PART 5

BUILDING REGULATIONS AND CODES

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BUILDING CODES AND REGULATIONS

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CHAPTER 1

BUILDING CODE AND REGULATIONS

Section 5-101 Building code adopted.
Section 5-102 Additions and changes to building code.
Section 5-103 Penalty.
Section 5-104 Building official.
Section 5-105 Fire limits defined.
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SECTION 5-101 BUILDING CODE ADOPTED.

The BOCA Basic Building Code, the latest edition thereof, as published by the Building Officials and Code Administrators International, Inc., is hereby adopted as the building code of the town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the BOCA Basic Building Code are hereby referred to, adopted, incorporated and made a part hereof as if fully set out in this code with the additions, insertions, deletions and changes if any prescribed in this chapter.

State Law Reference: Building codes, adoption by cities, 11 O.S. Section 14-107; 74 O.S. Section 324.8.

SECTION 5-102 ADDITIONS AND CHANGES TO BUILDING CODE.

The following sections of the BOCA Basic Building Code are hereby revised:

1. Section 100.1, insert Town of South Coffeyville;

2. Section 114.3.1, insert: “The fee schedule shall be in accordance with Sections 5-108 of the town code, or as may be set or amended by ordinance or resolution”;

3. Section 117.4, insert: “Offense, punishable by fine and imprisonment as provided in Section 1-108 of the town code of ordinances”;

4. Section 118.2, insert: “fine as provided in Section 1-108 of the town code of ordinances”;

5. Section 123.3, insert: “as set by the town board of trustees”;

6. Section 501.2, insert: “the boundaries of the fire limits as provided in the town code of ordinances”;

7. Section 1807.2.1, and 1807.22, insert: “a number of feet to be determined by the town board of trustees by motion or resolution” in both locations; and

8. Section 1906.1, insert: “Amounts as set by the town board of trustees by motion or resolution”.

SECTION 5-103 PENALTY.

A person who violates a provision of this code or fails to comply therewith or with any of the requirements thereof, or who erects, constructs, alters, repairs or removes, or has erected, constructed,

altered, repaired, or removed a building or structure in violation of a detailed statement or plan submitted and approved thereunder or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor, and upon conviction shall be fined any sum as provided in Section 1-108 of this code, including costs. Each day upon which a violation continues shall be deemed a separate offense.

SECTION 5-104 BUILDING OFFICIAL.

The building official of this town shall be appointed by the town board of trustees and shall have the powers and duties prescribed for the "building official" by the town's building code; provided that his powers and duties may be exercised by his authorized representatives under his supervision and control. The term "building inspector", whenever used in the ordinances of the town, means the building official. The terms "electrical inspector", "plumbing inspector", and "gas inspector", wherever used in the ordinances of the town, also each refer to and mean the building official, unless a separate electrical inspector, plumbing inspector, or gas inspector is appointed by the town board of trustees.

SECTION 5-105 FIRE LIMITS DEFINED.

The fire limits are that part of the town bounded as provided by the board of trustees.

SECTION 5-106 BUILDING PERMIT REQUIRED, FEE.

A. No building or other structure shall mobile or fixed, fence or pool, shall be built, enlarged, altered or moved without a building permit issued by the town clerk as follows:

1. Whenever changes to a building or other structure alter the outside appearance;

2. Whenever a building or structure is to be moved from without the town to a location within the town or from one location in the town to another location within the town.

B. A person desiring a building permit shall submit an application therefore to the town clerk. The applicant shall submit with the application such reasonable information as the clerk may require to enable him to determine whether granting the permit would be in accordance with the requirements of the ordinances of the town.

C. If the application is in accordance with the requirements of the ordinances and laws, the clerk shall issue the permit upon the payment by the applicant of a building permit fee which may be set by motion or resolution of the town board of trustees. A current copy of the fee schedule shall be kept in the office of the town clerk.

