

**CHAPTER 4
BUILDING AND CONSTRUCTION**

Codified through Ordinance 2020-05, 3/9/2020

Changes to the 2018 Codified version of Chapter 4 are highlighted.

Article 1. Codes and Code Administration

Section 4-1. Reserved for future use.

(Deleted Ord. 2013-12, 5/13/2013)

Section 4-2. Reserved for future use.

(Deleted Ord. 2013-12, 5/13/2013)

Section 4-3. Reserved for future use.

(Deleted Ord. 2013-12, 5/13/2013)

Section 4-4. Codes in Effect.

From the date on which this Chapter shall take effect, the provisions of said Codes, as herein modified, shall be controlling in those areas set forth hereinabove, within the corporate limits of the City of Tuttle, Oklahoma.

Section 4-5. Conflicts With Code of Ordinances.

Whenever any provision of any of those Model Construction Codes adopted by this Chapter conflict with the Code of Ordinances of the City of Tuttle, Oklahoma, the latter provisions shall govern.

Section 4-6. Building inspector to Enforce Codes.

Any certified municipal official, or other certified employee designated by the City Manager, shall be responsible for enforcing the Model Construction Codes adopted by this Code of Ordinances. Said persons may bear such titles as "Building Inspector," "Gas Inspector," "Plumbing Inspector," "Electrical Inspector," etc., as may be deemed appropriate to indicate their respective areas of concern, and shall be appointed or designated by the City Manager.

Section 4-7. Reserved for future use.

(Deleted Ord. 2020-05, 3/9/2020)

Section 4-8. Reserved for future use.

(Deleted Ord. 2013-12, 5/13/2013)

Sections 4-9. Revocation and Suspension of Registration.

1. Anytime a state agency revokes a license or equivalent for any person or entity, or said license expires or otherwise becomes invalid, the corresponding certificate of registration issued by the Community Development Department shall immediately be considered suspended.

2. The City Council, after referral from the Community Development Department, ten days' notice, and adequate opportunity for public hearing, may revoke any certificate of registration issued in accordance with this Chapter for any of the following causes:

- a. Serious or repeated violation of the laws, ordinances, or other regulations relating to construction;
- b. Grossly unethical conduct in connection with trade or business;
- c. Demonstrated poor workmanship or service, such as to demonstrate incompetence to act in the capacity of the registration;
- d. Installation of inferior or substandard materials, fixtures or equipment;
- e. Making a material misstatement in the application for registration, or the renewal of a registration;
- f. Loaning or illegally using the registration; or
- g. Willfully failing to perform normal business obligations without justifiable cause.

3. Any person whose certificate of registration has been revoked by the City Council may apply for a new certificate of registration one year after the effective date of the revocation.

(Added Ord. 2014-14, 4/14/2014)

Section 4-10 through 4-19. (Reserved for future use).

Article 2. Permits and Certificates

Section 4-20. Building Permits.

