



City of Tulsa, Oklahoma



**AMENDING ORDINANCE
ADOPTED APRIL 1, 2004**

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Ordinance No. 20827

AN ORDINANCE AMENDING TITLE 51 TULSA REVISED ORDINANCES, THE BUILDING CODE OF THE CITY OF TULSA, OKLAHOMA, CHAPTER 4; ADOPTING THE ICC INTERNATIONAL EXISTING BUILDING CODE, 2003 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., EXCLUDING APPENDICES "A" AND "B", AS AMENDED IN THIS ORDINANCE; PROVIDING OPTIONAL REQUIREMENTS AND REGULATIONS FOR THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, RELOCATION, AND DEMOLITION OF EXISTING BUILDINGS, OTHER THAN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, AND MAKING OF INSPECTIONS; PROVIDING FOR APPEALS; PROVIDING DEFINITIONS; PROVIDING FOR THE CLASSIFICATION OF WORK, REPAIRS, LEVELS OF ALTERATIONS, CHANGE IN OCCUPANCY, AND ADDITIONS TO EXISTING BUILDINGS; ESTABLISHING REQUIREMENTS FOR HISTORIC BUILDINGS, AND RELOCATED OR MOVED BUILDINGS; PROVIDING FOR COMPLIANCE ALTERNATIVES AND CONSTRUCTION SAFEGUARDS; PROVIDING PENALTIES FOR VIOLATIONS; PROVIDING THAT THE OPERATIVE DATE OF THIS ORDINANCE SHALL BE MAY 1, 2004; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 51, Tulsa Revised Ordinances, Chapter 4 be and the same is hereby amended to read as follows:

"CHAPTER 4

**ICC INTERNATIONAL EXISTING BUILDING CODE,
2003 EDITION, ADOPTED**

Section 400. Adoption of the ICC International Existing Building Code, 2003 Edition

Section 401. Amendments to the ICC International Existing Building Code, 2003 Edition

SECTION 400. ADOPTION OF THE ICC INTERNATIONAL EXISTING BUILDING CODE, 2003 EDITION

That certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Tulsa, Oklahoma, being marked and designated as the *ICC International Existing Building Code, 2003 Edition*, as published by the International Code Council, Inc. (ICC), hereinafter the "Existing Building Code" is hereby adopted as an optional code for the control of buildings and structures other than detached one- and two-family dwellings, as herein provided. Each and all of the regulations, provisions, penalties, terms and conditions of the *ICC International Existing Building Code, 2003 Edition*, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter with the amendments thereto, prescribed in Section 401 of this chapter.

Ord. No. 20245

SECTION 401. AMENDMENTS TO THE ICC INTERNATIONAL EXISTING BUILDING CODE, 2003 EDITION

The following sections of the *ICC International Existing Building Code, 2003 Edition*, are hereby added, deleted or amended to read as follows:

101.1 Title-Amendatory. These regulations shall be known and may be cited as the "Existing Building Code of the City of Tulsa, Oklahoma," the "Existing Building Code" or "this code."

101.2.1 Optional Use of this Code-Added. Buildings and structures located inside the corporate limits of the City and all City owned buildings and structures located inside or outside the corporate limits of the City shall have the option to comply with this code or the Building Code of the City of Tulsa, Title 51, Tulsa Revised Ordinances, Chapter 1.

102.1.1 Applicability-Added. The provisions of this code shall only apply to and govern buildings for which the initial building permit was issued prior to January 1, 1994.

