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Ordinance No. 23394

AN ORDINANCE AMENDING TITLE 51, TULSA REVISED ORDINANCES, THE BUILDING CODE OF THE CITY OF TULSA, OKLAHOMA, CHAPTER ONE, ENTITLED THE INTERNATIONAL CODE COUNCIL (ICC) INTERNATIONAL BUILDING CODE, 2015 EDITION; AMENDING, ADDING OR DELETING PROVISIONS AS PROVIDED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

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

**"TITLE 51 BUILDING CODE**

- Chapter 1. ICC International Building Code, 2015 Edition, Adopted**
- Chapter 2. ICC International Residential Code for One and Two-Family Dwellings, 2009 Edition, Adopted**
- Chapter 3. Mobile Homes, Modular Structures, Recreational Vehicles and Mobile Home Parks**
- Chapter 4. ICC International Existing Building Code, 2015 Edition, Adopted**

**CHAPTER 1. ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, ADOPTED**

- Section 100. Adoption of the ICC International Building Code, 2015 Edition.
- Section 101. Amendments to the ICC International Building Code, 2015 Edition.

**Section 100. Adoption of the ICC International Building Code, 2015 Edition**

A 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 Building Code*, 2015 Edition, as published by the International Code Council, Inc., hereinafter the "Building Code" is hereby adopted for the control of buildings and structures other than detached one- and two-family dwellings and townhouses, as herein provided. Each and all of the regulations, provisions, penalties, terms and conditions of the *ICC International Building Code*, 2015 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 101 of this chapter.

## **Section 101. Amendments to the ICC International Building Code, 2015 Edition**

The following sections of the *ICC International Building Code*, 2015 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 "Building Code of the City of Tulsa, Oklahoma," hereinafter referred to as the "Building Code" or "this code."

**101.2 Scope-Amendatory.** The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

### **Exceptions:**

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code for One and Two Family Dwellings* of the City of Tulsa, Oklahoma, Title 51, Tulsa Revised Ordinances, Chapter 2. One- and two-family dwellings or townhouses relocated or moved inside the corporate limits of the City shall comply with the provisions of the Building Code of the City of Tulsa Title 51, Tulsa Revised Ordinances, Chapter 4, Chapter 13.

**101.4.3 Plumbing-Amendatory.** The provisions of the *International Plumbing Code*, as adopted in the Plumbing Code of the City of Tulsa, Oklahoma, Title 56, Tulsa Revised Ordinances shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system, and all aspects of a medical gas system. Regulations promulgated by the Oklahoma Department of Environmental Quality (ODEQ) and published in Oklahoma Administrative Code (OAC), Title 252, Chapter 641, entitled "Individual and Small Public On-site Sewage Disposal Systems" shall apply to private sewage disposal systems.

**101.4.7 Existing buildings-Amendatory.** Existing buildings undergoing repair, alterations or additions, change of occupancy or relocation shall be permitted to comply with the *International Existing Building Code* of the City of Tulsa, Oklahoma, Title 51, Tulsa Revised Ordinances, Chapter 4.

**101.5 Conflict with Other Ordinances or Statutes-Added.** No provisions 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 code or of any remedy then existing for the enforcement of its orders.

**102.7 Buildings Owned by the City of Tulsa-Added.** Buildings and structures owned by the City of Tulsa which are located inside or outside the corporate limits of the City, shall comply with the requirements of this code.

**103.1 Enforcement Agency-Amendatory.** The term "Department of Building Safety," as used within the *ICC International Building Code*, 2015 Edition shall mean the Development Services Division of the Planning and Development Department of the City of Tulsa or other department, division or section of the City of Tulsa authorized and directed to enforce the provisions of this code.

**103.4 Code of Ethics-Added.** Staff members of the Development Services Division of the Planning and Development Department of the City of Tulsa shall ascribe to and be guided in professional conduct as code officials and department representatives as stipulated within Title 12, Chapter 6 "Ethics Code," Tulsa Revised Ordinances.

**103.5 Qualifications of Code Officials-Added.** The building official and deputies, otherwise known as "code officials," shall have experience in commercial or residential building work, as determined by their job descriptions and responsibilities, and possess certification by the International Code Council, Inc. or other testing agencies, as approved by the Director of the Planning and Development Department.

**104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas-Amendatory.** For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612. 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 10-year period.

**104.10.1 Flood Hazard Areas, and Areas Prone to Flooding-Amendatory.** The code official shall not grant modifications to any provision related to flood hazard areas and 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 and Hazard Mitigation Advisory Board, as provided in Title 11-A, Tulsa Revised Ordinances.

**105.1.1 Annual permit-Amendatory.** An annual permit is a yearly permit which represents a group of individual permits for each alteration to an already approved electrical, gas, mechanical or plumbing installation. The building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

**105.1.2 Annual Permit Records-Amendatory.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit, in accordance with Title 50, Tulsa Revised Ordinances, titled "Annual Permits." The code official shall have access to such detailed records of alterations at all times or such records shall be filed with the code official as designated. At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. § 1000.25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

**105.1.3 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 code official or the official's 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, or the owner's authorized agent(s), 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.

**105.3.1.1 Bond Required-Added.** The code official, or designated representative, shall not issue a permit for the demolition or destruction of a building or structure until a suitable bond has been provided, protecting the adjacent owners from damages. Such bond shall be in the minimum amount as provided in Title 49, Tulsa Revised Ordinances, Chapter 3, and may be increased if in the opinion of the code official the location of the building to be demolished or destroyed requires a larger bond. The code official, or designated representative, may waive the requirement of bond if the official is satisfied that the particular building or structure can be demolished or destroyed without damage to adjoining buildings or properties.

**105.3.3 Payment of Permit Fees-Added.** Upon acceptance of application for a permit, an application fee shall be paid. Upon approval, the applicant shall be notified the permit is ready and advised of what remaining fees are due. In order for the permit to be valid, all fees shall have been paid in full and the permit posted at the job site prior to beginning construction. Payments for permits are due upon notification to the applicant that the permit is approved and is ready for issuance. Any permit not paid for within thirty (30) days after notification may be deemed void by the code official and the application fee shall then be forfeited.



**105.3.4 Eating or Drinking Establishments-Added.** Each applicant for a permit for a structure to be used as an eating or drinking establishment shall provide two (2) additional copies of the plans and specifications for the proposed structure. The Tulsa City-County Health Department shall review the documents for compliance with the Food Code of the City of Tulsa, as provided in the Tulsa Revised Ordinances.

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

**105.3.6 Alarm Industry Act Adopted and Incorporated by Reference-Added.** The Alarm Industry Act, Title 59 O.S. Section 1800.1 *et seq.* as amended is hereby adopted by reference and incorporated into this code as if set out at-length here, save and except any portions which may be added, deleted or amended in this title.

**105.3.6.1 Fire Extinguisher Industry Act Adopted and Incorporated by Reference-Added.** The Fire Extinguisher Industry Act, Title 59 O.S. Supp. 2007, Section 1820.1 *et seq.* as amended is hereby adopted by reference and incorporated into this code as if set out at-length here, save and except any portions which may be added, deleted or amended in this title.

**105.3.6.2 Fire Sprinkler Permits-Added.** The code official shall not issue a permit for the installation, 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 to connect tanks and pumps, until the person, firm, corporation or limited liability company 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, corporation or limited liability company shall install automatic fire sprinkler systems unless licensed as provided in Title 59 O.S. Section 1800.1 *et seq.*, as amended, and related rules and regulations.

**105.3.6.3 Licensing-Added.** All fire alarm and fire sprinkler systems governed by this code shall be installed, inspected and repaired by licensed firms and technicians in compliance with occupational licensing laws and regulations promulgated by the Oklahoma Department of Labor, and published in the Oklahoma Administrative Code (OAC), Section 380:75. All fire extinguisher systems governed by this code shall be installed, inspected and repaired by licensed firms and technicians in compliance with occupational licensing laws and regulations promulgated by the Oklahoma State Fire Marshal Commission, and published in the Oklahoma Administrative Code (OAC), Section 265:50.

**107.2.2 Fire Protection System Shop Drawings-Amendatory.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents. An application for a permit shall be submitted prior to the start of system

installation. Any applicant for a permit that begins construction activities prior to an approved permit being issued shall be proceeding at their own risk. Regardless, a permit shall be required before a rough-in inspection may be requested for the system(s) and prior to the system(s) being concealed. Shop drawings shall contain all information required by installation standards referenced in Chapter 9 of this code.

**107.2.5 Site plan-Amendatory.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, property boundaries, distances from lot lines, the established grades and the proposed finished grades, easements, rights-of-way, utilities and, as applicable, flood hazard areas, floodways, design flood elevations and finished floor elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

**107.3.5 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 develop the site in accordance with adopted City ordinances.

**108.3 Temporary Power-Amendatory.** The building 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.

**109.2 Schedule of permit fees-Amendatory.** All permit and inspection fees for work encompassed in this chapter shall be paid in accordance with the schedule established in Title 49, Tulsa Revised Ordinances Chapters 1 and 3.