1. No person shall erect, enlarge, construct, relocate, substantially improve, repair, place, alter, move or demolish any building, structure, mobile, modular or manufactured home, storm shelter, greenhouse, or initiate any other construction without first obtaining a separate Building Permit for each such building or structure from the Community Development Department. Said Permit shall be in addition to, and separate from, all other requirements for Zoning Clearance Permits, Occupancy Certificates or Certificates of Appropriateness.
2. No man made change to improved or unimproved real estate located within a designated "Flood Hazard Area," including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, shall be initiated until a separate Building Permit has been obtained for each such operation from the Community Development Department.
3. No mobile, manufactured or modular home shall be placed on improved or unimproved real estate without first obtaining a separate Building Permit for each such home from the Community Development Department.
4. The Community Development Department shall be responsible for the administration of the Building Permit process within City of Tuttle, Oklahoma.
5. Upon receipt of a complete Building Permit application and the required fee, the Community Development Department shall review the application to ensure that:
 - a. The involved land is properly zoned for the proposed use and complies with the requirements of the Tuttle Zoning Code, including façade and landscaping regulations;
 - b. Applicable historic preservation provisions, have been met;
 - c. Legally dedicated roadway access is available, proof of such dedication has been provided, and additional required easement dedications have been granted;
 - d. Adequate and sanitary provisions have been made for utilities, and fire protection is also adequate;
 - e. The involved land complies with the requirements of the Tuttle Subdivision Regulations, and all easements and street right of way areas provided in the recorded plat, if any, are not encroached upon;
 - f. All floodplain and stormwater regulations, if applicable, have been met and the required information provided;
 - g. All other required municipal Permits and/or Licenses have been obtained
6. Building Permit applications for development, location, demolition or alteration within delineated "Flood Hazard Areas" (as shown on the community's Official Flood Hazard Boundary Map (FHBM) and Flood Insurance Rate map (FIRM) shall be reviewed by the Floodplain Administrator in accordance with Chapter 21 of this Code.
7. If the Building Inspector is satisfied that the proposed work described in the application and attached materials conform to the requirements of the Tuttle Zoning Code, Tuttle Subdivision Regulations, adopted building and trade codes, and other regulations and requirements of the City of Tuttle, they shall authorize the issuance of the Building Permit and return a copy to the Applicant.
8. If the Application or attached materials do not conform to pertinent municipal regulations, the Building Inspector shall not approve said application. The Community Development Department shall return the application, with written reason(s) attached, to the applicant. The applicant may subsequently amend his application, if possible, and re-submit it (along with the required re-submittal fee), or initiate other action to correct the deficiencies.
9. The Building Inspector shall complete all required review processes in an efficient and effective manner, without unreasonable or unnecessary delay. The City of Tuttle and its staff will attempt to accommodate all Applicants in a timely manner. To avoid delays, it is imperative that Applications be complete and accurate.
10. A Building Permit, once approved and issued, shall be construed as a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any Municipal regulations, nor shall such issuance prevent the Building Inspector from thereafter requiring a correction of errors in plans, construction or a violation of this Code of Ordinances or other applicable regulations.
11. The Community Development Department shall keep a permanent and accurate accounting of all Building Permits including Building Permit fee payments.
12. The Building Inspector shall monitor Municipal utility hook up requests and shall not allow Municipal utilities to be turned on to any unit, structure or project for which a Building Permit has not been issued.
13. Appeals from any aggrieved person concerning a decision of the Community Development Department relative to the granting of Building Permits, shall be taken to the Board of Adjustment.

(Updated Ord. 2000-01, 01/10/2000; Ord. 2000-02, 01/10/2000; Ord. 2003-15, 09/08/2003; Ord. 2005-10, ___/___/2005; Ord. 2007-11, 11/13/2007; Ord. 2009-33, 12/17/2009; Ord. 2012-03, 02/13/2012; Amended by Ordinance 2016-18, 6-13-2016; Ord. 2018-07, 2/12/2018; Ord 2020-05; 3/9/2020)

Section 4-21. Permit Fees.

1. Building permit fees.

a. All building and construction permits, inspection, tap, trade, application, sign and other fees for both residential and commercial construction shall be as set forth in the Manual of Fees adopted by the Tuttle City Council.

b. The applicant for any required building or trade permit required shall pay permit fees to the City of Tuttle. Said fees shall be determined by the square footage of the building area being directly involved in the construction, modification or repair of the building for which the permit is issued. Each separate level of such area, whether subterranean, surface or aboveground, shall be computed in determining the total area.

2. Inspection and permit fees. The adopted fees shall be charged and collected for inspections at the time of permit issuance and inspections shall be made pursuant to the adopted code.

3. Oklahoma Uniform Building Code (OUBCC) fees. The fees set out in Oklahoma Uniform Building Commission Act at 59 O.S. §§ 1000.20—1000.29 (the "Act") (HB 1182) shall be charged and collected at the time of permit issuance and shall be made pursuant to the adopted code.

4. Payment of permit fees requiring review. Upon acceptance of an application for a permit and the permit review fee, permit-associated required documents and plans shall then be reviewed and upon approval, the applicant shall then be notified that the permit is approved and advised of what remaining fees are due. For any permit to be valid, it shall have been paid in full and posted at the job site prior to beginning construction. Payments for permits shall be due upon notification to an applicant that the permit has been approved and is ready for issuance. Any permit not paid for within 30 days after notification may be deemed void.

