

ORDINANCE NO. 3574

AN ORDINANCE AMENDING CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, GENERAL, SECTION 6-2, BUILDING INSPECTION DIVISION OF DEPARTMENT SERVICES DEPARTMENT AND BUILDING INSPECTOR GENERALLY, SECTION 6-6, STREET ADDRESSES OF BUILDINGS, SECTION 6-8, TOILET FACILITIES, ARTICLE II, BUILDING CODE, SECTION 6-22, LOCAL REGISTRATION OF GENERAL CONTRACTORS, ARTICLE III, INTERNATIONAL RESIDENTIAL CODE (IRC), 6-36, ADOPTED, ARTICLE IV, ELECTRICAL CODE, 6-46, LOCAL REGISTRATION OF ELECTRICAL CONTRACTORS, JOURNEYMAN ELECTRICIANS, AND ELECTRICAL APPRENTICES, SECTION 6-52, CURRENT NOT TO BE CONNECTED PRIOR TO FINAL APPROVAL OF INSTALLATION, ARTICLE V, PLUMBING, 6-96, REGISTRATION OF PLUMBERS, SECTION 6-101, BACKFLOW PREVENTION, ARTICLE VII, MECHANICAL CODE, 6-130- REGISTRATION OF MECHANICAL CONTRACTORS, JOURNEYMEN, APPRENTICES, AND FEE REVOCATION, ARTICLE VIII, MOVING OF BUILDING, SECTION 6-161, REQUIRED, SECTION 6-162, APPLICATION, 6-166, DESIGNATION OF ROUTE ARTICLE X, MOBILE HOMES, MOBILE HOME PARKS AND MANUFACTURED HOUSING USED AS DWELLINGS, 6-261, ANNUAL PERMITS FOR MOBILE HOMES WITHIN AREAS REQUIRING SECURITY BUT NOT ZONES FOR MOBILE HOME USE; APPLICATION STANDARDS AND FEE, SECTION 6-270, APPLICATION FOR PERMIT 6-271, PERMITS ISSUANCE, ARTICLE XI, BUILDING PERMIT FEES AND CHARGES SECTION 6-273, MOBILE HOMES, MOBILE HOME PARKS AND MANUFACTURED HOUSING USED AS DWELLINGS SECTION 6-303, FORCE AND EFFECT OF PERMIT, OF BUILDINGS OF THE BROKEN ARROW CODE OF ORDINANCES; REPEALING ALL ORDINANCES TO THE CONTRARY

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

SECTION I. That Chapter 6-Buildings and Building Regulations, Article I- In General, Section 6-2- Building inspection division of department of community development and building inspector generally shall be amended as follows:

Sec. 6-2. - Building inspection division of department of community development and building inspector generally.

- (a) The chief building inspector of the neighborhood engagement division of the department of community development, shall see that all laws, ordinances and other regulations relating to building, plumbing 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 division of the department of community development shall have the powers, duties and functions prescribed for the "building 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 as the chief building inspector. Such authorized

representatives may bear such title as "mechanical inspector," "plumbing inspector," "electrical inspector," "building inspector," "combined 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 building inspector, the chief building inspector himself shall also have such power, duty or function in the absence of the community development director.

- (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.

SECTION II. That Chapter 6- Building and Building Regulations, Article I- In General, Section 6-6. Street addresses of buildings shall be amended as follows:

Sec. 6-6. - Street addresses of buildings.

