any of the following hydrocarbons, or mixtures of: Propane, propylene; butanes (normal butane or isobutane); and, butylenes.
- (b) Application. The term "liquefied petroleum gas equipment," as herein referred to, shall be construed to embrace all devices, piping and equipment pertinent to the use of liquefied petroleum gas, except gas-burning appliances, including their portable cylinders and portable cylinders for retail sale or exchange intended to be used with portable heating and cooking

appliances. The term "appliances," as herein referred to, shall be construed to embrace all gas-burning appliances intended for use with liquefied petroleum gas.

- (c) Installation; notice; approval. No system for the use of liquefied petroleum gases shall be installed until written notice thereof is given to the fire chief of the City of Broken Arrow or their designee, and the plans for such system have been submitted to the fire chief or their designee and approved. Every such system installed or used in the City of Broken Arrow shall have been tested and listed either by the Underwriters Laboratories, Inc., or by a nationally recognized testing laboratory, and shall be approved by the state liquefied petroleum gas administrator.
- (d) Records of installation. Every person, firm or corporation installing liquefied petroleum gas equipment, other than gas burning appliances and replacing of portable cylinders, shall keep a record of each installation showing the name and address of the customer at whose place the liquefied petroleum gas equipment has been installed and the date of installation. Such records shall be disclosed to the fire chief or their designee at any time upon request during regular business hours. The fire chief or their designee may, at any reasonable time, inspect the installation of liquefied petroleum gas equipment.
- (e) Standards for the use and installation of liquefied petroleum gas equipment. The use and installation of liquefied petroleum gas equipment shall be in conformity with the provisions of this section, with the statutes of the State of Oklahoma, and with any orders, rules or regulations issued by authority thereof, and with generally recognized standards for safety to persons and property. Where no specific standards are prescribed by this section or by the statutes of the State of Oklahoma, or by any orders, rules or regulations issued by authority thereof, conformity with the "Standards of the National Board of Fire Underwriter for the Design, Installation and Construction of Containers and Pertinent Equipment for the Storage and Handling of Liquefied Petroleum Gases," as most recently amended, as recommended by the National Fire Protection Association, shall be prima facie evidence of conformity with generally recognized standards for safety to personnel and property.
- (f) Location. In no event shall liquefied petroleum gas equipment be installed on any residential or agricultural zoned lot or tract of land having natural gas available on or adjacent to the property, except where approved by the fire chief or their designee.
- (g) Power to modify. The fire chief of the City of Broken Arrow or their designee shall have the power to modify the provisions of this section when there are practical difficulties which make it impossible to carry out the strict letter of this section; provided, that the spirit of this section shall be observed, public safety secured and substantial justice done. The fire chief or their designee shall make a record of such modifications when granted or allowed, and such records will be a permanent part of the records of the fire department.
- (h) Permit required. The applicant for a permit for liquefied petroleum gas equipment required by this Code shall pay to the City of Broken Arrow a fee for the first year of application, and an annual fee thereafter for as long as the permit is renewed. Failure to pay said fees when due shall act to terminate the permit without any further action on the part of the City of Broken Arrow, Oklahoma. The fee is due in advance of the year for which the permit is renewed. The permit fee shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council

## **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 2018 International Building Code as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix C, 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 IV.** 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 101.1* is amended by inserting the phrase, "City of Broken Arrow, Oklahoma," in lieu of the phrase, "[name of jurisdiction]".
- (b) *Subsection 105.2* is amended to read: Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

### **(1) Building:**

- a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m2).
- b. Fences not over 7 feet high. Except where located in the following locations:
  - 1. Residential fences that abut any arterial street or collector street or highway.
  - 2. Fences in the RD, RM, and RMH zoning districts where such development abuts any agricultural, RE, or RS zoning district.
  - 3. Fences located in nonresidential and mixed-use districts where such development abuts any agricultural or residential district.
- c. Oil derricks.
- d. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- e. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925L) and the ratio of height to diameter or width is not greater than 2:1.
- f. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
- g. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

- h. Temporary motion picture, television and theater stage sets and scenery.
- i. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
- j. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- k. Swings and other playground equipment accessory to detached one- and two-family dwellings.
- l. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- m. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(2) Electrical:

- a. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- b. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
- c. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

(3) Gas:

- a. Portable heating appliance.
- b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

(4) Mechanical:

- 1. Portable heating appliance.
- 2. Portable ventilation equipment.
- 3. Portable cooling unit.
- 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 5. Replacement of any part that does not alter its approval or make it unsafe.
- 6. Portable evaporative cooler.
- 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

(5) Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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.
- (c) *Subsection 109.2* is amended by adding the following after the last sentence, "Permit fees shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council."
- (d) *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.
- (e) *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.
- (f) *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.
- (g) *Subsection 708.3* 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 or Section 903.3.1.2.
- (h) *Subsection 1008.3.3* Rooms and spaces is amended to read: In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:
1. Electrical equipment rooms.

2. Fire command centers.
  3. Fire pump rooms.
  4. Generator rooms.
  5. Public restrooms with an area greater than 300 square feet.
  6. Public restrooms designed for more than one occupant.
- (i) *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 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 3107.4. Permit Fee shall be added and state the following: Permit fees as set forth in the Manual of Fees adopted by the Broken Arrow City Council shall be collected prior to erection or installation of a sign.

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

Handicapped parking spaces shall comply with ICC ANSI 117.1 and chapter 11 of the 2018 International Building Code.

**Sec. 6-22. - Local registration of general contractors.**

- (a) It shall be unlawful for any person to engage in the business, trade or occupation of construction, unless they are registered with the City of Broken Arrow and have a current and valid certificate of registration issued by the department of community development.
- (b) The annual registration fee is set out in the manual of fees. Such fees shall be paid at the department of community development and the registration shall not be valid unless it has attached to it or written on it, a receipt or statement showing that the required fee has been paid.
- (c) Upon application to the department of community development and payment of required fees, the department of community development shall register such applicants and issue certificates of registration; provided that an applicant shall supply an up-to-date certificate of insurance showing coverage for workman's compensation or Affidavit of Exemption from the Workman's Compensation Commission, as required by the State of Oklahoma, a copy of the contractor's driver's license, and general liability insurance in the amount of not less than \$50,000.00. If the contractor's insurance should lapse, the registration issued by the City of Broken Arrow shall be void. Additionally, the applicant must post an escrow, the amount of which is set out in the manual of fees.

- (d) Certificates of registration issued as provided herein shall expire one year from the date of issuance. Upon expiration, a contractor may renew the registration of the same type of license or any other license to which they are entitled, in the same manner and under the same conditions as a new applicant.
- (e) After ten days' notice, and adequate opportunity for public hearing, the city council may revoke any contractor's registration for any of the following causes:
  - (1) Serious or repeated violation of the laws, ordinances, or other regulations relating to construction.
  - (2) Grossly unethical conduct in connection with trade or business.
  - (3) Demonstrated poor workmanship or service, such as to demonstrate incompetence to act in the capacity of the registration.
  - (4) Installation of inferior or substandard materials, fixtures or equipment.
  - (5) Making a material misstatement in the application for a license or a registration, or the renewal of a license or registration.
  - (6) Loaning or illegally using the registration.
  - (7) Willfully failing to perform normal business obligations without justifiable cause.
- (f) Any person whose registration has been revoked by the city council may apply for a new registration one year after the effective date of the revocation.
- (g) Nothing herein contained shall be construed as prohibiting a property owner from doing construction work on his or her own existing primary residence or as requiring a property owner to have certificate of registration to do construction work on his or her own existing primary residence. However, all such work must be done in conformity with all other provisions of this chapter, including those relating to permits, inspections, and fees, and all state and local codes.

**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 2018 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 existing building code adopted by this section and any other provision of the Code of Ordinances, the latter provisions shall control.

**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, "Permit fees shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council."
- (c) *Subsection 108.6* is amended to read: 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.

#### **Sec. 6-37. Amendments.**

The International Residential Code adopted in section 6-36 is hereby amended as set forth in the following paragraphs:

- (a) *Subsection R101.1 Title*. Is amended by inserting "City of Broken Arrow, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
- (b) *Subsection 105.2 Work exempt from permit*, is amended to state: Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- (1) Building:

- a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 square feet.
- b. Fences not over 7 feet high except where located along an arterial street, collector street or highway.
- c. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- d. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925L) and the ratio of height to diameter or width is not greater than 2:1.
- e. Sidewalks and driveways.
- f. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.



- g. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- h. Swings and other playground equipment.
- i. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
- j. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

(2) Electrical:

- a. Listed cord-and-plug connected temporary decorative lighting.
- b. Reinstallation of attachment plug receptacles but not the outlets therefor.
- c. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
- d. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- e. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

(3) Gas:

- a. Portable heating, cooking or clothes drying appliances.
- b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- c. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(4) Mechanical:

- a. Portable heating appliance.
- b. Portable ventilation equipment.
- c. Portable cooling unit.
- d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- e. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- f. Portable evaporative cooler.
- g. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.
- h. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(5) Plumbing:

- a. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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.