5. Escrow accounts for payment of fees.

a. Single-family and two-family residential permits. Every general or trade contractor shall be issued an account number at the time of an initial application for a new or major remodel permit issued for single-family and two-family residential structures. This account shall be used to deposit with the city a sum of \$250.00 for trade contractors and \$500.00 for general contractors and maintain a minimum balance of \$100.00 for trade contractors and \$100.00 for general contractors to cover any anticipated costs for permits, inspections and penalty fees. Such escrow shall authorize the city to use the funds therein for the payment of any and all permit, inspection, or other fees as set forth in the Code of Ordinances. Such funds shall be held in trust on behalf of the general or trade contractor in a non-interest-bearing account. A monthly statement showing all deposits, withdrawals and account balances shall be available to the general or trade contractor.

b. Multi-family residential, commercial, industrial, and institutional permits. Every general or trade contractor shall be issued an account number at the time of an initial application for a new or major remodel permit issued for multi-family residential, commercial, industrial, and institutional structures. This account shall be used to deposit with the city a sum of \$500.00 for trade contractors and \$1,000.00 for general contractors and maintain a minimum balance of \$200.00 for trade contractors and \$400.00 for general contractors to cover any anticipated costs for permits, third-party reviews, engineering reviews, inspections and penalty fees. Such escrow shall authorize the city to use the funds therein for the payment of any and all permit, inspection, or other fees as set forth in the Code of Ordinances. Such funds shall be held in trust on behalf of the general or trade contractor in a non-interest-bearing account. A monthly statement showing all deposits, withdrawals and account balances shall be available to the general or trade contractor. The Building Inspector may require the deposit to be increased when it is determined a significant cost will be incurred for engineering and/or third-party permit review/inspections.

c. Return of unused escrow funds. Between 30 and 90 days after the issuance of a Certificate of Occupancy (with no conditions attached) any unused escrow funds will be returned to the contractor in accordance with the City of Tuttle's payment policies. The contractor may also request to have any remaining funds to be applied to other escrow account they may have with the Community Development Department.

(Deleted Ord. 2014-01, 1/13/2014; Added 2020-05, 3/9/2020)

Section 4-22. Permits for Pipes Across Streets.

1. Oil and gas companies, and other persons, firms and corporations not operating pursuant to a franchise granted by the Municipality or not operating pursuant to a license or permit granted by the State Corporation Commission, shall secure a Permit from the Office of the City Clerk before placing, installing, laying, constructing, operating or maintaining any pipe, cable, wire, conduit or line across, over, under, along, through or upon any street, alley, public way or public place within the corporate limits of the City of Tuttle, Oklahoma; said Permit shall first be approved by the City Manager.

2. The application for the Permit shall specify:

a. The location of the pipe, cable, wire conduit or line; and

b. The privileges and proposed terms which the applicant desires to secure from the City and to exercise.

3. The City Manager, if the Permit is granted, will grant it on written terms which are mutually agreeable. The City Manager may revoke said Permit after adequate opportunity for a public hearing, for any of the following reasons:

a. Failure to abide by the terms on which the Permit was granted;

b. Violation of State Law or Municipal Ordinances; or

c. Protection of the public peace, health, safety or welfare.

4. The applicant shall pay a fee of five hundred dollars (\$500.00) for such Permit and for its periodic renewal.

Section 4-23. Liquefied Petroleum Gas State Permits.

It shall be 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 and complies with, all provisions of the State Law and local ordinances relating thereto, and has any Permit which may be required by State Law. No storage of liquefied petroleum gas, except by retail customers, in reasonable amounts, strictly intended for their own use, shall be permitted within the corporate limits of the City of Tuttle, Oklahoma.

Section 4-24. Reserved for future use.

(Deleted Ord. 2020-05, 3/9/2020)

Section 4-25 Reserved for future use.

(Deleted Ord. 2020-05, 3/9/2020)

Section 4-26. Requirement for Permit to Drill Water Wells.

No water well shall be drilled within the municipal limits of the City of Tuttle, without first obtaining a permit from the Community Development Department. The permit will be issued only upon the applicant's ability to furnish proof of compliance with all federal, state and local rules and regulations. The fees for a water well drilling permit shall be established by resolution of the City Council. Said fees shall be paid to the City Clerk of the City of Tuttle.

(Updated Ord. 2009-13, 6/8/2009; Ord. 2011-25, 10/10/2011)

Section 4-27. Reserved for future use.

(Deleted Ord. 2020-05, 3/9/2020)

Section 4-28 Gas Service Permits.

1. No gas service work shall be initiated within the City of Tuttle, Oklahoma without a Permit therefor from the Gas Service Inspector or the City Clerk, unless excepted by ordinance.