Exceptions:

1. This code shall not apply to buildings and structures regulated by the International Residential Code for One and Two Family Dwellings of the City of Tulsa, Oklahoma, Title 51, Tulsa Revised Ordinances, Chapter 2.
2. Chapters 1 through 5, 13, and 14 of the *ICC International Existing Building Code*, 2003 Edition shall be optional for any building for which the initial building permit was issued subsequent to January 1, 1994.
3. All existing buildings inside the corporate limits of the City shall comply with the provisions of the *ICC International Existing Building Code*, 2003 Edition, Chapter 11.
4. All existing elevators shall comply with the Building Code of the City, as codified in Title 51 Tulsa Revised Ordinances, Chapter 1 and with Sections 506.1.2 and 1201.6.14 of this code.
 - 4.1 Existing elevators with a travel distance of twenty-five (25) feet or more, above or below the main floor or level of a building, and intended to serve the needs of emergency personnel for fire fighting or rescue purposes shall be provided with emergency operation in accordance with *American Society of Mechanical Engineers (ASME) Standards*, Reference Number A17.3. New elevators shall be provided with Phase 1 emergency recall operation and Phase 2 emergency in-car operation, in accordance with ASME Standards, Reference Number A17.1.
 - 4.2 Fire-fighter service keys shall be kept in a lock box at an approved location in the elevator lobby, not more than ten (10) feet from any elevator and shall be available for immediate use by fire-fighting and rescue personnel. Keys shall be clearly marked as elevator keys and shall be identified for the specific elevator for which they work. Instructions for the operation of the elevator(s) shall be type-set on a plastic encased card and kept with the elevator keys.

Exception: Fire-fighter service keys may be kept in a lock box at an approved location on the exterior and not more than ten (10) feet from the main entrance to a building provided that prominently marked keys or access codes to the building are also provided.

102.1.2 Inclusiveness of Using the Terms "Building" or "Structure"-Added. Whenever the singular or plural of the term "building" or "structure" is used in this code, each shall mean "buildings and structures."

102.2 Conflict with Other Ordinances or Statutes-Amendatory. No provision of this code shall be held to deprive any federal or state agency, or any municipal authority having jurisdiction, of any power or authority which it had on the effective date of this act, or of any remedy then existing for the enforcement of its orders.

102.4.3 Reference Revisions-Added. All electrical work shall comply with the Electrical Code of the City of Tulsa, Title 52, Tulsa Revised Ordinances, and all references in this code to "ICC Electrical Code" or "Electrical Code" shall mean the Electrical Code of the City of Tulsa, Title 52, Tulsa Revised Ordinances.

103.1 Enforcement Agency-Amendatory. The term "Department of Building Safety," as used within the *ICC International Existing Building Code*, 2003 Edition shall mean the Development Services Division of the Public Works Department of the City of Tulsa.

103.2 Appointment-Amendatory. Pursuant to Title 11, Tulsa Revised Ordinances, Chapter 2, the Director of Public Works, or the Director's designated representative, in charge of the supervision and direction of permitting and inspection programs of the City shall be the "building official" or "code official," as used in this chapter and *ICC International Existing Building Code*, 2003 Edition, as adopted by the City of Tulsa.

104.10.1 Modifications Affecting Life and Fire Safety-Added. Modifications affecting life and safety shall be approved by the Fire Marshal and Building Official. The details of action granting modifications shall be recorded and entered in the files of the Development Services Division of the Public Works Department.

104.10.2 Areas Prone to Flooding-Added. The Building Official shall not grant modifications to any provision related to areas prone to flooding, as established by the

current City of Tulsa Regulatory Floodplain Map Atlas, without the grant of a variance by the Stormwater Drainage Advisory Board, as provided in Title 11-A, Tulsa Revised Ordinances.

105.1.1 By Whom an Application is Made-Added. An application for a permit shall be made by the owner or lessee of the building or structure, or the agent of either, or by the licensed architect or engineer employed in connection with the proposed work. If an application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner or the qualified applicant or a signed statement of the qualified applicant witnessed by the building official or his designee, informing that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. The full names and addresses of the owner, lessee, applicant, and the responsible officers, if the owner or lessee is not a natural person, shall be stated on the application. The owner of the building or structure shall at all times retain ownership rights and authority for use and control of such application and any related subsequent permits issued pursuant to this code.