- (a) *Installation and maintenance.* The owners and the occupants of all buildings within the city limits shall install and maintain the numbers of the street address of that building upon the outside of the primary structure. These numbers shall be displayed in a manner and have sufficient size as to be easily seen from the public roadways by police, fire, and other emergency personnel; provided that areas of a development operated as a unit, having private but common roadway areas, must have such a display which can be easily seen from the common roadway areas.
- (b) *Materials.* The identifying numbers shall be not less than four inches in height and may be made of a reflective material, or may be lighted, or have a contrasting color, so that they can easily be seen during the day and night.
- (c) *Civil enforcement, new construction.* Owners and general contractors of new construction, or structures being substantially altered and requiring building permits, shall provide and maintain the above numbering system commencing at the start of construction. The structures shall be deemed to have failed to pass any inspection by the city, which may be being conducted, unless the numbers exist and are properly maintained at the time of each inspection. Further, the building neighborhood engagement division is authorized to refuse to conduct any further inspections or to grant any further permits until such time as the structure comes into compliance with these provisions.
- (d) *Civil enforcement; existing structures.* The department of community development is authorized to require proof that these numbers are being maintained as to any building concerning which an application for zoning change, variance, specific use, or any other request is made under the jurisdiction and authority of the department of community development, planning division, planning commission, or board of adjustment. Proof of compliance is an absolute precondition for proceeding with these applications.
- (e) *Criminal sanctions.* Failure of the owner or the occupant to install or to maintain these numbering systems on all existing primary structures shall be punishable as a Class B offense under this Code; providing that it must be shown:
 - (1) That member of the city staff gave actual written notice to the owner or occupant of the land through posting a letter to the official address of the structure in question; or

- (2) That actual loss or injury occurred to another by virtue of the failure to maintain the numbering systems.
- (f) *Nuisances.* In addition to any other penalties and sanctions which may be imposed, any structure, which does not have a well-maintained numbering system as required under this section is hereby declared a public nuisance, and the city may abate such a nuisance by installing the numbers after following the procedures set forth elsewhere in this Code; and the city may assess the land or the applicable utility bills with the costs of abatement as set forth elsewhere in this Code or applicable state law.

SECTION III. That Chapter 6-Building and Building Regulations, Article I- In General, Section 6-8- Toilet facilities for workers shall be amended as follows:

Sec. 6-8. - Toilet facilities for workers.

- (a) *General.* Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a stationary condition. Construction workers' toilet facilities of non-sewer type shall conform to ANSI 24.3 and the requirements set forth by the supplier. When the facility is found to be out of compliance, the project is subject to suspension of inspections.
- (b) *Location.* Toilet facilities shall be provided when construction starts. A minimum of one toilet shall be provided for a single site, with a ratio of not more than three houses per one toilet facility or a distance of not more than 500 feet between the toilet facilities and the construction site. Construction site measurement shall be made along the same side of the street. The developer or builder may request in writing to the community development director to place a pod of toilet facilities (two to four) at a location in the subdivision to be used by workers in lieu of the above granted the developer and builder will be responsible for maintenance of the facilities and proper use by workers.

SECTION IV. That Chapter 6-Building and Building Regulations, Article II- Building code, Section 6-22- Local registration of general contractors shall be amended as follows:

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 he holds a current and valid certificate of registration issued by the Development Services Department, City of Broken Arrow.
- (b) The annual registration fee is set out in article XI, section 6-301 and 6-302 et seq. 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 also post an escrow, the amount of which is set out in article XI, section 6-301, et seq.

- (d) Certificates of registration issued as provided herein shall expire on the birthday of the applicant each year. 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.

SECTION V. That Chapter 6- Building and Building Regulations, Article III.5- International residential code (IRC), 6-36- Adopted; conflict with other regulations shall be amended as follows:

Sec. 6-36. - Adopted; conflict with other regulations.

- (a) That a certain document, one copy of which is on file in the department of community development, being marked and designated as the 2015 International Residential Code as adopted and amended by the Oklahoma Uniform Building Code Commission, including Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix M, Appendix N, Appendix O, Appendix P, Appendix R and Appendix S are hereby adopted as the One- and Two-Family Residential Dwelling Code of the city to the same extent as if set out herein at length, with the amendments prescribed in section 6-37.
- (b) In the event of any conflict between any provision of the dwelling code adopted by this section and any other provisions of the Code of Ordinances, the latter provision shall control. In the event of any conflict between any provision of the dwelling code adopted by this section and any other building code adopted by reference or other fire or life safety codes adopted by reference within the Code of Ordinances, the latter provision shall control.