- b. 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.
- (b) Subsection 108.2 is amended by adding the following after the last sentence, "Permit fees shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council."
- (c) *Section R109 Inspections* shall be amended by adding the following subsections:
- (1) *R109.1.1.1 Survey submittal inspection.* The Chief Building Official may require a survey submittal when a structure foundation (edge of ditch) is found to be less than six inches (6") from any easements, street rights-of-way or required setback at the time of the foundation inspection. The submitted survey shall be prepared and signed by a registered professional engineer or land surveyor, registered in the State of Oklahoma, containing the location of the foundation, easements, street rights-of-way, required setbacks and property lines. The survey shall be submitted to the City of Broken Arrow for review and approval.
  - (2) *R109.1.1.2 Post tension cable and/or steel inspection.* Inspection of the post tension cables and/or steel shall be made after the backfill has been properly placed over any plumbing piping, mechanical ducts or electrical conduit that is installed under the slab.
- (d) *Subsection R112.1 General*, is amended to state: All persons shall have the right to appeal the Building Official's decision to the City Council.
- (e) *Subsection R113.4 Violation penalties* is amended to state: Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a Class B offense. It shall be deemed a separate offense for each day or a portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted.
- (f) *Table R301.2(1) entitled Climatic and Geographic Design Criteria* is amended to read as follows:
- Ground Snow Load = 10 lbs. per square foot
- Wind Design, Speed = 115
- Wind Design, Topographic effects = No
- Wind Design, Special wind region = No
- Wind Design, Wind-borne debris zone = No
- Seismic design category B
- Subject to Damage from, Weathering = Moderate
- Subject to Damage from, Frost line depth = Eighteen inches (18")
- Subject to Damage from, Termite = Moderate to Heavy

Winter Design Temp = Thirteen Degrees Fahrenheit

Ice Barrier Underlayment Required = No

Air Freezing Index = One Thousand Five Hundred (1,500) or Less

Mean Annual Temp = Sixty and Three Tenths Degrees Fahrenheit

- (g) *Subsection R302.3 Two-family dwellings* is amended to state: Dwelling units in two-family dwellings shall be separated from each other by a wall and/or ceiling and floor assemblies of not less than two-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-resistance rated floors, ceilings 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. Roof decking or sheathing shall be of noncombustible materials or approved fire-retardant-treated wood for a distance of four feet (4') (1,219 mm) on each side of the fire rated wall assembly, or two (2) layers of five-eighths inch (5/8") (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing for a distance of four feet (4') (1,219 mm) on each side of the fire rated wall assembly. Any openings or penetrations in the roof shall not be located within 4 feet (1219 mm) of the fire rated wall assembly. (1) *Exception:* A fire resistance rating of one (1) hour shall be permitted in buildings equipped throughout with an automatic sprinkler system designed and installed in accordance with Section P2904 or NFPA 13D.
- (h) *Subsection R403.1.2 Continuous footing in Seismic Design Categories D0, D1 and D2*, is amended to read as follows: R403.1.2 Continuous footing. Exterior walls of buildings shall be supported by continuous solid or fully grouted masonry or concrete footings. Other footing materials or systems shall be designed in accordance with accepted engineering practice.
- (i) *Subsection R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories D0, D1, and D2*, is amended to read as follows: R403.1.3 Footing and stem wall reinforcing. Concrete footings shall have minimum reinforcement in accordance with this section and Figure R403.1.3. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.
- (j) *Subsection R403.1.3.1 Concrete stem walls with concrete footings*, is amended as follows: Where a construction joint is created between a concrete footing and a concrete stem wall, a minimum of one No. 4 vertical bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical bar shall have a standard hook and extend to the bottom of the footing and shall have support and cover as specified in Section R403.1.3.5.3 and extend a minimum of 14 inches (357 mm) into the stem wall. Standard hooks shall comply with Section R608.5.4.5. A minimum of two (2) No. 4 horizontal bar shall be installed within 12 inches (305 mm) of the top of the stem wall and two (2) No. 4 horizontal bar shall be located 3 to 4 inches (76 mm to 102 mm) from the bottom of the footing.
- (k) *Subsection R403.1.3.2 Masonry stem walls with concrete footings*, is amended as follows: Where a masonry stem wall is supported on a concrete footing, a minimum of one No. 4 vertical bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical

bar shall have a standard hook and extend to the bottom of the footing and shall have support and cover as specified in Section R403.1.3.5.3 and extend a minimum of 14 inches (357 mm) into the stem wall. Standard hooks shall comply with Section R608.5.4.5. A minimum of two (2) No. 4 horizontal bar shall be installed within 12 inches (305 mm) of the top of the wall and two (2) No. 4 horizontal bar shall be located 3 to 4 inches (76 mm to 102 mm) from the bottom of the footing. Masonry stem walls shall be solid grouted.

- (l) *Subsection R403.1.3.3 Slabs-on-ground with turned-down footings*, is amended as follows: Slabs on ground cast monolithically with turned-down footings shall have a minimum of two (2) No. 4 bar at the top and the bottom of the footing or one No. 5 bar or two No. 4 bars in the middle third of the footing depth. Where the slab is not cast monolithically with the footing, No. 4 or larger vertical dowels with standard hooks on each end shall be installed at not more than 4 feet (1,219 mm) on center in accordance with Figure R403.1.3, Detail 2. Standard hooks shall comply with Section R608.5.4.5.
- (m) *Subsection R404.1.6 Height above finished grade*, is amended to state: Concrete and masonry foundation walls shall extend above the existing grade adjacent to the foundation at all points a minimum of twelve inches (12") and shall extend above the finished grade adjacent to the foundation at all points a minimum of six inches (6").
- (n) *Subsection R807.1 Attic access*, is amended to state: Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed thirty (30) square feet and have a vertical height of thirty inches (30") or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough framed opening shall not be less than twenty-two inches (22") by thirty inches (30") When located in a wall, the opening shall be a minimum of twenty-two inches (22") wide by thirty inches (30") high. When the access is located in the ceiling, minimum unobstructed headroom in the attic space shall be thirty inches (30") at some point above the access measured vertically from the bottom of ceiling framing members. Where mechanical equipment is located in attics; the size of the rough framed opening shall comply with Section M1305.1.3. At least one attic access shall be accessible by a pull down ladder located in the hallway or other readily accessible location or through a side-hinged door with a minimum clear height of seventy-eight inches (78").

- (o) *Section G2415* shall be amended by adding the following subsection:
  - (1) *Subsection G2415.2.1* 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 unless protected from penetration in accordance with section G2415.7.
    - 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 M1305.1.3. A light for service shall be provided in accordance with section M1305.1.3.1.
  - 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 G2411.1 through G2411.1.1.5.
  - k. CSST with damaged outer covering shall be replaced.
  - l. When a gas system containing CSST is repaired or when equipment supplied by such system is replaced the system shall be bonded in accordance with sections G2411.1 through G2411.1.1.5.
- (p) *Subsection G2415.12 Minimum burial depth*, is amended to state: Underground piping systems shall be installed a minimum depth of eighteen inches (18") below grade, except as provided for in Section G2415.12.1.
- (q) *Subsection G2420.5.1 Located within same room*, is amended to state: The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access; such access shall not be located within the firebox of a fireplace. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions and shall have an additional appliance shutoff valve located outside of the firebox within 6 feet of the appliance.
- (r) *Section P2602 Individual Water Supply and Sewage Disposal* shall be amended by adding the following subsection:
- (1) *Subsection P2602.1.1 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.
- (s) *Section P2603 Structural and Piping Protection* shall be amended by adding the following subsection:

- (1) *Subsection 2603.2.2. Piping in other locations.* Where piping is located within a framing member and is less than 1¼ inches (38 mm) from the framing member face to which wall, ceiling or floor membranes will be attached, the piping shall be protected by shield plates that cover the width and length of the piping. Where piping is located outside of a framing member and is located less than 1¼ inches (38 mm) from the nearest edge of the face of the framing member to which the membrane will be attached, the piping shall be protected by shield plates that cover the width and length of the piping. Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 Gage).
- (t) *Subsection P2603.6.1 Sewer depth,* is amended to state: Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen inches (18") below finished grade at the point of septic tank connection unless otherwise approved. Building sewers that connect to a public sewer shall be a minimum of eighteen inches (18") below finished grade.
- (u) *Subsection P2902.5.3 Lawn irrigation systems,* is amended to state: 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.
- (v) *Section P2906 Materials, Joints and Connections* shall be amended as follows:
- (1) *Subsection Table P2906.4* shall be amended by deleting "copper alloy tubing (type M)"
- (2) *Subsection P2906.5 Water-distribution pipe,* shall be amended by adding the following subsection:
- (a) *Subsection P2906.5.1 Inaccessible water service piping.* Inaccessible water service piping installed under concrete slabs shall be installed with no joints under slab. Any material subject to corrosion shall be protected when used in corrosive soils.
- (w) *Subsection P3002.2 Building sewer,* is amended to state: Building sewer pipe shall conform to one of the standards listed in Table P3002.2. 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 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').
- (x) *Subsection E3406.3 Minimum size of conductors,* is amended to state: The minimum size of conductors for feeders and branch circuits shall be 12 AWG copper. The minimum size of

service conductors shall be as specified in Chapter 36. The minimum size of Class 2 remote control, signaling and power-limited circuit conductors shall be as specified in Chapter 43.