105.2 Work Exempt from Permit-Amendatory. Exemptions from permit requirements of this code shall comply with the Building Code of the City, Title 51, Tulsa Revised Ordinances, Section 105.2.

105.3.3 Eating or Drinking Establishments-Added. Each applicant for a permit for a structure to be used as an eating and/or drinking establishment shall provide a copy of the plans and specifications for the proposed structure as required by Sections 106.1 and 106.1.1 of this code. The Tulsa City-County Health Department shall determine whether the proposed construction for the eating or drinking establishment meets the current health requirements as provided in the Tulsa Revised Ordinances. The code official shall not issue a permit for the construction or occupancy of any such eating or drinking establishment until it has been approved by the Tulsa City-County Health Department.

105.3.4 Zoning Clearance Permit Required-Added. The code official shall not issue a building permit for any building or other structure until and unless the code official is furnished a zoning clearance permit issued by the zoning official stating that the use or occupancy of such building or structure complies with or, upon completion, will comply with the applicable zoning ordinances of the City of Tulsa.

105.3.5 Fire Sprinkler Permits-Added. The code official shall not issue a permit for the installation, (other than electrical), alteration or repair, of fire sprinkler systems, and related equipment, including standpipes, and hose connections to fire sprinkler systems, air line systems used in connection with fire sprinkler systems, and connect tanks and pumps, until the person, firm, or corporation installing the same shall have on file with the City of Tulsa a surety bond in the amount of Two Thousand Five Hundred Dollars (\$2,500.00). Such bond shall be on a form satisfactory to the City, guaranteeing payment of all obligations and guaranteeing the work to be installed in accordance with the provisions of this code. No person, firm, or corporation shall install automatic fire sprinkler systems unless licensed as provided in 59 O.S.2001, §§1800.1, *et seq.*, as amended, and the rules and regulations adopted pursuant thereto.

106.1.1.1 Fire Protection System Shop Drawings-Amendatory. Shop drawings for fire protection systems shall be submitted to indicate conformance with this code and construction documents. The system shall be approved and a permit issued prior to the start of system installation. Shop drawings shall contain all information required by the referenced installation standards in Chapter 9, Fire Protection Systems of the *International Building Code*.

106.3.1.1 Approval of Water and Sewer Plans-Added. If the property is not served by an adequate public water supply or public sanitary sewer system, each applicant for a permit for a structure requiring a water supply and sewage disposal shall provide a copy of the plans and specification for the proposed structure as required by Sections 106.1 and 106.1.1, a statement showing the size, dimensions and necessary information relative to the soil condition of the land upon which it is proposed to erect such structure and the plan for water supply and sewage disposal to and from such structure.

107.3 Temporary Power-Amendatory. The code official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final inspection has been approved. The part covered by the temporary permit shall comply with the requirements specified for temporary lighting, heat, or power in the Electrical Code of the City of Tulsa, Title 52, Tulsa Revised Ordinances.

108.2 Schedule of Fees-Amendatory. On buildings, or alterations requiring a permit, fees shall be paid as required in accordance with amounts established in Title 49, Tulsa Revised Ordinances.

108.3 Building Permit Valuations-Amendatory. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be (1) denied, or (2) approved using an adjusted valuation substituted by the code official, or (3) approved using a valuation submitted by the applicant based upon detailed estimates meeting the approval of the code official. Final building permit valuation shall be set by the code official.

109.3.3 Finished Floor Elevation-Amendatory. When a minimum finished floor elevation is specified in a permit, no additional work shall be performed after the slab or floor has been approved, until an elevation certificate, on a form provided by the building official, verifying the floor elevation has been received and approved by the building official from a land surveyor or engineer who is licensed by the State of Oklahoma.