2. The Gas Service Permit Fee shall be according to the following schedule:

Base Fee:	\$20.00
Gas Line Extension:.....	\$12.00
Gas Line Replacement:	\$12.00
Gas Service, Meter to Structure:.....	\$12.00
Gas Service, During Construction:.....	\$12.00

3. When a Permit for at least two of the following services, Gas Line Extension, a Gas Line Replacement, Gas Service from the meter to a structure or Gas Service during construction, is purchased simultaneously for service to the same structure, the Permit fee will be \$10.00 for each item that is Permitted.

Section 4-29. Street Impact Fee.

Prior to the issuance of a building permit for a primary structure, the applicant shall pay to the City Clerk a Street Impact Fee in the amount of \$350.00, provided however that no Street Impact Fee shall be collected by the City Clerk if a Street Impact Fee was collected from the sub-divider at the time the plat was approved or if the primary structure is a replacement structure for a previous structure, on which a Street Impact Fee had been paid, located on located on the site of the new structure.

(Added Ord. 2020-05, 3/9/2020)

Sections 4-30 through 4-59. Reserved for future use.

(Sections 4-40 through 4-59 repealed Ord. 2010-02, 2/11/2010)

Section 4-60. Sign Maintenance.

The owner of any sign requiring a permit shall be required to maintain an exterior which is properly painted, galvanized or otherwise treated to prevent rust and deterioration of all parts, including lighting and supports. All signs, and landscaping around the sign base, shall be required to be adequately maintained and shall not become tattered, torn, frayed, ragged, shredded, unkempt or the like. The sign shall be repaired within sixty (60) days following notice from the City of a violation.

(Updated Ord. 2007-04, 05/25/2007; Ord. 2020-05 3/9/2020)

Article 4. Historic Preservation

Sections 4-100 through 4-129. Reserved for future use.

Article 5. Miscellaneous Provisions

Section 4-130. Reserved for future use.

(Deleted Ord. 2014-03, 1/14/2014)

Section 4-131. Fire Limits.

1. The following area within the corporate limits of the City of Tuttle, Oklahoma, shall embrace and constitute the "Fire Limits" of said Municipality:

a. The following described boundary shall constitute the fire limits of the City of Tuttle, Grady County, Oklahoma, to wit: Beginning where Eleventh Street intersects the north side of Holly Street, thence west along said street to where said street intersects the east boundary line of the St. Louis & San Francisco Railroad Right-of-Way, thence southwest along said east boundary line of the St. Louis & San Francisco Railroad Right-of -Way to where said boundary line intersects the south side of Bond Street, thence east along the south side of Bond Street to where said street intersects Eleventh Street, thence north along said Eleventh Street to the point of beginning.

2. It shall hereafter be unlawful for any person, firm or corporation to build, erect, construct or cause to be built, erected or constructed, or place or move within the area described in Subsection 1 (above) , any building or addition thereto, unless the walls of such building or addition shall be built or constructed of stone, brick or other non-combustible material; it shall also be unlawful to rebuild any building which has been more than fifty percent (50%) destroyed by fire, except as herein stated.

Section 4-132. Movement of Frame Buildings.

No frame building shall be moved from without to within the corporate limits of the City of Tuttle, Oklahoma, which by reason of its age, state of repair, condition of wiring or which, for any other reason, is unfit for human habitation or which might endanger the public peace, safety, health or welfare.

Section 4-133. Reserved for future use.

(Deleted Ord. 2020-05, 3/9/2020)

Section 4-134. Grease, oil and Sand Interceptors.

1. A grease interceptor shall be installed in the waste line leading from sinks, drains or other fixtures in restaurants, hotel kitchens, cafeterias and food processing establishments, and in any bar, lounge, private club or fountain where food is prepared or served, or where dishes, glasses, pots, pans or other kitchenwares are washed, or any other establishment where grease or broken glass can be introduced into the drainage system in quantities that can effect line stoppage or hinder sewage disposal. Grease, oil and sand interceptors are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand or other ingredients harmful to the building's drainage system, the public sewer or sewage treatment plant process.

2. Interceptors shall not be required for private living quarters or residential dwelling units.

3. All interceptors shall be of a type and capacity as defined in the City's current adopted Plumbing Code and shall be approved by the Municipal Building Inspector. All interceptors shall be located so as to be readily and easily accessible for cleaning and inspection. Such interceptors shall be properly inspected following construction, by the municipal Building Inspector, and shall be maintained by the owner, at his expense, in continuously efficient operation at all times.