D. A building permit is not required for the following: reroofing as long as the dimensions do not change, Siding, guttering, window replacements, all fencing other than privacy fence, concrete work such as foundation, driveways, patios, or paths within the setbacks. Driveways may connect to the existing street without a building permit or variance

E. A building permit covers the initial plumbing and electrical installations to be made in connection with the building. (Amended 06/20/2005)

CHAPTER 2

PLUMBING CODE

Section 5-201 Adoption of plumbing code.
Section 5-202 Additions, insertions and changes to plumbing code.
Section 5-203 Plumbers; registration, permits and fees.
Section 5-204 Plumbing; permits and inspections.
Section 5-205 Plumbing inspector, office created, duties.

SECTION 5-201 ADOPTION OF PLUMBING CODE.

A certain document, at least one copy of which is on file in the office of the town clerk, being marked and designated as "The BOCA Basic Plumbing Code", the latest edition thereof, and any revisions or amendments thereto, as published by The Building Officials and Code Administrators International, Inc., is hereby adopted as the plumbing code of the town for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of the BOCA Basic Plumbing Code are hereby referred to, adopted and made a part hereof, as it fully set out in this code, with additions, insertions and changes, if any, prescribed in this chapter.

State Law Reference: Town powers to supervise plumbing, 59 O.S. Sections 1001 et seq.

SECTION 5-202 ADDITIONS, INSERTIONS AND CHANGES TO PLUMBING CODE

The following sections are hereby revised as follows:

1. Section P-100.1 (page 5, second line). Insert the Town of South Coffeyville;

2. Section P-104.1 (page 6, second line). Insert effective date of the town's code of ordinances;

3. Section P-114.2 (page 12, third line). Insert "as provided in Section 5-204 of the town's code of ordinances";

4. Section P-117.4 (page 13, fifth, sixth and seventh lines). Insert "offense and punished as provided in Section 1-108 of the town's code of ordinances";

5. Section P-118.2 (page 14, fifth line). Insert "fine as provided in Section 1-108 of ordinances";

6. Section P-303.2 (page 32, third line). Insert "a distance in feet as determined by the town board of trustees"; and

7. Section P-308.3 (page 33, second and third lines). Insert "a depth in feet as determined by the town board of trustees."

SECTION 5-203 PLUMBERS; REGISTRATION, PERMITS AND FEES.

A. The phrases and words "journeyman plumber," "plumber's apprentice," "plumbing contractor," and "plumbing," when used in the ordinances, regulations and other official acts and communications of this town, shall have the meanings respectively prescribed for them by Sections 1001 et seq. Of Title 59 of the Oklahoma Statutes, the state plumbing license law unless the context clearly indicates a different meaning.

B. It is unlawful for any person to engage in the business, trade, or occupation of a plumbing contractor (otherwise known as a master plumber), or of a journeyman plumber, or of a plumber's apprentice, in this town unless he is registered with the plumbing inspector and has a current and valid certificate of registration issued by the plumbing inspector.

C. Only persons who have current and valid licenses as plumbing contractors or as journeyman plumbers issued by the State Commissioner of Health as provided by the state plumbing license law may register as such with the plumbing inspector; and only persons who have current and valid certificates of registration as plumber's apprentices issued by the State Commissioner of Health as provided by the law, may register as such with the plumbing inspector.

D. Upon application to the plumbing inspector, the plumbing inspector shall register such applicants and issue to them certificates of registration; provided that an applicant for registration as a plumbing contractor shall also furnish a bond as required by the town. Such town certificates shall not be valid after the termination or expiration of the state licenses or certificates. Registration certificates of plumbing contractors and journeyman plumbers issued as provided herein shall expire each year. The town certificates of plumber's apprentices shall expire when their state certificates expire which is five (5) years after date of issue.