110.2 Certificate Issued-Amendatory. After the code official inspects the building and finds no violations of the provisions of this code or other laws enforced by Development Services Division of the Public Works Department of the City of Tulsa, the code official shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the structure.
3. A description of that portion of the structure for which the certificate is issued.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

5. The name of the code official.
6. The edition of the code under which the permit was issued.
7. The use and occupancy in accordance with provisions of the *International Building Code*.
8. The type of construction as defined in the *International Building Code*.
9. The design occupant load and any impact the alteration has on the design occupant load of the area not within the scope of the work.
10. If an automatic sprinkler system is provided, whether the sprinkler is required.
11. Any special stipulations and conditions of the building permit.

112.1 Appeals-Amendatory. Any person aggrieved by a decision of the code official may appeal the decision to the Building Housing and Fire Prevention Appeals Board. Procedures for filing an appeals to the Building Housing and Fire Prevention Appeals Board shall be the same as specified in Title 51, Tulsa Revised Ordinances, Chapter 1.

113.4 Violation Penalties-Amendatory. It shall be unlawful and a misdemeanor offense for any person or limited liability company to violate any of the provisions of this code, fail to comply with any of the requirements thereof, or repair, alter or change the occupancy of a building or structure in violation of approved construction documents, a directive of the code official, or of a permit or certificate issued under the provisions of this code. Any person or limited liability company convicted of a violation of this code shall be guilty of a misdemeanor offense and shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), excluding costs, fees and assessments, or by imprisonment in the City Jail for a period not exceeding ninety (90) days, or by both such fine and imprisonment. Each day, or portion thereof, during which a violation is committed, continued or permitted shall be deemed a separate offense.

114.3 Unlawful continuance-Amendatory. It shall be unlawful and a misdemeanor offense for any person or limited liability company to continue any work 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. Any person or limited liability company convicted of a violation of this code shall be guilty of a misdemeanor offense and shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), excluding costs, fees and assessments, or by imprisonment in the City Jail for a period not exceeding ninety (90) days, or by both such fine and imprisonment. Each day, or portion thereof, during which a violation is committed, continued or permitted shall be deemed a separate offense.

Section 116 Emergency Measures-Amendatory.

116.1 Imminent Danger-Amendatory. When, in the professional judgment of the code official, a building exists in a condition which creates an imminent peril of failure or collapse and endangers life or property, or when any building or part of a building has fallen and life or property is endangered by the occupation of the building, or when there is actual or imminent danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is authorized and empowered to abate the dangerous condition immediately by ordering and requiring the occupants to vacate the premises. The code official shall then cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall then be unlawful and offense for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or demolishing the same.

116.2 Temporary Safeguards-Amendatory. Notwithstanding other provisions of this code, whenever, in the professional judgment of the code official, the unsafe condition of any building or structure creates an imminent peril to life or property, the code official shall order the necessary work to be done, including the boarding up of openings, to render the building or structure temporarily safe and shall cause such other action to be taken as the code official deems necessary to temporarily abate the unsafe condition.

116.3 Closing Streets-Deleted. Section 116.3 of the *ICC International Existing Building Code*, 2003 Edition is intentionally deleted from this code.

116.4 Emergency Repairs-Deleted. Section 116.4 of the *ICC International Existing Building Code*, 2003 Edition is intentionally deleted from this code.

116.5 Cost of Emergency Repairs-Deleted. Section 116.5 of the *ICC International Existing Building Code*, 2003 Edition is intentionally deleted from this code.

116.6 Hearing-Deleted. Section 116.6 of the *ICC International Existing Building Code*, 2003 Edition is intentionally deleted from this code.

117 Demolition-Deleted. Section 117, including Sections 117.1, 117.2, 117.3 and 117.4 of the *ICC International Existing Building Code*, 2003 Edition are intentionally deleted from this code.

202.0 General Definitions-Amendatory Section 202.0 of the *ICC International Existing Building Code*, 2003 Edition is adopted as published, provided that the following definitions in Section 202.0 are amended to read as follows:

Flood Hazard Area-Amendatory. For all buildings or structures located inside the city's corporate limits, the flood hazard area shall be as designated on the City of Tulsa's officially adopted Regulatory Flood Plain Maps.

