

APPENDIX G

BUILDING CODES, LICENSING, & RESPONSIBILITIES

Appendix G is included for enforcement/reference and adopted separately by ordinance or resolution of the City of Claremore or Rogers County.

Section G01: Adopted Codes:

A. International Residential Code 2009 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma being marked the International Residential Code 2009 Edition & Modifications by the Oklahoma Uniform Building Code Commission, be and is hereby adopted as the Residential code of the City of Claremore, Oklahoma and Rogers County, Oklahoma for the control of installation of plumbing facilities; and each and all of the regulations, provisions, penalties, conditions, and terms of International Residential Code 2009 Edition & Modifications by the Oklahoma Uniform Building Code Commission, or the latest revisions thereof adopted by the Oklahoma Uniform Building Code Commission*, are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any. The following sections are hereby revised as follows:

a. Section 506.2.3 Vapor retarder: Accepted vapor barrier for Rogers County only is 6-Mil Polyethylene or common industry standard concrete additive.

b. Pole Barn Homes:

i. "Pole Barn" type construction that is or will be utilized as a habitable space shall met all requirements adopted by this code.

B. International Building Code 2015 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma, being marked and designated as the International Building Code 2015 Edition, as published by the International Code Council &

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Modifications by the Oklahoma Uniform Building Code Commission , be and is hereby adopted as the Building Code of the City of Claremore, Oklahoma and Rogers County, Oklahoma; for the control of buildings and structures and [as] herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Building Code, 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission or the latest edition thereof adopted by the Oklahoma Uniform Building Code Commission , are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed below.

C. International Existing Building Code 2015 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma, being marked and designated as the International Existing Building Code 2015 Edition, as published by the International Code Council & Modifications by the Oklahoma Uniform Building Code Commission , be and is hereby adopted as the Building Code of the City of Claremore, Oklahoma and Rogers County, Oklahoma; for the control of buildings and structures and [as] herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Existing Building Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission or the latest edition thereof adopted by the Oklahoma Uniform Building Code Commission , are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed below.

D. International Mechanical Code 2015 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma, and the County Clerk of Rogers County, Oklahoma, being marked as the International Mechanical Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission be and is hereby adopted as the Mechanical Code of the City of Claremore, Oklahoma and Rogers County, Oklahoma, for the control of installation and maintenance of mechanical facilities; and each and all of the regulations, provisions, penalties, and conditions and terms of the International Mechanical

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Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission, or the latest revision thereof adopted by the Oklahoma Uniform Building Code Commission *, are hereby referred to, adopted, and made a part hereof as is fully set in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed below.

- a. Vent Materials: Dryer vent materials shall be of galvanized steel or aluminum and meet requirements specified in 504.6.4 and 504.6.4.1
- b. Exception: In one and two family construction PVC pipe, conforming to ASTM-D1785 SCH 40 may be used under slabs only.
- c. Section 1303.1 Piping standards.
 - i. Exception: Prohibit the use of corrugated stainless steel tubing ANSI LC-1. Prohibit corrugated stainless steel tubing as acceptable piping or tubing material for gas.

E. International Plumbing Code 2015 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma being marked the International Plumbing Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission, be and is hereby adopted as the plumbing code of the City of Claremore, Oklahoma and Rogers County, Oklahoma for the control of installation of plumbing facilities; and each and all of the regulations, provisions, penalties, conditions, and terms of International Plumbing Code 2015 Edition, or the latest revision thereof adopted by the Oklahoma Uniform Building Code Commission *, are hereby referred to, adopted, and made part hereof as if fully set out in the Zoning Regulation with the additions, insertions, deletions and changes, if any, prescribed below.

- a. Tables 712.1, 713.1 (1), 713.1 (2): Prohibit use of drainage pipe in size less than 2 inch, below grade, under slab type construction.

F. International Fuel Gas Code 2015 Edition*

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A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma being marked the International Fuel Gas Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission, be and is hereby adopted as the plumbing code of the City of Claremore, Oklahoma and Rogers County, Oklahoma for the control of installation of plumbing facilities; and each and all of the regulations, provisions, penalties, conditions, and terms of International Fuel Gas Code 2015 Edition, or the latest revision thereof adopted by the Oklahoma Uniform Building Code Commission *, are hereby referred to, adopted, and made part hereof as if fully set out in the Zoning Regulation with the additions, insertions, deletions and changes, if any, prescribed below.