**Sec. 6-46. - Local registration of electrical contractors.**

- (a) It shall be unlawful for any person to engage in the business, trade or occupation of an electrical contractor in this city, unless they are registered with the City of Broken Arrow and have a current and valid certificate of registration issued by the department of community development.
- (b) Only persons who have current and valid State of Oklahoma Electrical Contractor's License, may register as such with the department of community development of the City of Broken Arrow
- (c) The annual registration fee is set out in the manual of fees. Such fees shall be paid to the department of community development and the registration shall not be valid unless it has attached to it or written on it a receipt or statement showing that the required fee has been paid.
- (d) Upon application by electrical contractor to the department of community development and the payment of the required fee, the department of community development shall register such applicants and issue to them certificates of registration; provided, that an applicant shall supply proof of current and valid State of Oklahoma Electrical Contractor's License and a copy of the contractor's current and valid driver's license
- (e) City registration shall not be valid after the termination or expiration of the state licenses or certificates; provided, that an applicant for local registration who renews his state registration without an intervening period during which his registration lapses, shall not be deemed to have terminated or allowed his state license to expire for this purpose.
- (f) Registration certificates of electrical contractors issued as provided herein shall expire on the birthday of the applicant. Upon such expiration, a qualified person may re-register as a mechanical contractor in the same manner as in the original instance and upon the same conditions.
- (g) After ten days' notice, and adequate opportunity for public hearing, the city council may revoke any electrical contractor's registration for any of the following causes:
  - (1) Serious or repeated violations of the laws, ordinances, or other regulations relating to electrical facilities.
  - (2) Grossly unethical conduct in connection with electrical trade or business.
  - (3) Demonstrated poor workmanship or service, such as to demonstrate incompetence to act in the capacity of the registration.
  - (4) Installation of inferior or substandard materials, fixtures or equipment.
  - (5) Making a material misstatement in the application for a license or a registration, or the renewal of a license or registration.
  - (6) Loaning or illegally using the registration.
  - (7) Violating any of the provisions of the Electrical License Act or of any ordinances of this city pertaining to the installation of an electrical facility.
  - (8) Willfully failing to perform normal business obligations without justifiable cause.
- (h) Any person whose registration has been revoked by the city council may apply for a new registration one year after the effective date of the revocation.
- (i) Whenever in the Broken Arrow Electrical Code the word "license" appears in connection with an electrical contractor's license after the effective date of this section, such word

"license" shall be deemed to mean both the license issued by the State of Oklahoma and the registration by the city, or either of them as the context requires.

- (j) Nothing herein contained shall be construed as prohibiting a property owner from doing electrical work on his or her own existing primary residence or as requiring a property owner to have a license or certificate of registration to do electrical work on his or her own existing primary residence. However, all such work must be done in conformity with all other provisions of this chapter, including those relating to permits, inspections, and fees.

**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, 2017 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 Uses Permitted shall be amended to state the following:

(A) Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following, except as prohibited in 334.12:

- (1) One- and two-family dwellings and their attached or detached garages, and their storage buildings.
- (2) Multi-family dwellings permitted to be of Types III, IV, and V construction.
- (3) Cable trays in structures permitted to be Types III, IV, or V where the cables are identified for the use.
- (4) Types I and II construction where installed within raceways permitted to be installed in Types I and II construction.

(B) Type NM. Type NM cable shall be permitted as follows:

- (1) For both exposed and concealed work in normally dry locations except as prohibited in 334.10(3)
- (2) To be installed or fished in air voids in masonry block or tile walls

(C) Type NMC. Type NMC cable shall be permitted as follows:

- (1) For both exposed and concealed work in dry, moist, damp, or corrosive locations, except as prohibited by 334.10(3)
- (2) In outside and inside walls of masonry block or tile
- (3) In a shallow chase in masonry, concrete, or adobe protected against nails or screws by a steel plate at least 1/16 in. thick and covered with plaster, adobe, or similar finish

(D) Type NMS. Type NMS cable shall be permitted as follows:



- (1) For both exposed and concealed work in normally dry locations except as prohibited by 334.10(3)
  - (2) To be installed or fished in air voids in masonry block or tile walls
- (2) Subsection 334.12 Uses Not Permitted shall be amended to state the following:
  - (A) Types NM, NMC, and NMS. Types NM, NMC, and NMS cables shall not be permitted as follows:
    - (1) In any dwelling or structure not specifically permitted in 334.10
    - (2) Exposed in dropped or suspended ceilings in other than one- and two-family and multifamily dwellings
    - (3) As service-entrance cable
    - (4) In hotels, motels, commercial structures, office buildings, industrial buildings or similar uses. 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.
    - (5) In storage battery rooms
    - (6) In hoistways or on elevators or escalators
    - (7) Embedded in poured cement, concrete, or aggregate
    - (8) In hazardous (classified) locations, except where specifically permitted by other articles in this Code.
  - (B) Types NM and NMS. Types NM and NMS cables shall not be used under the following conditions or in the following locations:
    - (1) Where exposed to corrosive fumes or vapors
    - (2) Where embedded in masonry, concrete, adobe, fill, or plaster
    - (3) In a shallow chase in masonry, concrete, or adobe and covered with plaster, adobe, or similar finish
    - (4) In wet or damp locations

**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, 2018 Edition, as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix B, Appendix C, Appendix D and Appendix E, 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.

**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 as set forth in the Manual of Fees adopted by the Broken Arrow City Council.
  3. *Subsection 106.6.3 Fee refunds* shall be amended to state: 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: 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 305.4.1* shall be amended to state: Sewer depth. 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) *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 608.17.4 Connections to automatic fire sprinkler systems and standpipe systems* shall be amended to state: The potable water supply to automatic fire sprinkler

and standpipe systems shall be protected against backflow by a reduced pressure principle fire protection backflow prevention assembly.

Exceptions:

1. Where systems are installed as a portion of the water distribution system in accordance with the requirements of this code and are not provided with a fire department connection, isolation of the water supply system shall not be required.
2. Isolation of the water distribution system is not required for deluge, preaction or dry pipe systems. (b) *Subsection 608.17.5 Connections to lawn irrigation systems* shall be amended to state: 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. *Chapter 7 Sanitary Drainage* shall be amended as follows:
  - (a) *Subsection 701* shall be amended by adding the following subsection:
    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) *Section 702 Materials* shall be amended as follows:
    1. *Subsection 702.1 Above-ground sanitary drainage and vent pipe* shall be amended to state: 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* shall be amended to state: 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. Lines less than six inches (6") in diameter shall not exceed three hundred feet (300') in length.
10. *Section 714 Backwater Valves* shall be amended by adding the following subsection:
  - (a) *Subsection 714.4 Backwater valve required,* shall be added and state the following:
    - (1) All new buildings that are served by sanitary sewer service shall install a backwater valve. Installation of these devices and all maintenance thereof shall be at the sole expense of the property owner.
    - (2) In all instances in which the lowest floor of a building which is served by a sanitary sewer is less than one foot (1') in elevation above the next upstream manhole rim of the same sanitary sewer, the owner of the building shall install a backwater valve near the building, in a meter can, or in any other enclosure approved by the city, with all working parts readily accessible for service and repairs. Installation of these devices and all maintenance thereon shall be at the expense of the property owner.
11. *Subsection 903.1 Roof extension* shall be amended to state: 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.

12. *Section 1003 Interceptors and Separators* shall be amended as follows:

- (a) *Section 1003.3.1 Grease interceptors and automatic grease removal devices required* shall be amended to state: 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 1003.3.5.1 Grease Interceptor Capacity* shall be amended to state: Grease Interceptors shall have the retention capacity indicated in table 1003.3.5.1 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.

**Sec. 6-96. - Registration of plumbers.**

- (a) It shall be unlawful for any person to engage in the business, trade or occupation of a plumbing contractor in the city, unless they are registered with the City of Broken Arrow and have a current and valid certificate of registration issued by the department of community development.
- (b) Only persons who have current and valid State of Oklahoma Plumbing Contractor License may register as such with the City of Broken Arrow.
- (c) The annual registration fee is set out in the manual of fees. Such fees shall be paid to the department of community development and the registration shall not be valid unless it has attached to it or written on it a receipt or statement showing that the required fee has been paid.
- (d) Upon application and payment of the required fees, the city shall register such applicants and issue to them certificates of registration; provided, that an applicant for registration as a plumbing contractor shall supply proof of current and valid State of Oklahoma Plumber's License and a copy of the contractor's current and valid driver's license.
- (e) City registration certificates shall not be valid after the termination or expiration of the state licenses or certificates; provided, that an applicant for local registration who renews his state registration without an intervening period during which their registration lapses, shall not be deemed to have terminated or allowed their state license to expire for this purpose.
- (f) Registration certificates of plumbing contractors issued as provided herein shall expire on the birthday of the applicant. Upon such expiration, a qualified person may re-register as a

plumbing contractor in the same manner as in the original instance and upon the same conditions.