**109.3 Building Permit Valuations-Amendatory.** The applicant for a permit shall provide an estimated permit value at the 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 building official, the valuation is underestimated on the application, the permit shall be (1) denied, or (2) approved using an adjusted valuation substituted by the building 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 building official.

**110.3.3 Lowest Finished Floor Elevation-Amendatory.** When a lowest finished floor elevation is specified in a permit for structures located in flood hazard areas or areas prone to flooding, as

established by the current City of Tulsa Regulatory Floodplain Map Atlas, no further vertical construction shall be performed after approval of the slab or floor, until an elevation certificate, verifying the lowest floor elevation, has been received and approved by the code official. The elevation certificate shall be prepared by a land surveyor or engineer who is licensed by the State of Oklahoma, using an appropriate form provided by the code official.

**110.3.3.1 Final Floodplain Elevation Certificate-Added.** Prior to the final inspection, a final elevation certificate shall be required for structures located in areas prone to flooding, as established by the current City of Tulsa Regulatory Floodplain Map Atlas. The final elevation certificate shall be prepared by a land surveyor or engineer licensed by the State of Oklahoma, using an appropriate form provided by the code official. The certificate shall confirm the lowest finished floor elevation and verify the lowest elevation of mechanical equipment. A certificate of occupancy shall not be issued unless the final elevation certificate is approved by the code official.

**110.3.3.2 Flood-proofing Certificate-Added.** In lieu of elevating a non-residential structure, or non-residential portions of a mixed-use structure, to the specified finished floor elevation as provided in Sections 110.3.3 and 110.3.3.1 of this code, a non-residential structure, or non-residential portions of a mixed-use structure, located in flood hazard areas or areas prone to flooding, as established by the current City of Tulsa Regulatory Floodplain Map Atlas, undergoing substantial improvement, may be flood-proofed in accordance with other sections of this code. An engineer or architect licensed by the State of Oklahoma shall prepare a certificate of flood-proofing and submit it to the code official for approval prior to the final inspection. The certificate shall be in an appropriate form provided by the code official.

**110.3.7 Energy Efficiency Inspection-Deleted.** Section 110.3.7 of the *ICC International Building Code*, 2015 Edition is intentionally deleted from this code.

**110.6 Approval required-Amendatory.** No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. Upon notification, the code official shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or an agent of the permit holder where it fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered, concealed or occupied until authorized by the code official. Work that is covered or concealed, or occupied without approval of the code official shall be in violation of this code and shall be penalized by the imposition of a civil fine as provided in Title 49, Tulsa Revised Ordinances, Chapter 1, for each occurrence and may result in a hearing before the Board of Appeals. Each day, or portion thereof, during which a violation is committed, continued or permitted shall be deemed a separate offense. The assessment or payment of this penalty shall not relieve any person from fully complying with all requirements of this code nor shall such payment exempt the person from further penalty provided by law.

**113.1 Board of Appeals Created-Amendatory.** In order to hear and decide appeals of orders, decisions, or determinations made by the building, fire, or other code officials relative to the application and interpretation of Tulsa Revised Ordinances Titles 14, 51, 52, 56, or 59, there shall be and is hereby created a Board of Appeals.

**113.1.1 Membership of Board-Added.** The Board shall be composed of the following thirteen (13) members and two (2) alternates, appointed by the Mayor and confirmed by the City Council:

Thirteen (13) Members:

- One (1) electrical contractor
- One (1) mechanical or plumbing contractor
- One (1) mechanical stationary engineer
- One (1) fire protection contractor
- One (1) commercial building contractor
- One (1) residential building contractor
- One (1) structural engineer
- One (1) mechanical, electrical, or plumbing consultant engineer
- One (1) fire protection engineer
- One (1) architect
- One (1) member of the Home Builders Association of Greater Tulsa
- One (1) member of the Building Owners and Managers Association of Tulsa
- One (1) mayoral designee

Two (2) Alternates of similar qualification as any Member:

Alternates may be called upon to ensure quorum of the board during times when a sufficient number of regular members is not available. Alternates shall receive notices and all meeting materials and may attend all meetings. They will serve as voting members only when needed to provide a quorum.

Appointments shall be for terms of three (3) years and shall commence on July 1. Upon death, removal, or resignation of any member, a new member shall be appointed to serve out the unexpired term. Members shall serve until their successors are duly appointed and qualified.

**113.1.2 Election of Officers-Added.** At the July meeting of each year, the Board shall elect one of its members as chairman and one as vice-chairman, both to serve for the ensuing year. The code official shall serve, *ex-officio*, as a non-voting secretary of the Board. The fire code official shall serve, *ex-officio*, as a non-voting member of the Board.

**113.1.3 Meetings of Board-Added.** The Board shall meet at the call of the chairman or three (3) members of the Board. Seven (7) members of the Board shall constitute a quorum. Insofar as possible, all business meetings shall be conducted in accordance with the parliamentary rules set forth in *Robert's Rules of Order*. The Office of Building Inspection shall maintain records of all proceedings of Board meetings. Prior to each meeting, a complete agenda and the minutes of the previous meeting shall be provided to all Board members.

**113.1.4 Attendance-Added.** Each member of the Board shall attend all Board meetings except for reasons beyond the member's control. Any member who misses three (3) consecutive meetings of the Board shall be recommended to the Mayor for removal and replacement.

**113.1.5 Powers and Duties of the Board-Added.**

1. The Board shall hear all appeals from decisions of the building, fire, or other code officials and shall interpret the provisions of the applicable code whenever a dispute arises as to the meaning or intent of any provision. In the event of a dispute between interested parties, the code official may, as necessary, order part or all of the construction work to cease; provided that within twenty (20) days after an order from the code official has been issued, the appellant may file a written notice of appeal with the Board. Thereafter the appellant may proceed with the work at the appellant's own risk, pending determination of the dispute.
2. The Board shall serve as an advisory board to the Council with respect to technological advances in equipment standards, in installation and performance, and other matters related to buildings and structures.
3. The Board shall adopt rules of procedure for the transaction of its business. The Board shall have the authority to establish ad hoc committees and select appropriate representatives with technical expertise and experience to provide guidance and recommendations on specific and focused issues as may be desired.
4. The Board may suspend, revoke, or cancel any License or Certificate of Registration issued pursuant to the City of Tulsa Electrical, Mechanical, or Plumbing Codes (Titles 52, 56 or 59) if it has reason to believe or finds that the holder of the License or Certificate has:
  - a. Made a material misstatement in the application for any License or Certificate or renewal thereof; or
  - b. Loaned or illegally used the License or Certificate; or
  - c. Violated any provisions of the City's applicable codes.

**113.1.6 Initiation of an Appeal-Added.** Any person aggrieved by a decision of the building, fire, or other code officials may appeal the decision to the Board of Appeals. The initiation of such an appeal shall be in writing and shall be filed with the City Clerk and the Code Official whose decision is being appealed no later than twenty (20) days after the code official's decision was made known to the aggrieved person. The notice of appeal shall:

1. Set forth in detail the precise decision or requirement being appealed;

2. State precisely why the decision or requirement is in error;
3. Designate the section(s) of the code, other ordinances or statute(s) which support(s) the appellant's position; and
4. Be accompanied by a fee as provided in Title 49, Tulsa Revised Ordinances, Chapter 1.

**113.1.7 Board Investigation and Hearing-Added.** Upon receipt by the Board of a written notice of appeal filed by the code official or any aggrieved person, or upon the Board's own motion, the Board shall make such investigation into the complaint which it may deem necessary and hold a hearing upon the appeal.

**113.1.8 Notice of Hearing-Added.** The Board shall meet upon notice from the chairman within twenty (20) days of the filing of an appeal or at a stated periodic meeting. The appellant shall be notified by regular mail of the date, time and place of the hearing which shall include:

1. A statement of the date, time, place and nature of the hearing.
2. A statement of the legal authority and jurisdiction under which the hearing is to be held;
3. A reference to the particular section(s) of the code and rules involved;
4. A short, plain statement of the complaint or appeal and a statement of the issues before the Board;
5. A statement that the nature of the proceeding before the Board will be an informal inquiry into the complaint at which time an opportunity will be afforded for the individual to respond to the allegations in the notice of appeal by the presentation of testimony or documentary evidence; and
6. A statement that the individual has a right to be represented by legal counsel.

**113.1.9 Board Decision Upon Hearing an Appeal-Added.**

1. At the conclusion of a hearing on an appeal, the Board shall affirm, modify, or reverse the decision of the code official by a concurring vote of a majority present.
2. A decision of the Board on a technical dispute shall be *res judicata* and the Board may, in its discretion, refuse to hear appeals involving interpretation of codes, statutes or ordinance provisions upon which a decision by the Board has been previously made. When the Board determines that a decision made by it has industry-wide implications, the Board may direct its secretary to advise all registered contractors by letter of such decision.