E. An applicant for a plumbing contractor's certificate of registration, after complying with the laws of the state and with the established town code, and after payment of the fee hereinafter specified, shall be registered by the town clerk. The registration shall expire at the end of the fiscal year, and the annual renewal fee, but may be renewed from year to year. The initial registration fee shall be as set by the town board. Plumbing contractors desiring to renew their registration shall furnish the same evidence of compliance with state licensing laws and the same bond is required as set forth by town code.

F. A qualified person may register as a plumbing contractor, a journeyman plumber or a plumber's apprentice, in the same manner as in the original instance, and upon the same conditions.

G. All plumbing contractors registrations not renewed within ninety (90) days after the date of expiration thereof shall be canceled, and a new application for registration must be made and the fee for a new registration paid.

H. The fee for registration shall be as set by the town board by motion or resolution.

I. The town board, upon at least ten (10) days' notice and adequate opportunity for a public hearing, may revoke the town registration of any plumbing contractor or journeyman plumber for violating any provisions of the ordinances or regulations of the town relating to the installation of plumbing or for any other cause specified in the state plumbing license law.

State Law Reference: State plumbing licenses, requirements, 59 O.S. Sections 1001 et seq.

SECTION 5-204 PLUMBING; PERMITS AND INSPECTIONS.

A. No plumbing work shall be undertaken without a permit from the plumbing inspector.

B. The application for such work must follow the adopted town code.

C. The schedule of permit fees may be set forth by resolution or motion of the town board. Such payment will be made upon application.

D. Inspection of such work must conform to the guidelines set forth in the town code.

SECTION 5-205 PLUMBING INSPECTOR, OFFICE CREATED, DUTIES.

The office of inspector of plumbing is hereby created and shall be filled and the duties of the office performed by some person appointed by the town board of trustees. Such inspector shall make inspection and testing of all plumbing and sewer connections done within the town and shall have the right to deputize any person equally qualified to make the actual inspections and report. He may and shall carry out the performance of this chapter. The testing of plumbing shall be done by filling all drains with water to the roof, and such other tests as the inspector shall deem necessary.

State Law Reference: Cities and towns to create office of plumbing inspector, 59 O.S. Section 1016.

CHAPTER 3

ELECTRICAL CODE

Section 5-301 "Electrical equipment" defined.
Section 5-302 National Electrical Code.
Section 5-303 Underwriters Laboratories, Inc.
Section 5-304 Town board of trustees may make special rulings.
Section 5-305 Pilot light required for iron in mercantile occupancies.
Section 5-306 Branch circuits.
Section 5-307 Basement installations.
Section 5-308 Permit required for electrical installations; issuance.
Section 5-309 Inspection fee.
Section 5-310 Electricians certificate required, bond.

Section 5-301 "ELECTRICAL EQUIPMENT" DEFINED.

The term "electrical equipment" used in this chapter refers to electrical conductors, metallic raceways, fittings, devices, fixtures, appliances, apparatus, and any electrical material of any nature, kind, or description, to be installed within or on any building or structure.

State Law Reference: State electrical requirements, licensing by state, 59 O.S. Sections 1680 to 1696.

SECTION 5-302 NATIONAL ELECTRICAL CODE.

All installations of electrical equipment shall be in conformity with the provisions of this chapter, with the statutes of the state and any orders, rules and regulations issued by authority thereof, and with approved electrical standards for safety to persons and property. Where no specific standards are prescribed by this chapter or by the statutes of the State of Oklahoma or by any orders, rules, or regulations issued by authority thereof, conformity with the regulations set forth in the current issue of the National Electrical Code as approved by the American Insurance Association, shall be prima facie evidence of conformity with approved standards for safety to persons or to property.

SECTION 5-303 UNDERWRITERS LABORATORIES, INC.

All electrical equipment installed or used shall be in conformity with the provisions of this chapter, the statutes of the state and the provisions of this chapter, the statutes of the state and any orders, rules and regulations issued by the authority thereof, and with approved electrical standards for safety to persons or to property. Unless by this chapter, by a statute of the state or any orders, rules, or regulations issued by authority thereof, a specific type or class of electrical equipment is disapproved for installation and use, conformity with the standards of Underwriters' Laboratories, Inc., shall be prima facie evidence of conformity with approved standards for safety to persons or to property.