SECTION VI. That Chapter 6- Building and Building Regulations, Article IV- Electrical Code, 6-46- Local registration of electrical contractors, journeyman electricians, and electrical apprentices shall be amended as follows:

Sec. 6-46. - Local registration of electrical contractors, journeyman electricians, electrical apprentices.

- (a) It shall be unlawful for any person to engage in the business, trade or occupation of an electrical contractor in this city, unless he holds a current license to do so issued in accordance with the Electrical License Act of the State of Oklahoma, and simultaneously is registered with the city, holding a current and valid certificate of registration issued by the development services department.
- (b) Only persons who have current and valid licenses as electrical contractors issued by the committee of electrical examiners under authority of the construction industry board, 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 article XI, section 6-300, et seq. 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 also post an escrow, the amount of which is set out in article XI, section 6-300, et seq.
- (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) Certificates of registration issued as provided herein shall expire on the birthday of the applicant each year. Upon expiration, a qualified person who registers as an electrical contractor may reapply for 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 application.
- (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 of Broken Arrow, or either of them as the context requires.

SECTION VII. That Chapter 6- Building and Building Regulations, Article IV- Electrical code, Section 6-52- Current not to be connected prior to final approval of installation shall be amended as follows:

Sec. 6-52. - Current not to be connected prior to final approval of installation; exception.

- (a) *Electrical service.* No electric utility company shall connect electrical service to any electrical installation of any kind whatsoever until a final certificate of approval is furnished to the utility company by the electrical inspector.
- (b) *Exception for emergencies.* For emergency work outside regular business hours including weekends and holidays, the franchised utility company may connect electrical service to any electrical installation which the utility company deems to be safe. The utility company shall notify the department of community development no later than the first work day after the electrical connection was made so the installation can be inspected.
- (c) *Exception for temporary service.*
 - (1) A franchised utility company may provide temporary electrical service under the following conditions. The temporary service pole shall be built by a licensed electrical contractor and manufactured to underground non-metered specifications established by the franchised utility company and approved by the city. Said pole shall be designed in accordance with applicable National Electrical Code (NEC) and National Electrical Safety Code (NESC) requirements. Maintenance of the temporary service pole shall also be conducted through a licensed electrical contractor.
 - (2) A licensed electrical contractor shall apply for and receive an electrical permit for the new residence. A temporary electric service pole may be installed to provide power for construction. The location address shall be displayed upon the power pole. When temporary service is needed, the permit holder shall call the utility company with the address, city permit number and account information. This installation shall be conducted in accordance with the utility company's handbook of electric metering and

service requirements. The city inspector shall make any required inspections the following business day. Cost of the city inspection shall be paid by the electrical contractor.

SECTION XIII. That Chapter 6- Building and Building Regulations, Article V- Plumbing, Section 6-96- Registration of plumbers shall be amended as follows:

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 he is registered with the City of Broken Arrow and has a current and valid certificate of registration issued by the department of community development.
- (b) Only persons who have current and valid licenses as plumbing contractors issued by the construction industry board as provided by the Plumbing License Law of 1955 (59 O.S. § 1001 et seq.), may register as such with the City of Broken Arrow.
- (c) The annual registration fee is set out in article XI, section 6-300 et seq.
- (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 show proof of state licenses issued to the contractor for the current year. City registration certificates shall not be valid after the termination or expiration of the state licenses or certificates. Registration certificates of plumbing contractors and journeyman plumbers 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.
- (e) 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 in Section 10 of the Plumbing License Law of 1955 (59 Oklahoma Statutes, Section 1010).

SECTION IX. That Chapter 6- Building and Building Regulations, Article V- Plumbing, Section 6-101- Backflow prevention shall be amended as follows:

Sec. 6-101. - Backflow prevention.