3. Any rulings, requirements, decisions or interpretations of the Board shall be final and binding upon all parties, unless appealed to the City Council.

#### **113.1.10 Suspension or Revocation of Certificates of Registration--Added.**

1. **Written Complaint.** Upon receipt of a written complaint to the Board, filed by the code official or any aggrieved person, or upon the Board's own motion, the Board shall make any investigation into the complaint which it may deem necessary and thereafter shall conduct a hearing upon such complaint.
2. **Notice of Hearing.** Within ten (10) days after the filing of a written complaint, the Board shall serve written notice of the complaint upon the Certificate holder. The notice shall be served either personally or by certified mail, return receipt requested, at least ten (10) days prior to any scheduled hearing and shall include:
  - 2.1. A statement of the time, place, and nature of the hearing;
  - 2.2. A statement of the legal authority and jurisdiction under which the hearing is to be held;
  - 2.3. A reference to the particular section(s) of the code and rules involved;
  - 2.4. A short, plain statement of the complaint and a statement of the issues before the Board;
  - 2.5. A statement that the nature of the proceeding before the Board will be an informal inquiry into the complaint, at which time an opportunity will be afforded the individual to respond to the allegations in the complaint by the testimony of witnesses, or by documentary evidence;
  - 2.6. A statement that the individual has a right to be represented by legal counsel; and
  - 2.7. A statement that, based upon the evidence presented at the hearing, the Board may deny, suspend, revoke, or cancel the individual's Certificate of Registration.
3. **Determining Vote.** A decision to deny, suspend, revoke, or cancel a Certificate of Registration shall require the concurring vote of a majority present.

**113.1.11 Enforcement of Board Action Stayed-Added.** If any ruling, requirement, decision or interpretation of the Board is appealed to the City Council, the enforcement of the Board's action shall automatically be stayed until the Council has rendered a final decision.

#### **113.4 Appeals to the City Council from the Board-Added**

1. Any person(s) aggrieved by a decision of the Board may perfect an appeal to the City Council by filing a written notice of appeal with the City Clerk and with the Secretary of the City Council within ten (10) days from the date of the action by the Board. Such notice shall specify the grounds for the appeal. A hearing on the appeal shall be commenced by



the Council no later than thirty (30) days from the date the notice of appeal was filed with the City Clerk.

2. The City Council shall have jurisdiction to affirm, modify, reverse, or remand the action of the Board. Where practical difficulties or an unnecessary hardship will result from the strict application of this code, the Council shall have the power, in a specific case, to grant a variance from any provision, in accordance with the general purpose and intent of the code, so that the public health, safety, convenience, prosperity, and general welfare may be secured and substantial justice done. Any such variance shall not be construed as an amendment or a general waiver of any provision of this code.

**113.5 Appeal from City Council Action-Added.** Any rulings, requirements, decisions or interpretations of the City Council shall be final and binding upon all parties, provided that any right of appeal to the courts shall not be abrogated.

**113.6 Computation of Time-Added.** In computing any period of time prescribed or allowed by this title, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period computed shall be included, unless it is a legal holiday as recognized by the City of Tulsa, or any other day when the office of the City Clerk does not remain open for public business until its regularly scheduled closing time, in which event the period shall run until the end of the next day which is not a legal holiday or a day when the office of the City Clerk does not remain open for public business until its regularly scheduled closing time. Unless the context of a period of time clearly indicates otherwise, a period of time prescribed in days shall be calendar days, including holidays and any other day when the office of the City Clerk is not open for public business until its regularly scheduled closing time.

**114.4 Violation Penalties-Amendatory.** It shall be unlawful and a misdemeanor offense for any person, firm, corporation or limited liability company to violate any of the provisions of this code, fail to comply with any of the requirements thereof, or erect, construct, 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, firm, corporation 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 One Thousand Two Hundred Dollars (\$1,200.00), excluding costs, fees and assessments, or by imprisonment for a period not exceeding six (6) months, 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.

**114.5 Abatement of Violation-Added.** The imposition of civil or criminal penalties prescribed in this code shall not preclude the City Attorney from instituting appropriate action to restrain or enjoin unlawful construction, the illegal occupancy of a building, or to stop an illegal act, conduct, business, or operation of systems, or to abate any such violation.

**115.3 Unlawful Continuance**-Amendatory. It shall be unlawful and a misdemeanor offense for any person, firm, corporation 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, firm, corporation or limited liability company convicted of a violation of this section shall be guilty of a misdemeanor offense and shall be punished by a fine of not more than One Thousand Two Hundred Dollars (\$1,200.00), excluding costs, fees and assessments, or by imprisonment for a period not exceeding six (6) months, 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 117. Emergency Measures**-Added.

**117.1 Imminent Danger**-Added. When, in the opinion of the code official, there is an imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life 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 order and require the occupants to vacate the premises immediately. 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 a misdemeanor 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 it.

**117.2 Temporary Safeguards**-Added. Notwithstanding other provisions of this code, whenever, in the opinion 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.

**117.3 Temporary Closure of Structures or Streets Due to Unsafe Condition**-Added. When necessary for public safety, the code official shall be authorized to temporarily close any unsafe structure and any adjacent sidewalk, street, alley, public way, or place, and prohibit access until the unsafe condition of the structure is abated.

**202 Definitions**-Amendatory.

**Safe room**-Added. A building or structure or portions thereof, constructed in accordance with ICC/NSSA Standard for the design and construction of Storm Shelters® (ICC 500®) and

constructed to provide near-absolute protection for its occupants from severe wind storm events such as tornados.

- (1) Community safe room. A safe room designed and constructed in accordance with the Federal Emergency Management Agency (FEMA) document P-361 entitled "Design and Construction Guidance for Community Safe Rooms®" ("FEMA P-361®"), intended to provide life-safety protection for more than 16 persons.
- (2) Other safe room. A safe room designed and constructed in accordance with FEMA P-361® Design and Construction Guidance for Community Safe Rooms or FEMA P-320® entitled "Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business®", located in a residence or non-residential building or structure, intended to provide life-safety protection for 16 people or less.

**305.2.4 Seven or fewer children in a detached dwelling-Added.** A facility such as the above within a detached dwelling and having seven or fewer children receiving such day care shall be permitted to comply with the International Residential Code® (IRC®). This number shall include children two and one half years or less of age.

**305.2.5 Eight to 12 children in a detached dwelling-Added.** A facility such as the above within a detached dwelling and having eight to 12 children receiving such day care shall comply with the IRC® provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the IRC®. This number shall include children two and one-half years or less of age.

**310.5 Residential Group R-3-Amendatory.** Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*

*Boarding houses* (nontransient) with 16 or fewer occupants

*Boarding houses* (transient) with 10 or fewer occupants

Care facilities that provide accommodations for five or fewer persons receiving care

*Congregate living facilities* (nontransient) with 16 or fewer occupants

*Congregate living facilities* (transient) with 10 or fewer occupants

*Lodging houses* with four or fewer guest rooms

**310.5.2 Lodging houses-Amendatory.** Owner-occupied *lodging houses* with four or fewer *guest rooms* shall be permitted to be constructed in accordance with the IRC®.

**407.5 Smoke barriers.** – Amendatory. *Smoke barriers* shall be provided to subdivide every *story* used by persons receiving care, treatment or for sleeping, and to divide other *stories* with an *occupant load* of 50 or more persons, into no fewer than two *smoke compartments*. Such *stories* shall be divided into *smoke compartments* with an area of not more than 22,500 square feet (2092 square meters) in Group I-2 Condition 1 and Condition 2. The distance of travel from any point in

a *smoke compartment* to a *smoke barrier* door shall be not greater than 200 feet (60960 millimeters). The *smoke barrier* shall be in accordance with Section 709.

**419.1 General** - Amendatory. A *live/work unit* shall comply with Sections 419.1 through 419.9.

**Exceptions:**

1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.
2. Group B, M, and F occupancies that are located in a detached *dwelling unit* complying with the limitations of Section 419.1.1 shall be permitted to be constructed in accordance with the *IRC*®.

**419.1.1 Limitations** – Amendatory. The following shall apply to all live/work areas:

1. The nonresidential portion of the *live/work unit* is permitted to be not greater than 2,500 square feet (232 square meters) in area;
2. The nonresidential area is permitted to be not more than 50 percent of the area of each *live/work unit*;
3. The nonresidential area function shall be limited to the first or main floor only of the *live/work unit*; and
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

**423 Storm Shelters and Safe Rooms** - Amendatory

**423.1 General** – Amendatory. In addition to other applicable requirements in this code, storm shelters and safe rooms shall be constructed in accordance with the definitions and this section.

**423.1.1 Scope** - Amendatory. This section applies to the construction of above or below ground storm shelters or safe rooms constructed as separate detached buildings, or rooms within buildings, structures, or portions thereof for the purpose of providing safe refuge from storms that produce high winds, such as tornados. Any room or structure, as may be used as a place of refuge during a severe wind storm event, shall not be defined as a storm shelter or safe room unless specifically designed to the requirements as listed in Section 423.