- (g) The city council, upon at least ten days' notice and adequate opportunity for a public hearing, may revoke the city registration of any plumbing contractor for violating any provisions of the ordinances or regulations of the city relating to the installation of plumbing or for any other cause specified by State law.
- (h) Nothing herein contained shall be construed as prohibiting a property owner from doing plumbing work on his or her own existing primary residence or as requiring a property owner to have a license or a certificate of registration to do plumbing work on his or her own existing primary residence. However, all such work must be done in conformity with all other provisions of this chapter, including those relating to permits, inspections, and fees.

#### **Sec. 6-101. - Backflow prevention.**

- (a) The backflow prevention device shall be installed by a plumbing contractor licensed with the State of Oklahoma and registered with 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 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.
- (c) Backflow prevention device installed shall conform to Table 608.1 of the 2018 International Plumbing Code and shall be installed according to the manufacturer's specification.
- (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 a licensed tester. 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, the contractor shall be required to notify the owner of the property and the community development 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) No irrigation system 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.

**Sec. 6-103. - Installation requirements.**

- (a) 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 and shall extend a minimum of twenty-four inches (24") below grade.
- (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.

**Sec. 6-104. - Contractor's registration.**

- (a) Persons installing, servicing or modifying irrigation systems for compensation shall be registered with the City of Broken Arrow. The owner or the principal company or entity performing the work shall obtain an irrigation contractor's registration for a fee.
- (b) The annual registration fee is set out in the manual of fees. Such fees shall be paid to the department of community development and the registration shall not be valid unless it has attached to it or written on it a receipt or statement showing that the required fee has been paid.
- (c) Upon application to the department of community development and payment of required fees, the city shall register such applicants and issue certificates of registration; provided, that an applicant shall supply an up-to-date certificate of insurance showing coverage for workman's compensation, as required by the State of Oklahoma, and general liability insurance in the amount of not less than \$50,000.00, and a copy of the contractor's current driver's license. If the contractor's insurance should lapse, the registration issued by the City of Broken Arrow shall be void.
- (d) Registration certificates of landscape irrigation contractors issued as provided herein shall expire on the birthday of the applicant. Upon such expiration, a qualified person may re-register as a landscape irrigation contractor in the same manner as in the original instance and upon the same conditions.
- (e) Identification of installers' vehicles required. All vehicles shall display name and city license number on each side of vehicle.

- (f) The city council, upon at least ten days' notice and adequate opportunity for a public hearing, may revoke the city registration of any landscape irrigation contractor for violating any provision of the ordinances or regulations of the city relating to the installation of equipment or for any other cause specified in State law.
- (g) Any person whose registration has been revoked by the city council may apply for a new registration one year after the effective date of the revocation.

**Sec. 6-111. – Fuel Gas 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 Fuel Gas Code 2018 as adopted and amended by the Oklahoma Uniform Building Code Commission including Appendix A, Appendix B and Appendix C, , 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.

**Sec. 6-112. - Amendments.**

- (a) 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 as set forth in the Manual of Fees adopted by the Broken Arrow City Council.
  - 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 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 404.2* 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 404.2.1
7. *Subsection 404.2.1* 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 be installed with approved change in direction fittings per the manufactures instructions.
  - d. CSST installed in the attic of a wood framed structure shall be allowed only where it can be supported by manufactures recommended supports attaching it to the roof rafters.
  - e. 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.
  - f. 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.
  - g. A minimum of 6 inches shall be maintained between the CSST and building wiring located within the same wall cavity.
  - h. CSST shall be bonded in accordance with section 310.
  - i. CSST bonding shall be installed by a licensed electrical contractor that is registered with the City of Broken Arrow.
  - j. CSST with damaged outer covering shall be replaced or repaired per manufacturer's instructions.
  - k. In Hybrid systems CSST shall not pass through walls.
  - l. 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.
8. *Subsection 404.12* shall be amended to state: Minimum burial depth. Underground piping systems shall be installed a minimum depth of eighteen inches (18") below grade, except as provided for in Section 404.12.1.**SECTION XX.** 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 2018 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.

#### **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 106.5.2* shall be amended to state: Fee schedule. The fees for mechanical work shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council.
  - 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.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 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: 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.

**Sec. 6-130. - Registration of mechanical contractors, journeymen and apprentices; fees; revocation.**

- (a) It shall be unlawful for any person to engage in the business, trade or occupation of a mechanical contractor in the city, unless they are registered with the City of Broken Arrow and have a current and valid certificate of registration issued by the department of community development.
- (b) Only persons who have current and valid State of Oklahoma licenses as mechanical contractors may register as such with the department of community development.
- (c) The annual registration fee is set out in the manual of fees. Such fees shall be paid to the department of community development and the registration shall not be valid unless it has attached to it or written on it a receipt or statement showing that the required fee has been paid.
- (d) Upon application by a mechanical contractor to the City of Broken Arrow and the payment of the required fee, the department of community development shall register such applicants and issue to them certificates of registration; provided, that an applicant shall supply proof of current and valid State of Oklahoma Mechanical Contractor's License and a copy of the contractor's current and valid driver's license.
- (e) City registration shall not be valid after the termination or expiration of the state licenses or certificates; provided, that an applicant for local registration who renews his state registration without an intervening period during which his registration lapses, shall not be deemed to have terminated or allowed his state license to expire for this purpose.
- (f) Registration certificates of mechanical contractors issued as provided herein shall expire on the birthday of the applicant. Upon such expiration, a qualified person may re-register as a mechanical contractor in the same manner as in the original instance and upon the same conditions.
- (g) The city council, upon at least ten days' notice and adequate opportunity for a public hearing, may revoke the city registration of any mechanical contractor for violating any provision of the ordinances or regulations of the city relating to the installation of mechanical equipment or for any other cause specified in the State law.
- (h) Any person whose registration has been revoked by the city council may apply for a new registration one year after the effective date of the revocation.

**Sec. 6-131. Identification of mechanical contractors' service vehicles.**

Each mechanical contractor doing business in the city shall display, on each side of every service vehicle used in such business, his firm name and city registration number.

(Code 1977, § 6-131; Ord. No. 3102, § I, 3-23-2010)

**Secs. 6-132—6-141. Reserved.**

## **ARTICLE VIII. MOVING OF BUILDINGS**

### ***DIVISION 1. GENERALLY***

**Secs. 6-142—6-160. Reserved.**

### ***DIVISION 2. PERMIT***

#### **Sec. 6-161. Required.**

No building or structure now or hereafter erected within the corporate limits of the city shall be removed or relocated without a permit for such work issued by the department of community development in accordance with this division.

(Code 1977, § 6-161; Ord. No. 3102, § I, 3-23-2010; Ord. No. 3574 , § XI, 6-3-2019)

#### **Sec. 6-162. Application.**

Application for a permit under this division shall be filed with the department of community development, by a person licensed and bonded under section 6-164. Such application shall state:

- (1) Type and kind of building to be moved;
- (2) The extreme dimensions of the length, height and width of the building;
- (3) Its present location;
- (4) The approximate times such building will be on the streets, and the contemplated route that will be taken in the moving; and
- (5) The moving of the building will not violate any provision of the ordinances of the city.

(Code 1977, § 6-162; Ord. No. 3102, § I, 3-23-2010; Ord. No. 3574 , § XII, 6-3-2019)

#### **Sec. 6-163. Fee.**

Before any permit to move any building or structure is granted under the provisions of this division, the applicant for such permit shall pay therefore a fee, based upon the area in square feet of such building or structure, as computed by multiplying together the length by the width, in lineal feet, of the main body of the building or structure, and according to the schedule set forth in the Manual of Fees adopted by the Broken Arrow City Council.

(Code 1977, § 6-163; Ord. No. 3102, § I, 3-23-2010; Ord. No. 3274, § I, 6-16-2014)

#### **Sec. 6-164. Liability Insurance.**

Before any permit is issued under this division, the applicant shall register with the city as an oversized load mover, and provide proof of \$1,000,000.00 in liability insurance or equivalent bond to cover any damage to water lines, sewer lines, or other facilities, caused by the moving to be done under the permit.

(Code 1977, § 6-164; Ord. No. 3102, § I, 3-23-2010)

**Sec. 6-165. Inspection of building.**

No building may be moved until it has been inspected by the building inspector and found to be in such condition that the same may be moved with safety in accordance with this article. The mover shall cause all utility disconnections to be completed in accordance with all applicable codes, including, but not limited to, plugging the sanitary sewer within two to four feet of the main; or pump, crush and properly backfill an existing septic tank. The sanitary sewer plug shall be completed by a licensed and registered plumber and the completed work shall be inspected by the building inspector prior to the move. No fee shall be charged or collected for this inspection.