G. National Electric Code 2014 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma being marked the National Electric Code 2014 Edition & Modifications by the Oklahoma Uniform Building Code Commission, be and is hereby adopted as the plumbing code of the City of Claremore, Oklahoma and/or Rogers County, Oklahoma for the control of installation of plumbing facilities; and each and all of the regulations, provisions, penalties, conditions, and terms of National Electric Code 2014 Edition & Modifications by the Oklahoma Uniform Building Code Commission, or the latest revision thereof adopted by the Oklahoma Uniform Building Code Commission *, are hereby referred to, adopted, and made part hereof as if fully set out in the Zoning Regulation with the additions, insertions, deletions and changes, if any.

a. Wiring Construction

- i. All electrical materials and equipment and the method of installation shall be in conformity with the provisions of this article and approved standards for safety to persons and property. Where no specific standards are prescribed by this article, compliance with the Statutes of the State of Oklahoma pertaining to the installation of electrical materials and equipment and conforming with the regulations set forth in the current National Electrical Code, being the standard for the American Insurance Association for electrical wiring and apparatus as recommended by the National Fire Protection Association and approved by the American Standards Association, shall be prima facie evidence of conformity with

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approved standards for safety to persons and property and of compliance with this article.

b. Special Requirements:

- i. There shall be no bracketing of buildings. Weather head shall be so located that bracketing will not be necessary. Bracketing for the purpose of this article is defined to be the running of utility service wires along or across the exterior of buildings.
- ii. The main line service switch shall be located at the secondary meter service or where the secondary service enters the building to be served.
- iii. Single-phase services shall not be smaller than No. 6 American Wire Gauge.
- iv. Three-phase services shall not be smaller than No. 8 American Wire Gauge.
- v. All branch circuits shall not be smaller than No. 12 American Wire Gauge.
- vi. The continued use of existing No. 14 wire, if it be of sufficient capacity, on 15-ampere circuits shall be permitted. New wiring or a remodel job, however, shall be No. 12 American Wire Gauge.
- vii. In residences branch circuit distribution shall be limited to no more than ten (10) receptacles to a circuit place so that no point along the floor line in any useable wall space is more than six (6) feet from an outlet in that space, except in kitchens, utility rooms, breakfast rooms and garages in which there shall be no more than two (2) receptacles to a circuit. There shall be no more than nine (9) lights to a circuit. Lights and receptacles shall not be on the same circuit.
- viii. Aluminum wire is not permissible within any portion of the building served.
 1. Exception: Aluminum wire is permissible on feeders and sub feeders to sub panels

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- ix. Low Voltage Systems: For the installing of bell, telephone or signal systems not using over twenty-four (24) volts, no license or bond will be required, but the installation of the same must comply with all other requirements of this ordinance.

H. International Fire Code 2015 Edition*

A certain document, one (1) copies of which are on file in the office of the City Clerk of the City of Claremore, Oklahoma and the County Clerk of Rogers County, Oklahoma, being marked and designated as the International Fire Code 2015 Edition, as published by the International Code Council & Modifications by the Oklahoma Uniform Building Code Commission, be and is hereby adopted as the Building Code of the City of Claremore, Oklahoma and Rogers County, Oklahoma; for the control of buildings and structures and [as] herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fire Code 2015 Edition & Modifications by the Oklahoma Uniform Building Code Commission or the latest edition thereof adopted by the Oklahoma Uniform Building Code Commission, are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed below.

Section G02: Permit & Inspections:

- A. Permit Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this ordinance, or to cause any such work to be done, shall first make application to the City/County building office and obtain the required permit.
 - a. Work Exempt from Permit: Some work maybe exempt for the building permit as provided by adopted code.

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- B. Inspection Required: Work shall not be done beyond the point indicated in each successive inspection within the adopted code without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Section G03: Registration Requirement:

- A. No person shall practice or engage in the business, trade or occupation of Electrical/Mechanical or Plumbing Contractors, Electrical/Mechanical or Plumbing Journeyman or Electrical/Mechanical or Plumbing Apprentice in the City of Claremore or Rogers County until they are first licensed by the State of Oklahoma as a Electrical/Mechanical or Plumbing Contractor or Electrical/Mechanical or Plumbing Journeyman or registered as Electrical/Mechanical or Plumbing and also registered by the City of Claremore, or Rogers County, depending on where the work is to be performed, in the identical capacity that they are first licensed or registered by the State of Oklahoma. The registration fees to be paid to the City of Claremore or Rogers County shall be as follows, to-wit: \$100.00 per year flat fee.
- a. Exception, Residences Wired by the Owners: No connection to the electrical system will be made and no electrical power will be furnished to any residence wired by the owner of said residence unless such wiring and other installation of electrical equipment complies with the provisions and requirements of this ordinance in any event no connection or electrical power shall be furnished such residence unless the owner thereof files with the electrical inspector an affidavit setting forth his ownership of the property and stating by said affidavit that the said residence is for his personal and sole use and occupancy and that he will occupy said residence for a period of time not less than one (1) year
- B. Transfer of Registration: It shall be unlawful for any person, firm or corporation holding a registration to transfer same or allow the use of same, directly or indirectly by any other person for the purpose of obtaining a permit to do any of the electrical work herein specified.