**423.2 Definitions** - Amendatory. The following terms are defined in Chapter 2 of this code:

1. SAFE ROOM.

- a. Community safe room.
- b. Other safe room.

2. STORM SHELTER.

- a. Community storm shelter.
- b. Residential storm shelter.

**423.3 Critical emergency operations** – Deleted. Section 423.3, including exceptions, of the ICC 2015 International Building Code, is intentionally deleted from this code.

**423.4 Group E occupancies** – Deleted. Section 423.4, including exceptions, of the ICC 2015 International Building Code, is intentionally deleted from this code.

**423.5 Required** – Added. Where storm shelters and safe rooms are provided, they shall be provided in compliance with ICC 500® except as required by Sections 423.5.1 through 423.5.2.3.

**423.5.1 Number of doors** – Added. The number of means of egress doors from a storm shelter or safe room shall be determined based upon the occupant load for the normal occupancy of the space in accordance with Chapter 10 of this code. For facilities used solely for storm shelters or safe rooms, the number of doors shall be as specified in Section 423.5.1.1 based upon the occupant load as calculated in ICC 500®, Section 501.1. Where only one means of egress is provided and the occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50, an emergency escape opening shall be provided in accordance with ICC 500® Section 501.4.

**423.5.1.1 Minimum number of doors per storm shelter or safe room** – Added. For 1-49 occupants provide a minimum of 1 door in storm shelter or safe room; for 50-500 occupants provide a minimum number of 2 doors in storm shelter or safe room; for 501-1000 occupants provide a minimum number of 3 doors in storm shelter or safe room; and for more than 1000 occupants provide a minimum number of 4 doors in storm shelter or safe room.

**423.5.2. Sanitation facilities** - Added. Toilet and hand-washing facilities shall be located within the storm shelter or safe room and provided in the minimum number shown in Sections 423.5.2.1 through 423.5.2.3.

**423.5.2.1 Temporary sanitary fixtures** – Added. Temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction shall be provided in community

storm shelters and community safe rooms when an occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50.

**423.5.2.2 Permanent sanitary fixtures** – Added. Permanent toilet and hand-washing facilities shall be located within community storm shelters and community safe rooms with an occupant load of 50 or more based upon the occupant load as calculated in ICC 500®, Section 501.1. One toilet facility per 500 occupants, or portions thereof and one hand-washing facility per 1000 occupants, or portions thereof shall be provided based upon the occupant load as calculated by ICC 500® Section 501.1

**423.5.2.3 Additional facilities** - Added. Where the required number of sanitation facilities for the community storm shelter or community safe room, as calculated per Section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space, the additional facilities shall be permitted to be temporary sanitary fixtures, chemical toilets, or other means as approved by the authority having jurisdiction.

**[F] 903.2.1.2 Group A-2-Amendatory.** An *automatic sprinkler system* shall be provided for *fire areas* containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (465.5 m<sup>2</sup>).
2. The *fire area* has an occupant load of 100 or more.
3. The *fire area* is located on a floor other than the *level of exit discharge* serving such occupancies.
4. A *fire area* with nightclub occupancy regardless of *occupant load*, where the total overall *occupant load* density is denser than 10 square feet (.93 m<sup>2</sup>) per occupant.
5. Existing nightclubs not undergoing a change in *fire area* in alteration work shall be provided with an *automatic sprinkler system* in accordance with Section 1103.5.4 of the *International Fire Code*, 2015 Edition, as adopted by the City of Tulsa.

**[F] 903.2.7 Group M-Amendatory.** An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. A Group M *fire area* is located more than three stories above grade plane.

3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m<sup>2</sup>).

**[F] 903.2.9 Group S-1-Amendatory.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m<sup>2</sup>).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m<sup>2</sup>).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

**Exception:** Self-service storage facility where the *fire area* is less than 5,000 square feet (464 m<sup>2</sup>).

**[F] 903.4.2 Alarms-Amendatory.** Approved audible and visual devices shall be connected to every *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the address side of the exterior of the building above the fire department connection (FDC) or in an approved location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

**[F] 907.2.3 Group E.** A manual fire alarm system that activates the occupant notification signal in accordance with Section 907.5 and installed in accordance with 907.6 shall be installed in Group E occupancies. When *automatic sprinkler systems* or smoke detectors are installed such systems or detectors shall be connected to the building fire alarm system.

**Exceptions:**

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.



2. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
  - 2.1 Interior corridors are protected by smoke detectors.
  - 2.2 Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
  - 2.3 Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
  - 2.4 The capability to activate the evacuation signal from a central point is provided.
  - 2.5 In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.
3. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
  - 3.1 The building is equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
  - 3.2 The fire alarm system will activate on sprinkler waterflow.
  - 3.3 Manual activation is provided from a normally occupied location.

[F] **911.1.3. Size**—Amendatory. The room shall be a minimum of 200 square feet (19 m<sup>2</sup>) with a minimum dimension of 10 feet (3048 mm).

**Exception:** When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 m<sup>2</sup>) with a minimum dimension of 8 feet (2438 mm).

[F] **912.1 Installation**—Amendatory. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.1.1 through 912.6.

[F] **912.1.1 Fire Department Connection Inlet Size**—Added. The fire department connection shall be a 5" (130 mm) Quick-Connect Connection with a 30° angle elbow for risers larger than 3" (78 mm) in size. A single 2 ½" (65 mm) NH Standard Thread inlet is permitted for risers 3" and smaller. Fire department connections on NFPA 13R systems shall be a minimum of a single 2 ½" (65 mm) NH Standard Thread inlet.

**1010.1.9.3 Locks and latches**—Amendatory. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.

2. In buildings in occupancy Group A having an *occupant load* of forty-nine (49) or less, Groups B, F, M and S, and in *places of religious worship*, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
  - 2.1 The locking device is readily distinguishable as locked,
  - 2.2 A readily visible durable sign is posted on the egress side, on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background, and
  - 2.3 The use of the key-operated locking device is revocable by the *building official* for due cause.
3. Where egress doors are used in pairs, *approved* automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware.
4. Doors from individual *dwelling* or *sleeping units* of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.
5. *Fire doors* after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

**1010.1.9.7 Delayed Egress Locks-Amendatory.** Delayed egress locking systems shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies, in buildings that are equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved automatic smoke* or *heat detection system* installed in accordance with Section 907. The locking system shall be installed and operated in accordance with all of the following items:

1. The delay electronics of the delayed egress locking system shall deactivate upon actuation of the *automatic sprinkler system* or *automatic fire detection system*, allowing immediate, free egress.
2. The delay electronics of the delayed egress locking system shall deactivate upon loss of power controlling the lock or lock mechanism, allowing immediate free egress.
3. The delayed egress locking system shall have the capability of being deactivated at the *fire command center*, and other *approved* locations.

4. An attempt to egress shall initiate an irreversible process that shall allow such egress in not more than fifteen (15) seconds when a physical effort to exit is applied to the egress side door hardware for not more than 3 seconds. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the delay electronics have been deactivated, rearming the delay electronics shall be by manual means only.

**Exceptions:**

- 4.1 Where approved, a delay of not more than 30 seconds is permitted on a delayed egress door.
  - 4.2 The release of the latch is permitted to be reversed by manual over-ride either by security personnel, the tenant, or from the *fire command center* to cause the latch to remain in a locked mode, provided the vicinity of the door that is locked out is equipped with both a 2-way audio and a 1-way video that are connected to the security personnel, the tenant, or the command center.
5. The egress path from any point shall not pass through more than one delayed egress locking system.

**Exception:** In Group I-2 or I-3 occupancies, the egress path from any point in the building shall pass through not more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds.

6. A sign shall be provided on the door and shall be located above and within 12 inches (305 mm) of the door exit hardware.

6.1. For doors that swing in direction of egress, the sign shall read PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.

6.2. For doors that swing in the opposite direction of egress, the sign shall read PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.

6.3. The sign shall comply with the visual character requirements in ICC A117.1.

**Exception:** Where approved, in Group I occupancies, the installation of a sign is not required where care recipients who because of clinical needs require restraint or containment as part of the function of the treatment area.

7. Emergency lighting shall be provided on the egress side of the door.
8. The delayed egress locking system units shall be listed in accordance with UL 294.