- (a) The backflow prevention device shall be installed by a plumbing contractor licensed with the State of Oklahoma and the City of Broken Arrow.
- (b) Where an irrigation system is to be connected to the potable water supply of the City of Broken Arrow, that water supply shall be protected 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 2015 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 license testers. A certificate of compliance shall be submitted to the City of Broken Arrow by the registered contractor.
- (f) Where irrigation systems are served by a water meter that also serves a building, an approved accessible brass or PVC schedule 80 isolation valve, rated for at least 150 psi shall be installed at the point of connection to the potable water system and the backflow preventer, so that the irrigation system may be turned off without disrupting service to the building.
- (g) When an irrigation contractor or his employees during the course of servicing an existing system determines that no identifiable backflow prevention device which meets the requirements of the most currently adopted plumbing code for the City of Broken Arrow is in place, that the contractor shall be required to notify the owner of the property and the department of community development 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.

SECTION X. That Chapter 6- Building and Building Regulations, Article VII- Mechanical Code, Section 6-130- Registration of mechanical contractors, journeymen, apprentices, and fee revocation shall be amended as follows:

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 unless he is registered with the department of community development and has a current and valid certificate of registration issued by the development services department.
- (b) Only persons who have current and valid State of Oklahoma licenses as mechanical contractors may register as such with the development services department.
- (c) The annual registration fee shall be due upon the birthday of the applicant.

- (d) Mechanical contractors shall maintain an escrow account on deposit with the City of Broken Arrow in the amount as set out in article XI, section 6-300, et seq.
- (e) 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 Mechanical Licensing Act of 1987.

SECTION XI. That Chapter 6- Building and Building Regulations, Article VIII- Moving of Building, Section 6-161- Required shall be amended as follows:

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.

SECTION XII. That Chapter 6- Building and Building Regulations, Article VIII- Moving of Buildings, Section 6-162- Application shall be amended as follows:

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.

SECTION XIII. That Chapter 6- Building and Building Regulations, Article VIII- Moving of Buildings, 6-166- Designation of route shall be amended as follows:

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

When an application is filed under this division, it shall be the development services department'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.

SECTION XIV. That Chapter 6- Building and Building Regulations, Article X- Mobile Homes, Mobile Home Parks and Manufactured Housing used as Dwellings, Section 6-261- Annual permits for mobile homes within areas requiring security but not zones for mobile home use; application standards and fee shall be amended as follows:

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 development services department, 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.

SECTION XV. That Chapter 6- Building and Building Regulations, Article X- Mobile Homes, Mobile Home Parks and Manufactured Housing used as Dwellings, Section 6-270- Application for permit shall be amended as follows:

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

SECTION XVI. That Chapter 6- Building and Building Regulations, Article X- Mobile Homes, Mobile Home Parks and Manufactured Housing used as Dwellings, 6-271- Permits issuance shall be amended as follows:

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 of Broken Arrow 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 of Broken Arrow. No permit presuming to give authority to violate or cancel these provisions shall be valid.
- (d) *Expiration.* Every permit issued by the City of Broken Arrow 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 of Broken Arrow 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.

SECTION XVII. That Chapter 6- Building and Building Regulations, Article XI- Building Permit Fees and Charges Section 6-273- Mobile Homes, Mobile Home Parks and Manufactured Housing used as Dwellings shall be amended as follows:

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 as certain compliance with these provisions or other codes and laws which are enforced by the code enforcement agency.

SECTION XVIII. That Chapter 6- Building and Building Regulations, Article XI- Building Permit Fees and Charges, Section 6-303- Force and effect of permit shall be amended as follows:

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.

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

PASSED AND APPROVED this 3rd day of June, 2019.

ATTEST:

MAYOR

(Seal) CITY CLERK

APPROVED:

DEPUTY CITY ATTORNEY