(Code 1977, § 6-165; Ord. No. 3102, § I, 3-23-2010)

**Sec. 6-166. Designation of route; issuance or refusal generally.**

When an application is filed under this division, it shall be the department of community development's duty to immediately notify the fire department and the city manager. Upon receiving such notification, the director, or designee shall examine the proposed route and shall make such changes therein as are deemed necessary, including the designation of an entirely new route, and to attach the application for such permit a certificate of such designated route for the move. The inspection department shall also make the inspection required by section 6-165, and if it is found that the building or structure can be moved in accordance with the requirements of this article, the department of community development shall issue a permit for such work; if not so found, the permit shall be refused.

(Code 1977, § 6-166; Ord. No. 3102, § I, 3-23-2010; Ord. No. 3574 , § XIII, 6-3-2019)

**Sec. 6-167. To be issued only to licensed and bonded mover; exception.**

A permit required by this division shall only be issued to a person who is licensed and bonded under section 6-164; provided that the city council may grant a special moving permit to a person who is not so licensed and bonded.

(Code 1977, § 6-167; Ord. No. 3102, § I, 3-23-2010)

**Sec. 6-168. Council approval required for issuance in certain cases.**

No permit shall be issued to move any building or structure having an area of 1,000 square feet or more on, over or across any street or highway, unless the city council shall, by majority vote, approve the application for the permit.

(Code 1977, § 6-168; Ord. No. 3102, § I, 3-23-2010)

**Secs. 6-169—6-179. Reserved.**

## **ARTICLE IX. RESERVED**

**Secs. 6-180—6-260. Reserved.**

## **ARTICLE X. MOBILE HOMES, MOBILE HOME PARKS AND MANUFACTURED HOUSING USED AS DWELLINGS<sup>1</sup>**

### **Sec. 6-261. Annual permits for mobile homes within areas requiring security but not zoned for mobile home use; application standards and fee.**

- (a) An annual permit may be authorized by the city council, to be issued by the department of community development, permitting mobile homes within areas requiring security but which are not zoned for mobile home use. Said permits are subject to review by the city council at the end of each 12 months, upon application for a renewal permit. Such review shall include an examination whether or not there has been an off-site effect on property values, and whether or not the mobile home has become or been used in conjunction with a public nuisance.
- (b) The application and any renewal thereof shall contain the street address and legal description for the lot on which the mobile home is to be located, a sketch of the proposed location of the mobile home if the lot exceeds two acres in size, and a fee of \$250.00.

(Code 1977, § 6-261; Ord. No. 3102, § II, 3-23-2010; Ord. No. 3574 , § XIV, 6-3-2019)

### **Sec. 6-262. Manufactured housing used as dwellings—General.**

- (a) These provisions shall be applicable only to a manufactured home used as a single-dwelling unit installed within the jurisdiction of the City of Broken Arrow and shall apply to the following:
  - (1) Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
  - (2) Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
  - (3) Alterations, additions or repairs to existing manufactured homes. The construction, alteration, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by the City of Broken Arrow. These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

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<sup>1</sup>Editor's note(s)—Ord. No. 3217, § I, adopted Oct. 16, 2012, changed the title of Art. X from "Mobile homes and mobile home parks" to "Mobile homes, mobile home parks and manufactured housing used as dwellings".

- (b) Exception: In addition to these provisions, new and replacement manufactured homes are prohibited within flood hazard areas.

(Code 1977, § 6-262; Ord. No. 3217, § I, 10-16-2012)

**Sec. 6-263. Existing manufactured homes and buildings service equipment—General.**

Manufactured homes and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of these provisions for new facilities, except as specifically provided in this article.

(Code 1977, § 6-263; Ord. No. 3217, § II, 10-16-2012)

**Sec. 6-264. Additions, alterations or repairs.**

Additions made to a manufactured home shall conform to one of the following:

- (1) Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).
- (2) Be designed and constructed to conform to the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.).
- (3) Be designed and constructed in conformance with the code adopted by the City of Broken Arrow. Additions shall be structurally separated from the manufactured home.
- (4) Exception: A structural separation need not be provided when structural calculations are provided to justify the omission of such separation. Alterations or repairs may be made to any manufactured home or to its building service equipment without requiring the existing manufactured home or its building service equipment to comply with all the requirements of these provisions, provided the alteration or repair conforms to that required for new construction, and provided further that no hazard to life, health or safety will be created by such additions, alterations or repairs. Alterations or repairs to an existing manufactured home which are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire protection may be made with materials equivalent to those of which the manufactured home structure is constructed, subject to approval by the building official.

(Code 1977, § 6-264; Ord. No. 3217, § III, 10-16-2012)

**Sec. 6-265. Existing installations.**

Building service equipment lawfully in existence at the time of the adoption of the applicable codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property has been created by such building service equipment.

(Code 1977, § 6-265; Ord. No. 3217, § IV, 10-16-2012)

**Sec. 6-266. Existing occupancy.**

Manufactured homes which are in existence at the time of the adoption of these provisions may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of these provisions, provided such continued use is not dangerous to life, health and safety. The use or occupancy of any existing manufactured home shall not be changed unless compliance with all applicable codes adopted by the City of Broken Arrow.

(Code 1977, § 6-266; Ord. No. 3217, § V, 10-16-2012)

**Sec. 6-267. Maintenance.**

All manufactured homes and their building service equipment, existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by applicable codes or by the manufactured home standards shall be maintained in conformance with the code or standard under which it was installed. The owner or the owner's designated agent shall be responsible for the maintenance of manufactured homes, accessory buildings, structures and their building service equipment. To determine compliance with this subsection, the building official may cause any manufactured home, accessory building or structure to be reinspected.

(Code 1977, § 6-267; Ord. No. 3217, § VI, 10-16-2012)

**Sec. 6-268. Definitions.**

For the purpose of these provisions, certain abbreviations, terms, phrases, words and their derivatives shall be construed as defined or specified herein:

*Accessory building* means any building or structure, or portion thereto, located on the same property as a manufactured home which does not qualify as a manufactured home as defined herein.

*Building service equipment* means the plumbing, mechanical and electrical equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating ventilation, cooling, fire protection and facilities essential for the habitable occupancy of a manufactured home or accessory building or structure for its designated use and occupancy.

*Manufactured home* means a structure transportable in one or more sections which, in the traveling mode, is eight body feet (2,438 body mm) or more in width or 40 body feet (12,192 body mm) or more in length or, when erected on site, is 320 or more square feet (30 m<sup>2</sup>), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the standard for mobile homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

*Manufactured home installation* means construction which is required for the installation of a manufactured home, including the construction of the foundation system, required structural connections thereto and the installation of on-site water, gas, electrical and sewer systems and connections thereto which are necessary for the normal operation of the manufactured home.

*Manufactured home standards* means the Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development.

*Privately owned (nonrental) lot* means a parcel of real estate outside of a manufactured home rental community (park) where the land and the manufactured home to be installed thereon are held in common ownership.

(Code 1977, § 6-268; Ord. No. 3217, § VII, 10-16-2012)

#### **Sec. 6-269. Permits.**

- (a) *Initial installation.* A manufactured home shall not be installed on a foundation system, reinstalled or altered without first obtaining a permit from the City of Broken Arrow. A separate permit shall be required for each manufactured home installation. When approved the building service equipment will be installed in conjunction with the manufactured home installation.
- (b) *Additions, alterations and repairs to a manufactured home.* A permit shall be obtained to alter, remodel, repair or add accessory buildings or structures to a manufactured home subsequent to its initial installation. Permit issuance and fees there for shall be in conformance with the codes applicable to the type of work involved.

An addition made to a manufactured home as defined in these provisions shall comply with these provisions.

- (c) *Accessory buildings.* Permits shall be required for all accessory buildings and structures and their building service equipment. Permit issuance and fees therefore shall be in conformance with the codes applicable to the types of work involved.
- (d) *Exempted work.* A permit shall not be required for the types of work specifically exempted by the applicable codes. Exemption from the permit requirements of any of said codes shall not be deemed to grant authorization for any work to be done in violation of the provisions of said codes or any other laws or ordinances of this jurisdiction.

(Code 1977, § 6-269; Ord. No. 3217, § VIII, 10-16-2012)

#### **Sec. 6-270. Application for permit.**

- (a) *Application form.* To obtain a manufactured home installation permit, the applicant shall first file an application in writing on a form furnished by community development community permitting division for that purpose. The applicant shall:
  - (1) Identify and describe the work to be covered by the permit for which application is made.