**1010.1.9.7.1 Electrical Locking System-Added.** Buildings permitted prior to 1999 that are not in compliance with Section 1010.1.9.7 of this code shall be permitted to utilize an electrical locking system with the following conditions, provided, the building is equipped throughout with an automatic sprinkler system in accordance with Section 903 of this code, and an approved automatic smoke or heat detection system installed in accordance with Section 907 of this code:

1. The electrical locking system shall be interconnected with the automatic sprinkler system and automatic fire detection system such that it unlocks upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The electrical locking system shall unlock upon loss of power controlling the lock or locking mechanism. The door locks shall not be connected to an emergency power system.
3. A constantly and internally lit button with three-fourths inch (3/4") minimum surface dimension shall be provided forty-eight inches (48") above the floor and within twelve inches (12") of the door on the latch side, together with an immediately adjacent sign reading "PRESS BUTTON IF EMERGENCY DOOR OPERATION IS NEEDED" of two inch (2") high letters in contrasting color to the sign surface. Equivalent Braille signage shall be provided on the sign surface, mounted forty-eight inches (48") minimum from the floor to the bottom of Braille text. Activation of the button by pressing under a force not exceeding one-half (1/2) pound will immediately operate a voice communication system connected to a central control point that is constantly attended that is not required to be within the building, with the ability for the central control point to immediately contact another person to respond to the emergency.
4. Emergency lighting and exit light fixture shall be provided.
5. Electrical Locking System locks provided under this section shall be required to be tested annually by an Electronic Access Control Hardware company during the annual fire alarm inspection to assure they function as required in items 1 and 2 of this section.
6. An occupant within the building shall be provided with at least one (1) direct access to an exit without being required to pass through a door equipped with such electrical locking system.
7. An occupant within the building shall not be required to pass through more than one (1) door equipped with such electrical locking system before entering an exit.

**1010.1.9.11 Stairway Doors-Amendatory.** Interior stairway *means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

### Exceptions:

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
2. This section shall not apply to doors arranged in accordance with Section 403.5.3 .
3. In stairways serving not more than four (4) stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the *fire command center*, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.
4. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single *exit stairway* where permitted in Section 1006.3.2.
5. *Stairway exit* doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the *dwelling unit* is from a single *exit stairway* where permitted in Section 1006.3.2.
6. Doors on stair enclosures shall be permitted to be equipped with hardware that prevents re-entry into the interior of the building, provided that:
  - 6.1 There are at least two (2) levels where it is possible to leave the stair enclosure, and
  - 6.2 There shall be not more than four (4) floors intervening between floors where it is possible to leave the stair enclosure, and
  - 6.3 Re-entry is possible on the top or next to the top floor permitting access to another exit, and
  - 6.4 Doors permitting re-entry are identified as such on the stair side of the door.

**1010.1.9.12 Fail-safe Electronic Locks-Added.** Except for Group A, E and H occupancies, approved fail-safe electronic locks shall be permitted to be installed on doors serving any occupancy in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and an approved automatic smoke or heat detection system installed in elevator lobbies and machine rooms as required for elevators with recall capabilities, provided that the fail-safe electronic locks comply with all the conditions in paragraphs 1 through 6 below, to access a required exit other than the first required exit.

1. The fail-safe electronic lock shall unlock upon actuation of the automatic fire sprinkler system, or automatic smoke or heat detection system.
2. The fail-safe electronic lock shall unlock upon loss of power to the electronic locking system.
3. The fail-safe electronic lock shall unlock upon loss of power to the building.
4. The fail-safe electronic lock shall not be supplied with emergency and/or back-up power.
5. The fail-safe electronic lock when unlocked shall not be reset until after the emergency no longer exists.
6. Fail-safe electronic locks provided under this section shall be required to be tested annually by an Electronic Access Control Hardware company during the annual fire alarm inspection to assure they function as required in items 1 thru 5 of this section.

**Exceptions:**

1. In addition to the above requirements, where fail-safe electronic locks in accordance with this section are used to secure elevator or stair lobbies that are not provided with direct access to an exit, the lobbies shall be provided with a 2-way communication system with a central station that can be located anywhere inside or outside of the building, provided it is manned twenty-four (24) hours, seven (7) days a week. The communication system shall be tested monthly to ensure operational condition. The lobby shall also be provided with a location sign that indicates its location in the building. Direction to exits shall be provided with exit lights as required by this code.
2. In addition to the above requirements, where fail-safe electronic locks in accordance with this section are used to secure elevator or stair lobbies that are not provided with direct access to an exit in buildings that are not equipped with a sprinkler system in accordance with Section 903.3.1.1 of this code, the lobbies shall have a manual fire alarm pull station tied into the building fire alarm system, in addition to a 2-way communication system with a central station that can be located anywhere inside or outside of the building. The central station shall also be manned twenty-four (24) hours, seven (7) days a week, and shall be tested monthly to ensure operational condition. The lobby shall also be provided with a location sign that indicates its location in the building. Direction to exits shall be provided with exit lights as required by this code. An informational sign is not required for the manual fire alarm pull station.
3. In addition to the above requirements, where fail-safe electronic locks in accordance with this section are installed on stairway doors and its operation requires a primary

release from the egress side to release the locking mechanism which is not integral to the latch, a secondary push-button release shall be required to be installed on the egress side, as a back-up unlocking operation, in the event of failure of the primary release mechanism.

**1010.1.10 Panic and fire exit hardware.** Amendatory. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

**Exceptions:**

1. A main exit of a Group A occupancy shall be permitted to have locking hardware in accordance with Section 1010.1.9.3, Item 2.
2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

Electrical rooms and working spaces with equipment operating at more than 600 volts, nominal, and equipment operating at 600 volts or less, nominal and rated 800 amperes or more and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

**Exception:** Personnel entrance to and egress from doors of the electrical equipment working spaces that are greater than 25 feet (7.6 m) from the nearest edge of the electrical equipment.

**1011.1 General**-Amendatory. *Stairways* serving occupied portions of a building, and exterior stairways traversed by human traffic, shall comply with the requirements of Sections 1011.2 through 1011.13, notwithstanding the general scoping provisions of Section 1001.1. *Alternating tread devices* shall comply with Section 1011.14. Ships ladders shall comply with Section 1011.15. Ladders shall comply with Section 1011.16. These requirements shall not be applicable to stairs or steps in swimming and wading pools; play structures; building systems equipment; and similar structures.

**Exception:** Within rooms or spaces used for assembly purposes, stepped aisles shall comply with Section 1029.

**1015.6 Mechanical equipment, systems and devices** – Amendatory. Guards shall be provided where various components that require services are located on a roof or elevated structure and have a condition as set forth in Sections 1015.6.1 through 1015.6.3. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.



**Exception:** When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

**1015.6.1 Roof edge** – Added. Guards shall be provided when components are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the component that requires service.

**1015.6.2 Skylights** – Added. Guards shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

**Exceptions:**

1. Guards are not required when the skylight is located at least 42 inches (1067 mm) above the highest point of the walking surface adjacent to the skylight or component.
2. Guards are not required if some other provision for skylight fall-thru protection is provided and approved by the authority having jurisdiction.

**1015.6.3 Roof hatch** – Added. Guards shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the passage of a 21 inch (533 mm) sphere.

**1015.7 Roof access** – Amendatory. Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

**Exception:** When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of the walking surfaces.

**1016.2.1 Multiple Tenants-Amendatory.** Where more than one tenant occupies any one floor of a building or structure, each tenant space, *dwelling unit* and *sleeping unit* shall be provided with access to the required exits without passing through adjacent tenant spaces, *dwelling units* and *sleeping units*.

**Exceptions:**

1. The means of egress from a smaller tenant space shall not be prohibited from passing through a larger adjoining tenant space where such rooms or spaces of the smaller tenant occupy less than 10 percent of the area of the larger tenant space through which they pass; are the same or similar occupancy group; a discernible path of egress travel to an exit is provided; and the means of egress into the adjoining space is not subject to locking from the egress side. A required means of egress serving the larger tenant space shall not pass through the smaller tenant space or spaces.
2. Means of egress to the required second exit through another tenant space shall not be prohibited in buildings permitted prior to October 27, 1972.
3. Existing means of egress through another tenant space, approved on or after October 27, 1972 and prior to January 1, 2008, shall be permitted to remain. Newly created means of egress through another tenant space shall not be permitted in buildings permitted on or after October 27, 1972.

**1507.12.1 Slope-Amendatory.** Section 1507.12.1 of the *ICC International Building Code*, 2015 Edition is adopted as published, provided that an Exception to Section 1507.12.1 is added to read as follows:

**Exception-Added:** The roof design slope may be reduced to 1/8:12 when structural calculations have been provided to demonstrate compliance with Section 1611.2 of this code and warranties have been provided for the roof membrane in a 1/8:12 installation.

**1507.13.1 Slope-Amendatory.** Section 1507.13.1 of the *ICC International Building Code*, 2015 Edition is adopted as published, provided that an Exception to Section 1507.13.1 is added to read as follows:

**Exception-Added:** The roof design slope may be reduced to 1/8:12 when structural calculations have been provided to demonstrate compliance with Section 1611.2 of this code and warranties have been provided for the roof membrane in a 1/8:12 installation.

**1603.1.7 Flood design data –** Amendatory. For buildings located in whole or in part in flood hazard areas as established in Section 1612.3, the documentation pertaining to design, if required in Section 1612.5, shall be included and the following information, referenced to the datum on the City of Tulsa Regulatory Floodplain Map Atlas shall be shown, regardless of whether flood loads govern the design of the building:

1. Flood design class assigned according to ASCE 24.
2. The elevation of the proposed lowest floor, including the basement.
3. The elevation to which any nonresidential building will be dry floodproofed.