Substantial Improvement-Amendatory. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure, either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any projects for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or any alterations of a structure listed on the National Register of Historic Places or State Inventory of Historic Places. The cost used in the substantial improvement determination shall be the cumulative costs of all previous

improvements for a specific building or structure occurring during the immediate past ten (10) year period.

[FG] 503.3.1 International Fuel Gas Code-Amendatory. The following sections of the *International Fuel Gas Code* shall constitute the fuel gas materials and methods requirements for Level 1 alterations.

1. All of Chapter 3, entitled General Regulations, except Sections 303.7 and 306.
2. All of Chapter 4, entitled Gas Piping Installations, except Sections 401.8 and 402.3.

2.1 Sections 401.8 and 402.3 shall apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased, even if the altered system does not meet code minimums.

3. All of Chapter 5, entitled Chimneys and Vents.
4. All of Chapter 6, entitled Specific Appliances.
5. All appliances shall be installed according to the manufacturer's installation instructions for service, repair or maintenance.

506.1.2 Elevators-Amendatory. Altered elements of existing elevators shall comply with *American Society of Mechanical Engineers (ASME) Standards*, Reference Number A17.1, A17.3 and *International Code Council, Inc. (ICC) Standards*, Reference Number A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

Exceptions:

1. ASME A17.1, Section 8.6.5.8 Safety Bulkhead, Section 8.6.8.3.3 The Escalator Step Skirt Performance, Section 8.7.2.27.5 (e) Car Over Speed Protection and Unintended Movement Protection.

2. ASME A17.3 Section 1.5 Alterations, Maintenance, and Inspections and Test.
3. Escalators installed prior to January 1, 2000.

603.2.1 Existing Vertical Openings, Exception 13-Amendatory. Section 603.2.1 of the *ICC International Existing Building Code*, 2003 Edition is adopted as published, provided that Exception 13 to Section 603.2.1 is amended to read as follows:

Exception: 13.-Amendatory: Group S Occupancies, where connecting not more than two (2) floor levels, or where connecting not more than three (3) levels when the building is equipped throughout with an approved automatic sprinkler system.

604.2.1 High-rise Buildings-Amendatory. In high-rise buildings, work areas shall be provided with automatic sprinkler protection.

604.2.1.1 Supplemental Automatic Sprinkler System Requirements-Amendatory. High-rise building owners shall produce a copy of, or enter into an agreement with the City of Tulsa providing that the owner shall install an automatic fire sprinkler system throughout the building by a specific date, approved by the code official. The code official shall provide the form of agreement to be used by the owner. Once this agreement is fully executed, it shall be filed in land records maintained by the appropriate County Clerk prior to the issuance of any associated permit.

604.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2-Amendatory. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than thirty (30) shall be provided with automatic sprinkler protection, where the work area would be required to be provided with automatic sprinkler protection in accordance with the *International Building Code* applicable to new construction.

604.2.2.2 Group R-2-Added. Work areas within R-2 occupancies shall be provided with automatic sprinkler protection.

604.2.3 Stories and Basements Without Openings-Amendatory. Work areas located in stories and basements without openings, as determined in accordance with the *International Building Code*, shall be provided with sprinkler protection where the work area

is required to be provided with sprinkler protection under the provisions of the *International Building Code* for a newly constructed buildings.

604.2.4 Other Required Suppression Systems-Amendatory. In buildings and areas listed in Table 903.2.13 of the *International Building Code*, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than thirty (30) shall be provided with sprinkler protection where the work area is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* applicable to new construction.

605.2 General-Amendatory. The means of egress shall comply with the requirements of this section.

Exception: Means of egress conforming to the requirements of the *International Building Code* under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official and the Fire Marshal, they do not constitute a distinct hazard to life.

701.2 Compliance-Amendatory. Section 701.2 of the *ICC International Existing Building Code*, 2003 Edition is adopted as published, provided that the Exception to Section 701.2 is amended to read as follows:

Exception: Buildings in which the reconfiguration of space affecting exists or shared egress access is exclusively the result of compliance with the accessibility requirements of Sections 506.2 of this code shall not be required to comply with this chapter, but shall comply with Section 604.2.1.1 of this code.