- (2) Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
  - (3) State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
  - (4) Be signed by permitted, or permittee's authorized agent, who may be required to submit evidence to indicate such authority.
  - (5) Give such other data and information as may be requested.
- (b) *Plans and specifications.* Plans, engineering calculations, diagrams and other data as required shall be submitted in not less than two sets with each application for a permit. The required plans, computations and specifications shall be prepared and designed by an engineer or architect licensed by the state to practice as such. Where no unusual site conditions exist, approved standard foundation plans and details in conjunction with the manufacturer's approved installation instructions may be accepted without requiring the submittal of engineering calculations.
- (c) *Information on plans and specifications.* Plans and specifications shall be drawn to scale on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions and all relevant laws, ordinances, rules and regulations
- (Code 1977, § 6-270; Ord. No. 3217, § IX, 10-16-2012; Ord. No. 3574 , § XV, 6-3-2019)

#### **Sec. 6-271. Permits issuance.**

- (a) *Issuance.* The application, plans and specifications and other data filed by an applicant for permit shall be reviewed by the city to verify compliance with any applicable laws under their jurisdiction. If the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of these provisions and other data filed therewith conform to the requirements of these provisions and other pertinent codes, laws and ordinances, and that the fees specified in section 6-300 have been paid, the permit shall be issued to the applicant. When the permit is issued where plans are required, they shall be stamped APPROVED. Such approved plans and specifications shall not be changed, modified or altered and all work shall be done in accordance with the approved plans.
- (b) *Retention of plans.* One set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of approved plans, specification and computations shall be retained by the community permitting division until final approval of the work.
- (c) *Validity of permit.* The issuance of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these provisions or other pertinent codes of any other ordinance of the city. No permit presuming to give authority to violate or cancel these provisions shall be valid.

- (d) *Expiration.* Every permit issued by the city under these provisions shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee there for shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building permit may be extended by the permittee for a period not exceeding 180 days upon written request by the permittee. No permit shall be extended more than once.
- (e) *Suspension or revocation.* The city may, in writing, suspend or revoke a permit issued under these provisions whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of these provisions.

(Code 1977, § 6-271; Ord. No. 3217, § X, 10-16-2012; Ord. No. 3574 , § XVI, 6-3-2019)

#### **Sec. 6-272. Fees.**

- (a) *Permit fees.* The applicant shall pay to the city fees for a permit for the installation of any mobile home or manufactured home which is placed on a fully-developed mobile home lot for lease as set out in article XI, section 6-300 et seq.
- (b) *Expiration of plan review.* Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed.
- (c) *Permit fee erroneously paid or collected.* The building permit fee may be refunded upon request if paid but not picked up when authorized by the department manager.

(Code 1977, § 6-272; Ord. No. 3217, § XI, 10-16-2012)

#### **Sec. 6-273. Inspections.**

- (a) *General.* All construction or work for which a manufactured home installation permit is required shall be subject to inspection by building inspections, and certain types of construction shall have continuous inspection by building inspectors as specified in section 6-274. A survey of the lot may be required by the building inspector to verify that the structure is located in accordance with the approved plans. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the building official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
- (b) *Inspection requests.* It shall be the duty of the person doing the work authorized by a manufactured home installation permit to notify the community permitting division that

such work is ready for inspection. Request for inspections are to be filed at least one working day before such inspection is desired. Such request may be by telephone. It shall be the duty of the person requesting any inspections required either by these provisions or other applicable codes to provide access to and means for proper inspection of such work.

- (c) *Inspection.* Work requiring an inspection shall not be commenced until the permit holder has posted the permit in a conspicuous place on the premises.
- (d) *Approval required.* Work shall not be done on any part of the manufactured home installation beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Such approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in paragraph (e) of this section. There shall be a final inspection and approval of the manufactured home installation, including connections to its building service equipment, when completed and ready for occupancy or use.
- (e) *Required inspections.* Typical inspections to be called in will be foundation, anchorage, electrical, gas piping, and final inspection. Additional inspections may be required by the building inspector on case-by-case bases.
- (f) *Structural inspections for the manufactured home installation.* Reinforcing steel or structural framework of any part of any manufactured home foundation system shall not be covered or concealed without first obtaining the approval of the building official. The building official upon notification from the permit holder or the permit holder's agent shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or the permit holder's agent wherein the same fails to comply with these provisions or other applicable codes:
  - (1) *Foundation inspection:* To be made after excavations for footings are completed and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete from a central mixing plant (commonly termed "transit mixed") is to be used the concrete materials need not be on the job. Where the foundation is to be constructed of approved treated wood, additional framing inspections as required by the building official may be required.
  - (2) *Concrete slab or under-floor inspection:* To be made after all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or the manufactured home is installed.
  - (3) *Anchorage inspection:* To be made after the manufactured home has been installed and permanently anchored.
- (g) *Structural inspections for accessory building and structures.* Inspections for accessory buildings and structures shall be made as set forth in this Code.
- (h) *Building service equipment inspections.* All building service equipment which is required as a part of a manufactured home installation, including accessory buildings and structures authorized by the same permit, shall be inspected by the building inspector. Building service equipment shall be inspected and tested as required by the applicable codes. Such inspections and testing shall be limited to site construction and shall not include building

service equipment which is a part of the manufactured home itself. No portion of any building service equipment intended to be concealed by any permanent portion of the construction shall be concealed until inspected and approved. Building service equipment shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official.

- (i) *Final inspection.* When finish grading and the manufactured home installation, including the installation of all required building service equipment, is completed and the manufactured home is ready for occupancy, a final inspection shall be made.
- (j) *Other inspections.* In addition to the called inspections specified above, the building inspector may make or require other inspections of any construction work to ascertain compliance with these provisions or other codes and laws which are enforced by the code enforcement agency.

(Code 1977, § 6-273; Ord. No. 3217, § XII, 10-16-2012; Ord. No. 3574, § XVII, 6-3-2019)

#### **Sec. 6-274. Special inspections.**

In addition to the inspections required by section 6-273, the owner may be required to employ a special inspector during construction of specific types of work as described in this code.

(Code 1977, § 6-274; Ord. No. 3217, § XIII, 10-16-2012)

#### **Sec. 6-275. Utility service.**

Utility service shall not be provided to any building service equipment which is regulated by these provisions or other applicable codes and for which a manufactured home installation permit is required by these provisions until approved by the building official.

(Code 1977, § 6-275; Ord. No. 3217, § XIV, 10-16-2012)

#### **Sec. 6-276. Occupancy classification.**

- (a) *Manufactured homes.* A manufactured home shall be limited in use to a single-dwelling unit.
- (b) *Accessory buildings.* Accessory buildings shall not be occupied or used for any other use than accessory to the single-family dwelling.

(Code 1977, § 6-276; Ord. No. 3217, § XV, 10-16-2012)

#### **Sec. 6-277. Location on property.**

Manufactured homes and accessory buildings shall be located on the property in accordance with applicable codes and ordinances of the City of Broken Arrow.

(Code 1977, § 6-277; Ord. No. 3217, § XVI, 10-16-2012)

### **Sec. 6-278. Design.**

- (a) *General.* A manufactured home shall be installed on a foundation system which is designed and constructed to sustain within the stress limitations specified in the International Building Code most current addition adopted by the City of Broken Arrow.
- (b) *Exception.* When specifically approved, foundation and anchorage systems which are constructed in accordance with the methods specified in section 6-286 of these provisions, or in the United States Department of Housing and Urban Development Handbook, Permanent Foundations for Manufactured Housing, 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix E.

(Code 1977, § 6-278; Ord. No. 3217, § XVII, 10-16-2012)

### **Sec. 6-279. Manufacturer's installation instructions.**

The installation instructions as provided by the manufacturer of the manufactured home shall be used to determine permissible points of support for vertical loads and points of attachment for anchorage systems used to resist horizontal and uplift forces.

(Code 1977, § 6-279; Ord. No. 3217, § XVIII, 10-16-2012)

### **Sec. 6-280. Foundation systems.**

- (a) *General.* Foundation systems designed and constructed in accordance with this section may be considered as a permanent installation.
- (b) *Soil classification.* The classification of the soil at each manufactured home site shall be determined when required by the building inspector. The determination shall be made by an engineer or architect licensed by the state to conduct soil investigations. The classification shall be based on observation and any necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility and expansiveness. When required by the building official, the soil classification design bearing capacity and lateral pressure shall be shown on the plans.
- (c) *Footings and foundations.* Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by this code for the intended use. Foundations supporting untreated wood shall extend at a minimum of eight inches (203 mm) above the adjacent finish grade. Conventional footings of concrete or masonry shall have a minimum depth below finished grade of 18 inches (305 mm) unless a greater depth is recommended by a foundation investigation. Piers and bearing walls shall be supported on masonry or concrete foundations or piles, or other approved foundation systems which shall be of sufficient capacity to support all loads. Other materials approved for foundation use may be pressure treated lumber, precast concrete blocks, ABS footing pads provided they are installed in accordance with manufacture installation instructions. Other materials may also be allowed for this use provided they are listed for this use. Monolithic slab systems are permitted when they have met all engineering requirements to prevent frost heave. When

manufacturer's instructions are not available the vegetation including roots within the top three inches of soil shall be removed where the foundation pad is located.