SECTION 5-304 TOWN BOARD OF TRUSTEES MAY MAKE SPECIAL RULINGS.

The board of trustees of the town, by motion or resolution, shall have the authority to make special rulings, when circumstances warrant, for the safeguarding of life and property and the improvement of electrical installations. In all cases persons engaged in the installing of electrical equipment and holding an electrical license must be notified by letter of these decisions.

SECTION 5-305 PILOT LIGHT REQUIRED FOR IRON IN MERCANTILE OCCUPANCIES.

In all mercantile occupancies where electric irons are used, they must be installed with approved pilot light. If pilot light is in an enclosure such as an alteration room, and additional light must be installed in a visible position outside the enclosure.

SECTION 5-306 BRANCH CIRCUITS.

In residential and mercantile occupancies, lighting branch circuits shall be confined to one thousand (1,000) watts, and not more than eight (8) outlets per circuit will be allowed in the fire limits. Branch circuit conductors shall be smaller than No. 12. Type C lamp cord will not be permitted in the kitchen or restaurants or like places where grease accumulates, nor in part of a building where live poultry is confined.

SECTION 5-307 BASEMENT INSTALLATIONS.

A circuit of not less than No. 12 wire shall be installed in basements in any area subject to floods. Ground connections shall not be made in toilets, adjacent to salt storage, acid vapors, or in any location where the grounding conductor and fitting is likely to become corroded.

SECTION 5-308 PERMIT REQUIRED FOR ELECTRICAL INSTALLATIONS; ISSUANCE.

A. It is unlawful for any person to install any electrical wiring, fixtures, or apparatus in or on any building or structure in the corporate limits of this town or make extensions to any existing electrical installations without first securing a permit from the town clerk.

B. Applications for electrical permits shall be made to the town clerk; and the applicant shall provide such plans, specifications, and other data as may be reasonably required.

C. The fee for an electrical permit shall be as prescribed by motion or resolution passed by the town board of trustees.

SECTION 5-309 INSPECTION FEE.

The town board of trustees by motion or resolution may prescribe an inspection fee to be paid to the town when electrical installations are inspected by the electrical inspector.

SECTION 5-310 ELECTRICIANS' REGISTRATION REQUIRED, BOND.

A. It is unlawful for any person to engage in the business, trade or vocation of electrical contractor, journeyman electrician or appliance electrician without a certificate of registration as such secured from the electric inspector. The initial fee for an electrical contractor's registration certificate, and any renewal, to be paid to the town clerk, shall be as set by the town board. A registration certificate must be renewed within ninety (90) days following expiration of the certificate. After the expiration, an application for a new certificate must be requested and the initial fee paid again. All such certificates shall expire each year. This certificate is not transferrable to any other individual or company.

B. Every person receiving a certificate as a electrical contractor or appliance electrician shall file with the town clerk a bond in such sum as set by the town board executed with a surety company authorized to do business in the state. The bond shall be conditioned that the principal will install all electrical wiring, fixtures, appliances, and equipment in accordance with the law and the ordinances and other regulations of the town relating to electrical installations and in a workmanlike manner; that the principal shall, without further cost to the person for whom the work was done, remedy any defective or faulty work caused by poor workmanship or inferior or non-standard material; and that the town may be fully indemnified and held harmless from any and all costs, expenses or damage resulting from the performance of his work as an electrical contractor or appliance electrician, as the case may be.

C. The bond must be approved by the electrical inspector. No certificate shall be issued to any such person until the bond shall have been filed and approved. Any such certificate issued shall be valid only while the bond is in effect.

D. No person may be registered by the town unless he possesses the appropriate current and valid state license issued by the State Department of Health.