702.1 High-rise Buildings-Amendatory. Any building having one (1) or more floors more than seventy-five (75) feet (22 860 mm) above the lowest level accessible to a fire department vehicle shall comply with the requirements of Section 702.1.1, and existing elevators shall comply with the Building Code of the City of Tulsa, Title 51, Tulsa Revised Ordinances, Chapter 1 and Section 506.1.2 of this code.

702.1.2 Elevators-Deleted. Section 702.1.2 of the *ICC International Existing Building Code*, 2003 Edition is intentionally deleted from this code.

704.1.1 High-rise Buildings-Amendatory. In high-rise buildings, automatic fire sprinkler protection shall be provided in compliance with the requirements of Sections 604.2.1 and 604.2.1.1.

704.1.2 Rubbish and Linen Chutes-Amendatory. Rubbish and linen chutes located in the work area shall be provided with sprinkler protection where protection of the rubbish and linen chute would be required under the provisions of the *International Building Code* for new construction.

812.2.1 Change of Occupancy Classification to an Equal or Lesser Hazard-Amendatory. An existing building or portion thereof may have its use changed to a occupancy group within the same hazard classification category or to an occupancy group in a lesser hazard classification category (higher number) in all three hazard category classification Tables, provided it complies with the provisions of Chapter 7 for the new occupancy group, applied throughout the building, or portion thereof.

Exception: Compliance with all the provisions of Chapter 7 is not required where the change of occupancy group complies with the requirements of Section 812.3.

812.3 Change of Occupancy Classification to an Equal or Lesser Hazard in All Three Hazard Classifications-Amendatory. A change of use to an occupancy group within the same hazard classification category or to an occupancy group within a lesser hazard classification category (higher number) in the three hazard category classifications addressed by Tables 812.4.1, 812.4.2, and 812.4.3 shall be permitted in an existing building or portion thereof, provided the provisions of Sections 812.3.1 through 812.3.6 are met.

812.3.1 Minimum Requirements-Amendatory. Regardless of the occupancy group involved, the following requirements shall be met:

1. The means of egress shall comply with *International Building Code*.
2. The interior finish of walls and ceilings shall comply with the requirements of the *International Building Code* for the new occupancy group.

812.3.6 Groups A, E-Added. Where the use is classified as an A or E occupancy, the following requirements shall be met:

1. Automatic sprinkler systems shall comply with the requirements of the *International Building Code*.

2. Fire alarm and detection systems shall comply with the requirements of the *International Building Code*.

1003.2 Fire Safety-General-Amendatory. Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard shall be provided with an approved automatic fire-extinguishing system as determined appropriate in the written joint opinion of the code official and the fire marshal. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternate to, the required number of exits from any facility.

1003.12.1 Automatic Fire-Extinguishing Systems-General-Amendatory. Every historical building which cannot be made to conform to the construction requirements specified in the *International Building Code* for the occupancy or use, and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire extinguishing system.

Exception: When an alternative life-safety system is approved in the written joint opinion of the code official and the fire marshal.

1101.1 Scope: Chapter 11, ICC International Existing Building Code-Amendatory. Chapter 11 of the *ICC International Existing Building Code*, 2003 Edition provides requirements for relocated or moved buildings.

1101.1.1 Relocating and Moving of Buildings-Added. No building shall be relocated or moved except in compliance with the Building Code of the City of Tulsa Title 51, Tulsa, Revised Ordinance, Chapter 1, Section 3408.2 through 3408.16.2.

1201.2 Applicability-Amendatory. Buildings for which the initial building permit was issued prior to January 1, 1994, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this Chapter 12 of the *ICC International Existing Building Code*, 2003 Edition or the provisions of Chapters 4 through 10 of the *ICC International Existing Building Code*, 2003 Edition. The provisions

in Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. For the purposes of this Chapter 12, all references to Group S-1 shall apply to Group U. These provisions shall not apply to buildings with occupancies in Group H or I.