**1611.1 Design rain loads –** Amendatory. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall for the secondary drainage system shall be based on a rainfall rate of 10.2 inches per hour.

**1612.1 General-**Amendatory. Within flood hazard areas as established in Section 1612.3 of this code, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads, in accord with all applicable City ordinances. For buildings that are located in more than one (1) flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

**1612.2 Definitions-**Amendatory. Section 1612.2 of the *ICC International Building Code*, 2015 Edition is adopted as published, provided that the following definitions in Section 1612.2 are amended to read as follows:

**BASE FLOOD-**Amendatory. A flood having a one-percent (1%) chance of being equaled or exceeded in any given year, and is a regulatory flood as defined in applicable City ordinances.

**DESIGN FLOOD-**Amendatory. A flood associated with the greater of the following two areas:

1. An area with a flood plain subject to a one-percent (1%) or greater chance of flooding in any year (100 year, 24 hour storm); or

2. An area designated as a flood hazard area on a community's flood hazard map, or otherwise lawfully designated.

**EXISTING BUILDING OR EXISTING STRUCTURE** – Amendatory. A building or structure for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing structure is any building or structure for which the start of construction commenced before the effective date of the community's first flood plain management code, ordinance or standard.

**FLOOD HAZARD AREA**-Amendatory. For all buildings or structures located inside the corporate limits of the City of Tulsa, the flood hazard area shall be as designated on the adopted City of Tulsa Regulatory Floodplain Map Atlas.

**FLOODWAY**-Amendatory. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation as prescribed by applicable City ordinances.

**SUBSTANTIAL IMPROVEMENT**-Amendatory. Any repair, reconstruction 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 shall not include:

1. Any project(s) for improvement of a structure to comply with existing health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
2. 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 10-year period.

**1612.3 Establishment of Flood Hazard Areas**-Amendatory. To establish flood hazard areas, the City, by the passage and approval of a resolution, shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as currently identified by the Federal Emergency Management Agency in an engineering report entitled "*The Flood Insurance Study for City of Tulsa, Oklahoma*," as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data, together with any revisions. The adopted City of Tulsa

Regulatory Floodplain Map Atlas and supporting data are hereby adopted by reference and incorporated as part of this section.

**1612.3.1 Design flood elevations**-Amendatory. Where design flood elevations are not included in the flood hazard areas established in Section 1612.3, or where floodways are not designated, the building official is authorized to require the applicant to:

1. Obtain and reasonably utilize any design flood elevation and floodway data available from a federal, state, or other source; or
2. Determine the design flood elevation and/or floodway in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by an engineer licensed by the State of Oklahoma who shall document that the technical methods used reflect currently accepted engineering practices and meet the guidelines of the Stormwater Drainage Criteria Manual.

**1612.4 Design and construction**-Amendatory. The design and construction of buildings and structures located in flood hazard areas shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24 and Title 11 A, Tulsa Revised Ordinance, Chapter 3. The lowest finished floor elevation together with attendant utility and sanitary facilities shall be at least one (1) foot above the regulatory flood elevation.

**1612.5 Flood hazard documentation**-Amendatory. The following documentation shall be prepared and sealed by a land surveyor or engineer licensed by the State of Oklahoma and submitted to the building official:

1. For construction in flood hazard areas
  - 1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.3.1
  - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 of ASCE 24.
  - 1.3. For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.

**1807.2.4 Guards**-Added. Where retaining walls with differences in grade level on either side of the wall in excess of four (4) feet are located closer than two (2) feet to a walk, path, parking lot or driveway on the high side, the retaining walls shall be provided with guards that are constructed in accordance with Section 1013.0 of this code or other approved protective measures.

**1809.4 Depth and width of footings** – Amendatory. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

**Exception:** Single story free-standing building meeting all of the following conditions may be permitted without footings:

1. Assigned to Occupancy Category 1, in accordance with Section 1604.5;
2. Light-frame wood or metal construction;
3. Area of 400 square feet (37 square meters) or less;
4. Eave height of 10 feet (3048 mm) or less; and
5. Building height of 15 feet (4575 mm) or less.

Such buildings shall have an approved wooden floor, or shall be placed on a concrete slab having a minimum thickness of 3 1/2 inches (89 mm). Buildings shall be anchored to resist uplift as required by Section 1609.

**1809.5 Frost Protection**-Amendatory. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected by one or more of the following methods: extending a minimum of eighteen inches (18") below the finish grade; constructing in accordance with *American Society of Civil Engineers* (ASCE) Reference Standard Number 32; or erecting on solid rock.

**Exception:** Free-standing buildings meeting all of the following conditions may not be required to be protected:

1. Classified in Occupancy Category I, in accordance with Section 1604.5 of this code;
2. Area of 600 square feet or less for light-frame construction or 400 square feet or less for other than light-frame construction; and
3. Eave height of ten feet (10') or less.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.

**1809.8 Plain Concrete Footings**-Deleted. Section 1809.8 of the *ICC International Building Code*, 2015 Edition is intentionally deleted from this code.

**2902.4.1 Directional signage** - Amendatory. Directional signage indicating the route to the required public toilet facilities in Group A, B, I, M, and R-1 occupancies shall be

posted in a lobby, corridor, aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required.

**Exceptions:**

1. Directional signage is not required for Group A occupancies that are part of an overall Group E occupancy.
2. Directional signage is not required for private-use Group B occupancies.

**3001.5 Oklahoma Department of Labor-Added.** The design, construction, installation, alteration, repair, and maintenance of elevators and conveying systems and their components shall conform to State of Oklahoma Elevator Safety Act, 59 O.S. Section 3020, et seq., and the Elevator Safety Administrative Rules: Title 380, Oklahoma Department of Labor, Chapter 70, Elevator Safety Act Rules.

**3103.1.2 Permit required-Amendatory.** Temporary structures covering an area in excess of 200 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of ten (10) or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the code official.

**Section 3107. Signs-Amendatory.**

**3107.1 Scope-Amendatory.** In addition to the general requirements of this code governing the design and construction of all structures, the provisions of Section 3107 of this code shall control the special structures and construction features pertaining to signs.

**3107.2 General-Added.** Section 3107 of this code shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated and auxiliary devices related to structural and fire safety. Section 2611 of this code shall govern approved light-transmitting plastic interior wall signs. Section 402.16 of this code shall govern approved plastic signs in covered mall buildings.

**3107.3 Definitions-Added.** The following words and terms, for the purposes of this title and as used elsewhere in this code, shall have the meanings ascribed to them as follows:

**Sign:** Sign shall have the same meaning as defined in the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances ("Zoning Code").



## **Sign Types:**

**Electrical Sign:** Electrical sign shall mean any sign that includes wiring, fixtures, appurtenances, and provision for connection to an electrical power supply, not including signs illuminated by an external light source.

**Marquee Sign:** Marquee sign shall mean a sign attached to or hung from a marquee, canopy or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

**3107.4 Zoning Law-Added.** Where more restrictive in respect to location, purpose, size or height of signs, the limitations of Tulsa's Zoning Code, Title 42, Tulsa Revised Ordinances that affect required light and ventilation requirements and occupancy of land shall take precedence over the regulations of this code.

**3107.5 Permits and Construction Documents-Added.** Permits for signs shall be required as specified in Sections 3107.5.1 and 3107.5.2 of this code, except as provided for in Section 3107.5.3 of this code. Construction documents shall be prepared and filed in accordance with Sections 3107.5.4 and 3107.5.5 of this code.

**3107.5.1 New Signs-Added.** A new sign shall not be erected, constructed, altered or maintained except as provided for in this code and until a permit has been issued by the code official.

**3107.5.1.1 Outdoor Advertising Signs-Added.** An application for an outdoor advertising sign for which a State of Oklahoma permit is required under the provisions of 69 O.S.2001 §§1271 *et seq.*, the *Oklahoma Highway Code of 1968 Highway Advertising Control Act of 1968* shall have a copy of the state's permit attached.

**3107.5.2 Alterations-Added.** No sign shall be enlarged or relocated unless such sign conforms to the provisions of this Section 3107 of this code applicable to new signs, or until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration, provided that the conditions of the original approval and the requirements of this section are not violated.

**3107.5.3 Permit Exemptions-Added.** No permit shall be required for the signs specified in Sections 3107.5.3.1 through 3107.5.3.5 of this code. This exemption shall not be construed to relieve the owner of the sign from responsibility for the sign's erection and maintenance in a safe manner.

**3107.5.3.1 Wall Signs-Added.** No permit shall be required for one sign painted on the surface of a fence or approved building wall, or any non-illuminated wall sign on a building or structure, which is not more than ten (10) square feet in area.

**3107.5.3.2 Sale or Rent-Added.** No permit shall be required for ground signs erected to announce the sale or rent of property, provided that such signs are not more than twenty-five (25) square feet in area.