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- C. Revocation of Registration: Any licensed Electrical/Mechanical or Plumbing contractor, journeyman who fails to comply with this ordinance, and who is found guilty and fined as provided in this ordinance during the registration year shall automatically have his registration revoked for the remaining period of the registration year from and after the date of such second conviction. Further, any such licensed person who shall have his registration revoked in two (2) successive licensing years shall not be eligible to apply for or to be registration for the next succeeding licensing year after such second revocation, and upon applying for a registration any year thereafter shall show proof of Oklahoma State license, the same as any other person not previously registration by Rogers County or the City of Claremore

Section G03: Definitions:

A. Building Official

- a. The Building Official of this County and City shall be appointed by the Board of County Commissioners or the City Council and shall have the powers and duties prescribed for the “Building Official” by the International Building Code 2015 Edition, International Existing Building Code 2015 Edition, and International Residential Code 2009 Edition; provided that his powers and duties may be exercised by his authorized representatives under his supervision and control.
- b. The term “building inspector”, whenever used in the County or City Regulation, means the Building Official.
- c. The terms “electrical inspector”, “plumbing inspector”, “mechanical inspector”, and “gas inspector”, wherever used in the regulations of the County or City also each refer to and mean the Building Official, unless a separate electrical inspector, plumbing inspector, mechanical inspector and/or gas inspector is appointed.

B. Electrical Contractor

- a. “Electrical Contractor” shall be held to mean any person, firm or corporation engaged in the business of wiring, re-wiring, installing, repairing or altering any electrical wiring, or installing or repairing any apparatus or electrical appliance in Rogers County or the City of Claremore, Oklahoma and shall not include person, firms, or corporations engaged in the business of selling or offering for sale to the public,

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electrical materials, apparatus and electrical appliances that are not installed by such persons, firms or corporations.

C. Journeyman Electrician

- a. "Journeyman Electrician" shall be held to mean any person actually engaged in the work of wiring, or installing or repairing any electrical apparatus or electrical appliances in Rogers County, Oklahoma or the City of Claremore, Oklahoma.

D. Mechanical Work:

- a. "Mechanical Work" means the installation, maintenance, repair or renovation in whole or in part, of any heating system, cooling system, mechanical refrigeration system or ventilation system or any equipment or material including process piping used in installation, maintenance, repair or renovation of such system.

E. Plumbing Work:

- a. "Plumbing Work" means the installation, maintenance, repair, or renovation in whole or in part, of any plumbing system or gas system or any material or equipment including piping and all fixtures used in installation, maintenance, repair or renovation of any such system.

F. Pole Barn:

- a. A farm building typically without a foundation and with sides typically consisting of corrugated steel or aluminum panels supported by poles set in the ground typically at eight-foot intervals.

Section G04: Contractor/Builder Responsibilities:

A. General:

- a. All houses shall have address posted on property during construction.
- b. Permit shall be posted on site and in view at all times.

B. Construction Debris:

- a. Construction debris shall not be allowed to blow off the site of origin.
- b. Trash containers of sufficient size and number to contain trash that may be blown about shall be maintained and used at construction sites at all

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times. Trash containers must be in place before any inspection can be performed.

- c. Trash containers shall not less than four feet (4') wide by four feet (4') deep by four feet long by four feet (4') high, shall be located on each construction site no later than the time of the footing inspection. Openings within the sides of the containers shall not be larger than four inches (4").
- d. Construction material on the construction site shall be maintained in a safe condition and manner. Trash and debris must be maintained in trash containers.
- e. Erosion control and sediment control shall be maintained in good condition at all times to prevent runoff from depositing soil and other debris in accordance with the Rogers County Subdivision Regulations. (Approved methods include silt fence, sediment basin/trap, check dam, fiber rolls, gravel/sand bags, stabilized construction entrances, truck washdown areas or other methods as approved by the County Engineer.) Erosion control must be in place to protect ditches, drainage easements, neighboring properties, and floodplains. Erosion control must be in place before any inspection can be performed.
- f. Excess mud, dirt, and rock on the street and borrow ditches shall be cleaned up by contractor.

C. Toilet Facilities for Workers

- a. General. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a stationary condition. Construction workers toilet facilities of non-sewer type shall conform to ANSI 24.3 and the requirements set forth by the supplier.
- b. Location. Toilet facilities shall be provided when construction starts. A minimum of one (1) toilet shall be provided for a single site, with a ratio of not more than three (3) houses per one (1) toilet facility or a distance of not more than five hundred feet (500') between the toilet facilities and the construction site. Construction site measurement shall be made along the same side of the street. The developer or builder may request in writing to the Planning Commission Director to place a pod of toilet facilities (two to four) at a location in the subdivision to be used by workers in lieu of the above granted the developer and builder will be responsible for maintenance of the facilities and proper use by workers.

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D. Building permits & inspections may be suspended at any time for the enforcement of these requirements of Section G04.

E. Note, Rogers County Subdivision Regulations Apply.

Section G05: Liability:

A. Liability

- a. This article shall not be construed to affect the responsibility or liability of any party owning, operating, controlling, or installing any electrical equipment for damages to persons, property caused by any defect therein, nor shall Rogers County, the City of Claremore, or any officer or employee of such County or City, be held as assuming such liability by reason of the inspection or re-inspection as herein provided or by reason of the approval or disapproval of any equipment authorized herein.

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