E. For the installing of bell, telephone or signal systems not using over twelve (12) volts, no certificate or bond will be required. The installation of same must comply with all other requirements of the ordinances of the town.

F. After adequate opportunity for a hearing and for just cause, the town board may revoke the certificate of an electrical contractor an appliance electrician, or a journeyman electrician.

CHAPTER 4

LIQUEFIED PETROLEUM GAS

Section 5-401 Persons must comply with state law.

SECTION 5-401 PERSONS MUST COMPLY WITH STATE LAW.

It is unlawful for any person, firm or corporation to manufacture, fabricate, assemble, install, or repair any system, container, apparatus, or appliance to be used for the transportation, storage, dispensing, or utilization of liquefied petroleum gas, or to transport, handle, or store such gas, unless such person has complied with and complies with all provisions of the law and ordinances relating thereto, and has any license or permit which may be required by state law. The pamphlet, **Storage and Handling of Liquefied Petroleum Gases**, as contained in Pamphlet No. 58 issued by the National Fire Protection Association, the latest edition thereof, adopted by the Oklahoma Liquefied Petroleum Gas Board, shall have full force and effect within this town. Any violation of these rules and regulations shall be deemed a violation of the ordinances of the town and shall be punished accordingly.

CHAPTER 5

GAS PIPING CODE

Section 5-501 Pamphlet adopted.

SECTION 5-501 PAMPHLET ADOPTED.

Pamphlet No. 54 published by the National Fire Protection Association, entitled **National Fuel Gas Code**, the latest edition thereof, hereby adopted and incorporated in this code by reference. The pamphlet shall be in full force and effect in the town and shall govern the installation of gas piping and gas appliances in the town. Any violation of the provisions of the pamphlet shall be deemed a violation of the ordinances of the town.

CHAPTER 6

HOUSE MOVING

Section 5-601 House moving, license and bond required.
Section 5-602 House moving, permit required.

SECTION 5-601 HOUSE MOVING, LICENSE AND BOND REQUIRED.

Every person, firm or corporation who shall engage in the business or perform services normally provided by a house mover shall be required to procure, prior to engaging in the business, a license from the town clerk, and the license fee to be set by motion or resolution by the board of trustees per fiscal year or any part thereof, and the person procuring the license shall also post a bond in the sum of Two Thousand Five Hundred Dollars ($2,500.00) by a surety company authorized to do business in the state, which bond shall be payable to the town and shall guarantee the payment of license and building fees and damages caused to the property of the town by the performance of the work of the house mover, and shall further provide coverage to others who shall be so damaged, to the extend of the bond. (Prior Code, Sec. 54-11)

SECTION 5-602 HOUSE MOVING, PERMIT REQUIRED.

Any person, firm, or corporation who shall engage in the business of moving houses or buildings shall, prior to moving the building upon the streets, alleys, or public places of the town, obtain a permit for each building so moved, which permit shall be supplied by the town clerk upon the payment of the permit fee, to be set by motion or resolution by the board of trustees. (Prior Code, Sec. 54-12)

CHAPTER 7

PENALTY

Section 5-701 Penalty.
Section 5-702 Relief in courts.

SECTION 5-701 PENALTY.

Any person, firm or corporation who shall engage in any business, trade or vocation for which a license, permit, certificate or registration is required by this part, without having a valid license, permit, certificate, or certificate of registration as required, or who shall fail to do anything required by this part or by any code adopted by this part, or who shall otherwise violate any provision of the chapters in this part or of any code adopted by this part, or who shall violate any lawful regulation or order made by any of the officers provided for in this part, shall be guilty of an offense, and upon conviction thereof, shall be punished as provided in Section 1-108 of this code.

SECTION 5-702 RELIEF IN COURTS.

No penalty imposed by and pursuant to this part shall interfere with the right of the town also to apply to the proper courts of the state for a mandamus, an injunction or other appropriate action against such person, firm or corporation.