**3107.5.3.3 Transit Directions-Added.** A permit shall not be required for the erection or maintenance of a ground sign designating the location of a transit line, a railroad station or other public carrier provided that such signs are not more than three (3) square feet in area.

**3107.5.3.4 Street Signs-Added.** No permit shall be required for ground signs erected by a city, state or federal agency for street and traffic direction.

**3107.5.3.5 Projecting Signs-Added.** No permit shall be required for a projecting sign not exceeding two and one-half (2½) square feet of display surface.

**3107.5.4 Construction Documents and Owner's Consent-Added.** Before any permit shall be issued for the erection of a sign, construction documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. The applications shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.

**3107.5.5 Identification-Added.** Every sign for which a permit has been issued and which is erected, constructed or maintained, shall be plainly identified by the name of the person, firm, corporation or limited liability company owning, erecting, maintaining or operating such sign. The method and location of this identification shall appear on construction documents filed with the code official.

**3107.5.6 Permit Expiration-Added.** Permits for business or outdoor advertising signs which have not been utilized within six (6) months from the date of issuance shall be null and void. "Business signs" and "outdoor advertising signs" shall have the same meaning as defined in the Zoning Code. The term "utilized" shall mean actual installation of the sign.

**3107.6 Maintenance and Inspection-Added.** Sign maintenance and inspection shall comply with Sections 3107.6.1 through 3107.6.4 of this code.

**3107.6.1 Removal-Added.** The code official is authorized to order the removal of any sign that is not maintained in accordance with the provisions of this section.

**3107.6.2 Maintenance-Added.** All signs for which a permit is required, together with all supports, braces, guys and anchors, shall be kept in repair in accordance with the provisions of Section 3107 of this code and Chapter 1 of this title. Where not galvanized or constructed of approved corrosion-resistant noncombustible materials, signs shall be painted.

**3107.6.3 Housekeeping**-Added. The owner or lessee of every sign shall maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

**3107.6.4 Inspection**-Added. Every sign shall be subject to inspection and approval.

**3107.7 General Requirements**-Added. All signs shall be designed and constructed to comply with the provisions of this code related to materials, loads and stresses, and with the requirements of Sections 3107.7.1 through 3107.7.5 of this code.

**3107.7.1 Wind Load**-Added. All signs shall be designed and constructed to withstand wind pressure as provided for in Section 1609 of this code.

**3107.7.2 Earthquake Load**- Added. Signs designed to withstand wind pressures shall be considered capable of withstanding earthquake loads, except as provided for in Section 1613 of this code.

**3107.7.3 Illumination**-Added. No sign shall be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of the National Electrical Code, as adopted by the City of Tulsa. Any open spark or flame shall not be used for display purposes unless specifically approved.

**3107.7.4 Use of Combustibles**-Added. The requirements of Sections 3107.7.4.1 and 3107.7.4.2 of this code shall apply to combustible materials for signs.

**3107.7.4.1 Ornamental Features**-Added. Wood or approved plastic as provided for in Chapter 26 of this code, or other materials of combustible characteristics similar to wood, used for moldings, cappings, nailing blocks, letters and latticing shall comply with Section 3107.8 of this code and shall not be used for other ornamental features of signs, unless approved.

**3107.7.4.2 Internally Illuminated Signs**-Added. Except as provided for in Sections 402.7.3 and 2611.0 of this code, where internally illuminated signs have sign facings of wood or approved combustible plastic, the area of such facing section shall not be more than 120 square feet and the wiring for electrical lighting shall be entirely enclosed in the sign cabinet, with a clearance of not less than two (2) inches from the facing material. The dimensional limitation of 120 square feet shall not apply to sign facing sections made from flame resistant-coated fabric (ordinarily known as "flexible sign face plastic") that weighs less than twenty (20) ounces per square yard and which, when tested in accordance with *National Fire Protection Association* (NFPA) Standard Reference Number 701, meets the fire propagation performance requirements of both Test 1 and Test 2, or which, when tested in accordance with the approved test method, exhibits an average burn time of two (2) seconds or less and a burning extent of five and nine-tenths (5.9) inches (150 mm) or less for ten specimens.

**3107.8 Maximum Height of Ground Signs-Added.** Ground signs may be erected to a height above the ground as permitted by the Zoning Code, when constructed entirely of noncombustible material. If constructed of combustible materials, ground signs shall not be erected more than thirty-five (35) feet in height measured from the highest part of the sign to the ground at any point immediately below the sign. Applications for permits for ground signs over forty (40) feet in height shall include engineering calculations and drawings by a Professional Engineer registered in the State of Oklahoma. Such calculations shall bear the engineer's seal and certification that the design meets the requirements of this code.

**3107.9 Roof Signs-Added.** Roof signs shall be prohibited to the extent provided within the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinance.

**3107.10 Wall Signs-Added.** Wall signs shall comply with Sections 3107.10.1 and 3107.10.2 of this code.

**3107.10.1 Materials-Added.** Wall signs which have an area exceeding forty (40) square feet shall be constructed of metal or other approved noncombustible materials, except for nailing rails and as provided for in Section 3107.7.4 of this code.

**3107.11 Projecting Signs-Added.** Projecting signs shall comply with Sections 3107.11.1 through 3107.11.4 of this code.

**3107.11.1 Materials-Added.** Projecting signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3107.7.4 of this code.

**3107.11.2 Maximum Projection-Added.** A projecting sign shall not extend beyond a vertical plane that is (2) feet inside the curb line.

**3107.11.3 Clearance-Added.** A vertical clearance of not less than eight (8) feet shall be provided below all parts of projecting signs.

**3107.11.4 Additional Loads-Added.** Projecting sign structures which will be used to support an individual on a ladder or other servicing device, whether or not specifically designed for the servicing device, shall be capable of supporting the anticipated additional load, but not less than a 100-pound concentrated horizontal load and a 300-pound concentrated vertical load applied at the point of assumed or most eccentric loading. The building component to which the projecting sign is attached shall also be designed to support the additional loads.

**3107.12 Marquee Signs-Added.** Marquee signs shall comply with Sections 3107.12.1 through 3107.12.3 of this code.

**3107.12.1 Materials-Added.** Marquee signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3107.7.4 of this code.

**3107.12.2 Attachment**-Added. Marquee signs shall be attached to approved marquees that are constructed in accordance with Sections 3107.12.2 of this code.

**3107.12.2.1 Marquees**-Added. A marquee is a permanent roofed structure including attached objects or decorations, attached to and supported by the building.

**3107.12.2.1.1 Projection and Clearance**-Added. The horizontal clearance between a marquee and the curb line shall not be less than two (2) feet. A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not be less than ten (10) feet above the ground or pavement below.

**3107.12.3 Dimensions**-Added. Marquee signs shall not project beyond the perimeter of the marquee.

**3107.13 Temporary Signs**-Added. Temporary signs shall comply with Sections 3107.13.1 through 3107.13.4 of this code.

**3107.13.1 Banner and Cloth Signs**-Added. Temporary banner and cloth signs, constructed of combustible material, which are attached to or suspended from a building, shall be constructed in an approved manner and shall be securely supported. Such signs and banners shall be removed as soon as torn or damaged, or not later than the maximum allowable time period as provided in the Tulsa Zoning Code after erection, whichever is the earlier.

**3107.13.2 Maximum Size**-Added. Temporary signs shall be subject to the aggregate square footage display surface area limitations of the zoning district in which they are located, as prescribed in the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances. Temporary signs of combustible construction shall not be more than ten (10) feet in one dimension nor more than 500 square feet in area.

**3107.13.3 Supports**-Added. Where more than one hundred (100) square feet in area, temporary signs and banners shall be constructed and fastened to supports that are capable of withstanding the design loads listed in Section 1609 of this code.

**3107.13.4 Special Permits**-Added. Temporary signs, which extend across streets or other public spaces shall be subject to special approval of the City Council or other authority having jurisdiction.

**3107.14 Illuminated Signs**-Added. Illuminated signs shall comply with Sections 3107.14.1 through 3107.14.3 of this code.

**3107.14.1 Certificates**-Added. All electrically illuminated signs shall be certified as to electric wiring and devices by the agency having jurisdiction, and all wiring and accessory electrical

equipment shall conform to the requirements of the National Electrical Code, as adopted by the City of Tulsa.

**3107.14.2 Additional Permits**-Added. Electrical permits shall be issued for the erection or maintenance of illuminated signs.

**3107.14.3 Re-lettering Signs**-Added. The requirements of Section 3107 of this code shall not apply to the re-lettering of illuminated signs, except where such re-lettering requires a change of wiring or piping of the sign.

**3107.15 Portable Signs**-Added. Portable signs shall conform to all requirements for ground, roof, projecting, flat and temporary signs where such signs are used in a similar capacity. The requirements of this section shall not be construed to require portable signs to have connections to surfaces, tie-downs or foundations where provisions are made by temporary means or configuration of the structure to provide stability for the expected duration of the installation.