- (d) *Foundation design.* When a design is provided, the foundation system shall be designed in accordance with the applicable structural provisions of this code and shall be designed to minimize differential settlement. Where a design is not provided, the minimum foundation requirements shall be as set forth in this code.
- (e) *Drainage.* Provisions shall be made for the control and drainage of surface water away from the manufactured home.
- (f) *Under-floor clearances, ventilation and access.* A minimum clearance of 12 inches (305 mm) shall be maintained beneath the lowest member of the floor support framing system. Clearances from the bottom of wood floor joists or perimeter joists shall be as specified in this code.

*Ventilation:*

- (1) Under-floor spaces shall be provided with ventilation openings. The minimum net openings must not be less than one square foot for each 150 square feet of the home floor area. Where a uniform 6-mil polyethylene sheet material or other acceptable vapor retarder is installed over the ground surface beneath floor area. Ventilation openings may be reduced to one square foot to 1,500 square feet of floor space.
- (2) Ventilation openings shall be located as high as possible above the ground surface.
- (3) Ventilation openings must be located on at least two opposite sides of the home to provide cross ventilation.
- (4) Ventilation openings shall be designed to prevent the entry of rodents.
- (5) Ventilation openings shall be covered in the event of freezing temperatures as required elsewhere in the adopted code.
- (6) Under-floor access openings shall be provided. Such openings shall be not less than 18 inches (457 mm) in width and 24 inches in height any dimension and not less than three square feet (0.279 m<sup>2</sup>) in area and shall be located so that any water supply and sewer drain connections located under the manufactured home are accessible.
- (7) Dryer vent, make up air, or fresh air ducts shall be terminated to the exterior side of the skirting.

(Code 1977, § 6-280; Ord. No. 3217, § XIX, 10-16-2012)

**Sec. 6-281. Skirting and perimeter enclosures.**

- (a) Skirting and/or perimeter enclosure shall be of permanent-type material meeting the following requirements:
  - (1) Skirting shall be of a weather-resistant type.

- (2) Skirting shall be of sufficient strength to withstand the impact of rocks or trimming machines.
  - (3) Skirting shall be installed to match the orientation of the material on the manufactured home.
  - (4) Skirting must not be attached in a manner that can cause water to be trapped between siding and trim or forced up into the wall.
  - (5) Skirting must not be attached in a way that will impede the contraction or expansion characteristics of the home's exterior.
  - (6) All wood used within six inches of the ground must be pressure treated in accordance with AWPA standard. Or be naturally resistant to decay and termite infestations.
  - (7) Manufactured skirting shall be installed to meet the manufacturer's installation instructions.
- (b) Retaining walls. Where retaining walls are used as a permanent perimeter enclosure, they shall resist the lateral displacements of soil or other materials and shall conform to this code as specified for foundation walls. Retaining walls and foundation walls shall be constructed of approved treated wood, concrete, masonry or other approved materials or combination of materials as for foundations as specified in this code. Siding materials shall extend below the top of the exterior of the retaining or foundation wall or the joint between siding and enclosure wall shall be flashed in accordance with this code.

(Code 1977, § 6-281; Ord. No. 3217, § XX, 10-16-2012)

#### **Sec. 6-282. Structural additions.**

- (a) *General.* Accessory buildings shall not be structurally supported by or attached to a manufactured home unless engineering calculations are submitted to substantiate any proposed structural connection.
- (b) *Exception.* The submission of engineering calculations may be waived if it is found that the nature of the work applied for is such that engineering calculations are not necessary to show conformance to these provisions.

(Code 1977, § 6-282; Ord. No. 3217, § XXI, 10-16-2012)

#### **Sec. 6-283. Building service equipment.**

The installation, alteration, repair, replacement, addition to or maintenance of the building service equipment within the manufactured home shall conform to regulations set forth in the manufactured home standards. Such work which is located outside the manufactured home shall comply with the applicable codes adopted by the City of Broken Arrow.

(Code 1977, § 6-283; Ord. No. 3217, § XXII, 10-16-2012)

**Sec. 6-284. Exits.**

- (a) *Site development.* Exterior stairways and ramps which provide egress to the public way shall comply with applicable provisions of the adopted codes.
- (b) *Accessory buildings.* Every accessory building or portion thereof shall be provided with exits as required by the adopted codes.

(Code 1977, § 6-284; Ord. No. 3217, § XXIII, 10-16-2012)

**Sec. 6-285. Occupancy, fire safety and energy conservation standards.**

Alterations made to a manufactured home subsequent to its initial installation shall conform to the occupancy, fire safety and energy conservation requirements set forth in the manufactured home standards.

(Code 1977, § 6-285; Ord. No. 3217, § XXIV, 10-16-2012)

**Sec. 6-286. Special requirements for foundation systems.**

General: Section 6-286 is applicable only when specifically authorized.

(Code 1977, § 6-286; Ord. No. 3217, § XXV, 10-16-2012)

**Sec. 6-287. Footings and foundations.**

The capacity of individual load-bearing piers and their footings shall be sufficient to sustain all loads specified in the adopted codes within the stress limitations specified in the adopted codes. Footings shall be placed level on firm, undisturbed soil or an engineered fill which is free of organic material, such as weeds and grasses. Where used, an engineered fill shall provide a minimum load-bearing capacity of not less than 1,000 psf (48 kN/m<sup>2</sup>). Continuous footings shall conform to the requirements of this code. Section 6-280 of these provisions shall apply to footings and foundations constructed under the provisions of this section.

(Code 1977, § 6-287; Ord. No. 3217, § XXVI, 10-16-2012)

**Sec. 6-288. Pier construction.**

Piers shall be designed and constructed to distribute loads evenly. Multiple section homes may have concentrated roof loads which will require special consideration. Load-bearing piers may be constructed utilizing one of the methods listed below. Such piers shall be considered to resist only vertical forces acting in a downward direction. They shall not be considered as providing any resistance to horizontal loads induced by wind or earthquake forces.

- (1) A prefabricated load-bearing device that is listed and labeled for the intended use.
- (2) Mortar shall comply with ASTM C 270 Type M, S or N; this may consist of one part Portland cement, one-half part hydrated lime and four parts sand by volume. Lime shall not be used with plastic or waterproof cement.



- (3) A cast-in-place concrete pier with concrete having specified compressive strength at 28 days of 2,500 psi (17 225 kPa). Alternate materials and methods of construction may be used for piers which have been designed by an engineer or architect licensed by the state to practice as such. Caps and leveling spacers may be used for leveling of the manufactured home. Spacing of piers shall be as specified in the manufacturer's installation instructions, if available, or by an approved designer.

(Code 1977, § 6-288; Ord. No. 3217, § XXVII, 10-16-2012)

#### **Sec. 6-289. Height of piers.**

Piers constructed as indicated in section 6-288 may have heights as follows:

- (1) Except for corner piers, piers 36 inches (914 mm) or less in height may be constructed of masonry units, placed with cores or cells vertically. Piers shall be installed with their long dimension at right angles to the main frame member they support and shall have a minimum cross-sectional area of 128 square inches (82,560 mm<sup>2</sup>). Piers shall be capped with minimum four-inch (102 mm) solid masonry units or equivalent.
- (2) Piers between 36 and 80 inches (914 mm and 2,032 mm) in height and all corner piers over 24 inches (610 mm) in height shall be at least 16 inches by 16 inches (406 mm by 406 mm) consisting of interlocking masonry units and shall be fully capped with minimum four-inch (102 mm) solid masonry units or equivalent.
- (3) Piers over 80 inches (2,032 mm) in height may be constructed in accordance with the provisions of item (2) above, provided the piers shall be filled solid with grout and reinforced with four continuous No. 5 bars. One bar shall be placed in each corner cell of hollow masonry unit piers or in each corner of the grouted space of piers constructed of solid masonry units.
- (4) Cast-in-place concrete piers meeting the same size and height limitations of items (1), (2) and (3) above may be substituted for piers constructed of masonry units.

(Code 1977, § 6-289; Ord. No. 3217, § XXVIII, 10-16-2012)

#### **Sec. 6-290. Anchorage installations.**

- (a) Ground anchors. Ground anchors shall be designed and installed to transfer the anchoring loads to the ground. The load-carrying portion of the ground anchors shall be installed to the full depth called for by the manufacturer's installation directions and shall extend below the established frost line into undisturbed soil.
- (b) Manufactured ground anchors shall be listed and installed in accordance with the terms of their listing and the anchor manufacturer's instructions and shall include means of attachment of ties meeting the requirements of section 2-291. Ground anchor manufacturer's installation instructions shall include the amount of preload required and load capacity in various types of soil. These instructions shall include tensioning adjustments which may be needed to prevent damage to the manufactured home, particularly damage that can be caused by frost heave. Each ground anchor shall be marked with the manufacturer's identification and listed model identification number which shall be visible after

installation. Instructions shall accompany each listed ground anchor specifying the types of soil for which the anchor is suitable under the requirements of this section. Each approved ground anchor, when installed, shall be capable of resisting an allowable working load at least equal to 3,150 pounds (14 kN) in the direction of the tie plus a 50 percent overload [4,725 pounds (21 kN) total] without failure. Failure shall be considered to have occurred when the anchor moves more than two inches (51 mm) at a load of 4,725 pounds (21 kN) in the direction of the tie installation. Those ground anchors which are designed to be installed so that loads on the anchor are other than direct withdrawal shall be designed and installed to resist an applied design load of 3,150 pounds (14 kN) at 40 to 50 degrees from vertical or within the angle limitations specified by the home manufacturer without displacing the tie end of the anchor more than four inches (102 mm) horizontally. Anchors designed for connection of multiple ties shall be capable of resisting the combined working load and overload consistent with the intent expressed herein.