1201.6.2.1 Allowable area formula-Amendatory. The following formula shall be used in computing allowable area:

$$A_a = \frac{(100 + I_f + I_s) \times A_t}{100}$$

(Equation 12-2)

$A_{a, \max.} = 3 \times A_a$, as calculated in accordance with Section 506.4 of the *International Building Code*.

$$A_{a, \max.} = \frac{A_{\max.}}{\text{Number of stories}}$$

(Equation 12-3)

where:

- A_a = Allowable area per floor.
- I_s = Area increase due to sprinkler protection, percent as calculated in accordance with Section 506.3 of the *International Building Code*.
- I_f = Area increase due to frontage, percent as calculated in accordance with Section 506.2 of the *International Building Code*.
- A_t = Tabular area per floor in accordance with Table 503 of the *International Building Code*, square feet (m²).
- $A_{\max.}$ = Total area of the entire building.
- $A_{a, \max.}$ = Allowable area per floor based on the limitations of Section 506.4 of the *International Building Code*.

Table 1201.6.3-Amendatory. Table 1201.6.3 of this code is amended to read as follows:

**TABLE 1201.6.3
COMPARTMENTATION VALUES**

OCCUPANCY	CATEGORIES				
	a Compartment size \geq 15,000 square feet	b Compartment size = 10,000 square feet	c Compartment size = 7,500 square feet	d Compartment size = 5000 square feet	e Compartment size \leq 2,500 square feet
A-1, A-3	0	6	10	14	18
A-2	0	4	10	14	18
A-4, B, E, S-2	0	5	10	15	20
F, M, R, S-1	0	4	10	16	22

For SI: 1 square foot = 0.0929m²

1201.6.5 Corridor Walls-Amendatory. Evaluate the fire-resistance rating and degree of completeness of walls, which create corridors serving the floor, and that are constructed in accordance with Section 1016 of the *International Building Code*. This evaluation shall not include the wall elements considered under Sections 1201.6.3 and 1201.6.4. Under the categories and groups in Table 1201.6.5, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.5, Corridor Walls, for fire safety, means of egress, and general safety.

1201.6.5.1 Categories-Amendatory. The categories for corridor walls are:

1. Category a-No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b-Less than 1-hour fire-resistance rating or not constructed in accordance with Section 708.4 of the *International Building Code*.

3. Category c-1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 715 of the *International Building Code* or without corridors as permitted by Section 1016 of the *International Building Code*.

4. Category d-2-hour or greater fire-resistance rating, with doors conforming to Section 715 of the *International Building Code*.

1201.6.11.1 Categories-Amendatory. The categories for means-of-egress capacity and number of exits are:

1. Category a-Compliance with the minimum required means-of-egress capacity or number of exits is achieved through the use of a fire escape in accordance with Section 605.3.1.2.

2. Category b-Capacity of the means of egress complies with Section 1005 of the *International Building Code*, and the number of exits complies with the minimum number required by Section 1018 of the *International Building Code*.

3. Category c-Capacity of the means of egress is equal to or exceeds 125 percent of the required means-of-egress capacity, the means of egress complies with the minimum required width dimensions specified in the *International Building Code*, and the number of exits complies with the minimum number required by Section 1018 of the *International Building Code*.

4. Category d-The number of exits provided exceeds the number of exits required by Section 1018 of the *International Building Code*. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1014.2 of the *International Building Code*.

5. Category e-The area being evaluated meets both Categories c and d.

1201.6.19 Incidental use-Amendatory. Evaluate the protection of incidental use areas in accordance with Section 302.1.1 of the *International Building Code*. Do not include those where this code requires suppression throughout the building, including covered mall buildings, high-rise buildings, public garages, and unlimited area buildings. Assign the lowest score from Table 1201.6.19 for the building or fire area being evaluated, and enter

that value into Table 1201.7 under Safety Parameter 1201.6.19, Incidental Use Area Protection, for fire safety, means of egress, and general safety. If there are no specific occupancy areas in the building or fire area being evaluated, the value shall be zero.