**3107.15.1 Electrical**-Added. Portable signs that require electrical service shall have a positive connecting device on the sign. Electrical service lines to the sign shall be protected from damage from all anticipated traffic.

**3107.16 Prohibited Signs and Locations.** – Added. The signs, devices and locations described in Sections 3107.16.1 and 3107.16.2 of this code shall be specifically prohibited.

**3107.16.1 Portable Signage**-Added. Vehicles and trailers shall not be used for on- or off-premise signage, primarily as static displays, advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services to the public.

**3107.16.2 Power Line Clearance**-Added. No sign, or portion of a sign, shall be located or maintained within ten (10) feet of any high voltage overhead conductor. "High Voltage" shall mean a voltage in excess of seven hundred fifty (750) volts between conductors, or between any single conductor and the ground. "Overhead conductors" shall mean all bare or insulated conductors installed above the ground except those conductors that are de-energized and grounded or those that are enclosed in iron pipe or other metal covering of equal strength.

**3201.3 Other Laws** – Amendatory. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in Section 3202.

**Chapter 35 Referenced Standards** - Amendatory. The *International Building Code*, 2015 Edition Chapter 35, Referenced Standards, are amended to include the referenced standard of the *American Society of Mechanical Engineers* (ASME), the *Federal Emergency Management Agency* (FEMA) and ICC-500 as follows:

<b>ASME</b>	American Society of Mechanical Engineers 3 Park Avenue New York, NY 10016	
Standard reference number	Title	Referenced in code section number
A17.3-11	Safety Code for Existing Elevators and Escalators.....	902.1.2
<b>FEMA</b>	Federal Emergency Management Agency Federal Plaza 500 C Street S.W. Washington, DC 20590	
Standard reference number	Title	Referenced in code section number
FEMA P-320-08	Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business.....	202
FEMA P-361-08	Design and Construction Guidance for Community Safe Rooms.....	202
<b>ICC</b>	International Code Council, Inc. 500 New Jersey Ave., NW 6 <sup>th</sup> Floor Washington, DC 20001	
Standard reference number	Title	Referenced in code section number
ICC 500-08	ICC/NSSA Standard on the Design and Construction of Storm Shelters.....	202, 423.5, 423.5.1, 423.5.1.1, 423.5.2, 423.5.2.1, 423.5.2.2, and 423.5.2.3.

(1) Substitute “*International Existing Building Code®*” with “*IEBC®-15 International Existing Building Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

(2) Substitute “*International Energy Conservation Code®*” with “*IECC®-06 International Energy Conservation Code®*”.

(3) Substitute “*International Fire Code®*” with “*IFC®-15 International Fire Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

(4) Substitute “*International Fuel Gas Code®*” with “*IFGC®-15 International Fuel Gas Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

(5) Substitute “*International Mechanical Code®*” with “*IMC®-15 International Mechanical Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

(6) Substitute “*International Plumbing Code®*” with “*IPC®-15 International Plumbing Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

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(7) Substitute “*International Residential Code®*” with “*IRC®-09 International Residential Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

(8) Substitute “*NFPA 70® National Electrical Code®*” with “*70-14 National Electrical Code®*” as adopted and modified by the State of Oklahoma through the OUBCC”.

**Appendices A, B, C, D, E, F, H, I, J, K-Deleted.** The following appendices of the *ICC International Building Code*, 2015 Edition, are intentionally deleted from this code:

APPENDIX A	EMPLOYEE QUALIFICATIONS
APPENDIX B	BOARD OF APPEALS
APPENDIX C	GROUP U - AGRICULTURAL BUILDINGS
APPENDIX D	FIRE DISTRICTS
APPENDIX E	SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS
APPENDIX F	RODENT PROOFING
APPENDIX H	SIGNS
APPENDIX I	PATIO COVERS
APPENDIX J	GRADING
APPENDIX K	ADMINISTRATIVE PROVISIONS

**Appendix G-Added.** The following appendix of the *ICC International Building Code*, 2015 Edition is specifically referred to, adopted and made a part of this code, as if fully set out in this chapter, with the amendments thereto:

APPENDIX G            FLOOD-RESISTANT CONSTRUCTION

**Appendix G-Amendatory.** The following sections of Appendix G of the *ICC International Building Code*, 2015 Edition, entitled *Flood-Resistant Construction*, are amended to read as follows:

**G102.2 Establishment of Flood Hazard Areas-Amendatory.** Flood hazard areas shall be as established in Section 1612.3 of this code.

**G103.3 Determination of Design Flood Elevations-Amendatory.** If design flood elevations are not specified, the code official is authorized to require the applicant to:

1. Obtain, review and reasonably utilize data available from federal, state or other sources, or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a Professional Engineer registered in the State of Oklahoma. Studies, analyses and computations shall be



submitted in sufficient detail to allow review and approval by the code official. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

**G103.4 Activities in Riverine Flood Hazard Areas-Amendatory.** In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the code official shall not permit any new construction, substantial improvement or other development, including fill, unless the applicant submits an engineering analysis prepared and sealed by an engineer licensed by the State of Oklahoma, demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the design flood elevation as prescribed by applicable City ordinances.

**G103.5 Floodway encroachment-Amendatory** Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing activity, the building official shall require submission of a certification, prepared by an engineer licensed by the State of Oklahoma, along with supporting technical data, demonstrating that such development will not cause any increase of the base flood level.

**G103.5.1 Floodway revisions-Amendatory.** A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a conditional Flood Insurance Rate Map (FIRM) revision and has received approval of the Federal Emergency Management Agency (FEMA). The conditional map revision shall be approved prior to issuing a permit for any floodway encroachment.

**G103.6.1 Engineering analysis-Amendatory.** The building official shall require submission of an engineering analysis, prepared by an engineer licensed by the State of Oklahoma, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

**G104.2 Application for Permit-Amendatory.** The applicant shall file an application in writing on a form furnished by the code official. Such application shall:

1. Identify and describe the development to be covered by the permit;
2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that shall readily identify and definitely locate the site;
3. Include a site plan showing the delineation of flood hazard areas, floodway boundaries, flood zones, design flood elevations, existing and proposed ground elevations, property boundaries, existing and proposed finished floor elevations, proposed fill and excavation and drainage patterns and facilities;

4. Include in subdivision proposals and other proposed developments with more than 50 lots or larger than 5 acres, base flood elevation data in accordance with Section 1612.3.1 if such data are not identified for the flood hazard areas established in Section G102.2.
5. Indicate the use and occupancy for which the proposed development is intended;
6. Be accompanied by construction documents, grading and filling plans, drainage and storm plans and other information deemed appropriate by the code official;
7. State the valuation of the proposed work; and
8. Be signed by the applicant or the applicant's authorized agent.

**G401.1 Development in floodways-Amendatory.** Development or land-disturbing activity shall not be authorized in the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, and prepared by an engineer licensed by the State of Oklahoma, that the proposed encroachment will not result in any increase in the base flood level.

**G501.1 Elevation-Amendatory.** All new and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the lowest floor of the manufactured home is elevated to one (1) foot or greater above the design flood elevation. A land surveyor or engineer licensed by the State of Oklahoma shall submit an Elevation Certificate to the Development Services Division of the Planning and Development Department of the City of Tulsa or other department, division or section of the City of Tulsa authorized and directed to enforce the provisions of this code that the elevation requirement has been met.

**Exception:** Manufactured Homes located in a licensed Mobile Home Park must be elevated to the level determined in the permitting process.

*Ord. Nos. 18094, 19117, 20828, 21782*

**G501.4 Protection of mechanical equipment and outside appliances-Amendatory.** Mechanical equipment and outside appliances shall be elevated to one (1) foot or greater above the design flood elevation.

**G1001.1 Utility and miscellaneous Group U-Amendatory.** Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in this code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), greenhouses, livestock shelters, detached private garages, retaining walls, sheds, stables and towers.

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**G1001.4 Enclosures below design flood elevation**-Amendatory. Fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24 and shall be floodproofed.


**G1001.6 Protection of mechanical, plumbing and electrical systems**-Amendatory Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be elevated to one (1) foot or greater above the design flood elevation."

*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. 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 4. EMERGENCY CLAUSE. That because the revisions enacted by this ordinance are essential to the regulation of water and sewer service; public streets, sidewalks and curbs; and building trades, 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: OCT 29 2015  
Date

  
Chair of the Council

ADOPTED as an emergency measure: NA  
Date

NA  
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_, at \_\_\_\_\_  
Date Time

Dewey F. Bartlett, Jr., Mayor

By \_\_\_\_\_  
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_  
Date

at \_\_\_\_\_  
Time

Dewey F. Bartlett, Jr.  
Mayor

(Seal)

ATTEST:

City Clerk



Michael P. Kier

APPROVED:

Land C. McIlhenny 11/3/15  
City Attorney rre

FILED  
CITY OF TULSA  
STATE OF OKLAHOMA  
2015 OCT 30 AM 8 39  
MICHAEL P. KIER  
CITY CLERK