- (c) Anchoring equipment. Anchoring equipment, when installed as a permanent installation, shall be capable of resisting all loads as specified within these provisions. When the stabilizing system is designed by an engineer or architect licensed by the state to practice as such, alternative designs may be used, providing the anchoring equipment to be used is capable of withstanding a load equal to 1.5 times the calculated load. All anchoring equipment shall be listed and labeled as being capable of meeting the requirements of these provisions.

Anchors as specified in this code may be attached to the main frame of the manufactured home by an approved 3/16-inch-thick (4.76 mm) slotted steel plate anchoring device. Other anchoring devices or methods meeting the requirements of these provisions may be permitted. Anchoring systems shall be so installed as to be permanent. Anchoring equipment shall be so designed to prevent self-disconnection with no hook ends used.

- (d) Resistance to weather deterioration. All anchoring equipment, tension devices and ties shall have a resistance to deterioration as required by this code.
- (e) Tensioning devices. Tensioning devices, such as turnbuckles or yoke-type fasteners, shall be ended with clevis or welded eyes.

(Code 1977, § 6-290; Ord. No. 3217, § XXIX, 10-16-2012)

#### **Sec. 6-291. Ties, materials and installation.**

- (a) General. Steel strapping, cable, chain or other approved materials shall be used for ties. All ties shall be fastened to ground anchors and drawn tight with turnbuckles or other adjustable tensioning devices or devices supplied with the ground anchor. Tie materials shall be capable of resisting an allowable working load of 3,150 pounds (14 kN) with no more than two percent elongation and shall withstand a 50-percent overload [4,750 pounds (21 kN)]. Ties shall comply with the weathering requirements of Section AE604.3. Ties shall connect the ground anchor and the main structural frame. Ties shall not connect to steel outrigger beams which fasten to and intersect the main structural frame unless specifically stated in the manufacturer's installation instructions. Connection of cable ties to main frame members shall be 5/8-inch (15.9 mm) closed-eye bolts affixed to the frame member in an approved manner. Cable ends shall be secured with at least two U-bolt cable clamps with the "U"

portion of the clamp installed on the short (dead) end of the cable to assure strength equal to that required by this section.

- (b) Wood floor support systems shall be fixed to perimeter foundation walls in accordance with provisions of this code. The minimum number of ties required per side shall be sufficient to resist the windload stated in this code. Ties shall be evenly spaced as practicable along the length of the manufactured home with the distance from each end of the home and the tie nearest that end not exceeding eight feet (2,438 mm). When continuous straps are provided as vertical ties, such ties shall be positioned at rafters and studs. Where a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single anchor, provided the anchor used is capable of carrying both loadings. Multiple-section manufactured homes require diagonal ties only. Diagonal ties shall be installed on the exterior main frame and slope to the exterior at an angle of 40 to 50 degrees from the vertical or within the angle limitations specified by the home manufacturer. Vertical ties which are not continuous over the top of the manufactured home shall be attached to the main frame.

#### REFERENCED STANDARDS

ASTMC 270-04 Specification for Mortar for Unit Masonry602

NFPA 501-03 Standard on Manufactured Housing201

(Code 1977, § 6-291; Ord. No. 3217, § XXX, 10-16-2012)

#### **Sec. 6-292. Mobile home, manufactured home, and modular housing permits.**

Due to unique physical features of the area known as Camino Villa Mobile Home Park, additional regulations and advisories are necessary and appropriate. No mobile home shall be located over any portion of any platted utility easement, or on any street easement whether platted or created by separate easement. If a mobile home is placed at a location so that it violates the front building line, then the hitch or tongue shall be removed, and the mobile home shall be placed as far from the street as is practicable while avoiding the rear easements; such placement is at the sole risk of the property owner or mobile home owner as appropriate. This provision is expressly to permit "80-foot mobile homes" to be placed on the full-sized lots within the subdivision, said mobile homes typically measuring 76 feet in actual length after removal of the hitch. The public is specifically warned that some utilities appear to be located in unfilled easements that are located within the front building line, and parallel to the streets within this subdivision, and therefore adverse possession may apply in favor of the utility companies of the general public. If repairs of these underground facilities are required, the city and other utility companies are not liable for subsurface movement which may affect mobile homes that are located within the front building line. By allowing this placement under city codes, no opinion is made or implied as to the enforceability of private covenants on the land.

(Code 1977, § 6-292; Ord. No. 3217, § XXXI, 10-16-2012)

**Secs. 6-293—6-299. Reserved.**

## ARTICLE XI. BUILDING PERMIT FEES AND CHARGES

### Sec. 6-300. Reserved.

Editor's note(s)—Sec. IV of Ord. No. 3206, adopted Aug. 21, 2012, repealed § 6-300 which pertained to the application of article and derived from Ord. No. 3102, adopted Mar. 23, 2010.

### Sec. 6-301. Permit fees.

- (a) *Building permit fees.* The applicant for any building permit required by the building code adopted by section 6-16 shall pay permit fees to the City of Broken Arrow. Said fees shall be determined by the square footage of the building area being directly involved in the construction, modification or repair of the building for which the permit is issued. Each separate level of such area, whether subterranean, surface or aboveground, shall be computed in determining the total area.
- (b) *Inspection and permit fees.* The fees set out in article XI, section 6-302, et seq., shall be charged and collected for inspections at the time of permit issuance and inspections shall be made pursuant to the adopted code.
- (c) *Oklahoma Uniform Building Code (OUBCC) fees.* The fees set out in Oklahoma Uniform Building Commission Act at 59 O.S. §§ 1000.20—1000.29 (the "Act") (HB 1182) shall be charged and collected at the time of permit issuance and shall be made pursuant to the adopted code. This includes a \$4.00 OUBCC fee and a \$0.50 administration fee.
- (d) *Payment of permit fees requiring review.* Upon acceptance of an application for a permit, permit-associated required documents and plans shall then be reviewed and upon approval, the applicant shall then be notified that the permit is approved and advised of what remaining fees are due. For any permit to be valid, it shall have been paid in full and posted at the job site prior to beginning construction. Payments for permits shall be due upon notification to an applicant that the permit has been approved and is ready for issuance. Any permit not paid for within 30 days after notification may be deemed void.
- (e) *Automatic fire-extinguishing systems/fire suppression systems.* Automatic fire-extinguishing system/fire suppression system permits shall be required for all new installations and for repairs to existing systems. Fees for permits and inspections shall be as set forth in article XI, section 6-302.
- (f) *Fire alarm system permits.* Fire alarm system permits shall be required for all new installations and for repairs to existing systems. Fees for permits and inspections shall be as set forth in article XI, section 6-302.

(Code 1977, § 6-301; Ord. No. 3102, § II, 3-23-2010; Ord. No. 3186, § IV, 10-18-2011; Ord. No. 3186(Corr.), § IV, 1-17-2012; Ord. No. 3206, § V, 8-21-2012)

**Sec. 6-302. Building permit application fees (residential and commercial).**

All building and construction permits, inspection, tap, trade, application, sign and other fees for both residential and commercial construction shall be as set forth in the Manual of Fees adopted by the Broken Arrow City Council.

(Code 1977, § 6-302; Ord. No. 3102, § III, 3-23-2010; Ord. No. 3144, § IV, 1-4-2011; Ord. No. 3186, § VI, 10-18-2011; Ord. No. 3186(Corr.), § V, 1-17-2012; Ord. No. 3206, § V, 8-21-2012; Ord. No. 3275, § I, 6-16-2014)

**Sec. 6-303. Force and effect of permit.**

No building permit shall have any force or effect unless it has attached to it or written upon it a receipt or other statement from the city department of community development showing payment of any and all fees required by this section or by any other ordinance.

(Code 1977, § 6-303; Ord. No. 3102, § III, 3-23-2010; Ord. No. 3574 , § XVIII, 6-3-2019)

**Sec. 6-304. Reserved.**

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

**SECTION III.** 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 16<sup>th</sup> day of April, 2024.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
(Seal) CITY CLERK

APPROVED:

\_\_\_\_\_  
ASSISTANT CITY ATTORNEY