Table 1201.6.19-Amendatory. Table 1201.6.19 of this code is amended to read as follows:

**TABLE 1201.6.19
INCIDENTAL USE AREA VALUES^a**

PROTECTION REQUIRED BY TABLE 302.1.1 OF THE INTERNATIONAL BUILDING CODE	PROTECTION PROVIDED						
	None	1 hour	AFSS	AFSS with SP	1 hour & AFSS	2 hours	2 hours & AFSS
2 hours and AFSS	-4	-3	-2	-2	-1	-2	0
2 hours, or 1 hour and AFSS	-3	-2	-1	-1	0	0	0
1 hour and AFSS	-3	-2	-1	-1	0	-1	0
1 hour	-1	0	-1	0	0	0	0
1 hour, or AFSS with SP	-1	0	-1	0	0	0	0
AFSS with SP	-1	-1	-1	0	0	-1	0
1 hour or AFSS	-1	0	0	0	0	0	0

^aAFSS = Automatic fire suppression system; SP = Smoke partitions (See IBC Section 302.1.1.1).

Note: For Table 1201.7 see *ICC International Existing Building Code*, 2003 Edition, page 63.

Table 1201.8-Amendatory. Table 1201.8 of this code is amended to read as follows:

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**TABLE 1201.8
MANDATORY SAFETY SCORES^a**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
A-3	22	33	33
A-4, E	29	40	40
B	30	40	40
F	24	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	29

^aMFS = Mandatory Fire Safety

MME = Mandatory Means of Egress

MGS = Mandatory General Safety

Chapter 14 ASME Reference Standard-Amendatory. The *American Society of Mechanical Engineers (ASME)* reference standard provided in Chapter 14 of the *ICC International Existing Building Code, 2003 Edition* is amended to add the following reference standard:

ASME Standard	Referenced Title	Code Reference
A17.13—1996	For Existing Elevators and Escalators with A17.3a —2000 Addenda	506.1.2"

Appendices A and B-Deleted. The following appendices of the *ICC International Existing Building Code, 2003 Edition*, are intentionally deleted from this code:

APPENDIX A GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS

APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

Ord. No. 20245

Section 2. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

Section 3. PROTECTION OF EXISTING RIGHTS AND REMEDIES. That nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed; nor shall this Ordinance require any changes in work which have been lawfully authorized prior to the adoption of this Ordinance, so long as such work is actually commenced within sixty (60) days after the adoption of this Ordinance.

Section 4. SEVERABILITY. If any section, subsection, paragraph, subparagraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 5. OPERATIVE CLAUSE. Following passage of this ordinance by the City Council, with separate approval of its Emergency Clause; approval by the Mayor; and publication, this ordinance shall be operative on and after May 1, 2004.

Section 6. EMERGENCY CLAUSE. That because the fees enacted by this ordinance is essential to the regulation of water and sewer service; building, electrical, mechanical, plumbing trades; and fire prevention, an emergency is now declared to exist for the preservation of the public peace, health and safety by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: APR 01 2004
Date

ADOPTED as an emergency measure: APR 01 2004
Date

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PTB

[Handwritten Signature]

#51-CH4.WPD
03/25/2004

Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____
Date Time

Bill LaFortune, Mayor

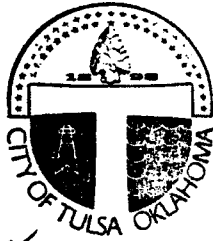
By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: APR 05 2004
Date

at 0900
Time

[Handwritten Signature]
Mayor

(Seal)
ATTEST:



[Handwritten Signature]
City Clerk

APPROVED:

[Handwritten Signature]
City Attorney *[Initials]*

[Handwritten mark]