4. An oil separator shall be installed in the drainage system of any establishment where, in the judgement of the Municipal Building Inspector, a hazard exists or where oils or other flammables can be introduced or admitted into the public sewer by accident or otherwise.

5. All garages, filling stations and car washes having car wash racks or facilities shall install combination grit and grease interceptors.

6. All commercial laundries shall be equipped with an interceptor having a removable wire basket or similar device that will prevent strings, rags, buttons or other materials detrimental to the public sewage system from passing into the drainage system.

7. Bottling plants shall discharge all process wastes into an interceptor which will provide for the separation of broken glass or other solids, before discharging liquid wastes into the drainage system.

8. Slaughterhouses shall equip all slaughtering room drains with a separator which shall prevent the discharge of feathers, entrails and other material likely to clog the drainage system.

9. All existing establishments listed in Subsection 1 (above) shall have ninety (90) days from the effective date of this Code of ordinances to install an improved interceptor or separator. Establishments covered under Subsection 4 (above) will be handled on a case-by-case basis to determine whether an oil separator is required. All establishments covered under Subsection 1 (above) , constructed henceforth, shall include an approved interceptor.

10. The municipal Building Inspector, Utilities Superintendent or City Manager shall have the right of entry during usual business hours, to conduct an inspection of an interceptor or separator.

11. Any person found to be in violation of this Section shall be served with written notice stating the violation and providing seventy-two (72) hours for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations. In the event an establishment is cited with a second violation within six (6) months of the first, the time allowed for correction shall be reduced to forty-eight (48) hours. A third citation within six (6) months from the first violation will be cause for the City to immediately discontinue water service to the establishment' for a period of not less than ten (10) days during which time the offender shall correct the violation.

12. Any person who shall continue any violation beyond the time limit provided for in Subsection 11 (above) and upon conviction thereof, shall be fined in an amount not exceeding the limits established in Section 11-50, Article 3, Chapter 11 of this Code of ordinances for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.

Section 4-135. Off-Street Parking.

All off-street parking shall be designed, constructed and utilized in accordance with the provisions and requirements contained in the community's adopted Zoning Ordinance and Subdivision Regulations Ordinance.

Section 4-136. Wind Energy Conversion Systems.

1. The following definitions are used in this section, and shall have the meanings shown below.

a. Overspeed Control: A mechanism used to limit the speed of blade rotation to below the design limits of the Wind Energy Conversion System.

b. Site: The plot of land where the Wind Energy Conversion System is to be placed. The site could be publicly or privately owned by an individual or a group of individuals controlling single or adjacent properties.

c. Swept Area: The largest area of the Wind Energy Conversion System which extracts energy from the wind stream. In a conventional propeller-type wind Energy Conversion System there is a direct relationship between swept area and the rotor diameter.

d. Total Height: The height of the tower and the farthest vertical extension of the Wind Energy Conversion System.

e. Wind Energy Conversion System (WECS): A machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill). The Wind Energy Conversion System includes all parts of the System, except the tower and the transmission equipment.

2. Building Permit applications (see Section 4-20, this Chapter) for a Wind Energy Conversion System shall be accompanied by a plot plan drawn in sufficient detail to clearly describe the following:

a. Property lines and physical dimensions of the site;

b. Location, approximate dimensions, and types of major existing structures and uses on site;

c. Location and elevation of the proposed wind Energy Conversion System;

d. Location of all above-ground utility lines on-site or within one (1) radius of the total height of the wind Energy Conversion System;

e. Location and size of structures and trees over thirty-five (35) feet in height, which are within a five hundred (500) foot radius of the proposed wind Energy Conversion System; for purposes of this requirement, electrical transmission and distribution lines, antennas, and slender or open lattice towers are not considered structures; and

f. The Zoning designation of immediate and adjacent sites.

3. Before a Building Permit may be issued, all requirements of this Section must be met. This Section covers those Wind Energy Conversion Systems whose swept area is one thousand (1,000) square feet or less; for conventional propeller Wind Energy Conversion Systems, this would be approximately thirty-five (35) feet or less in diameter. (Non-electrical windmills used for pumping water may be exempted from the remaining provisions of this Section.)

4. Building Permit applications shall be accompanied by standard drawings of the structural components of the Wind Energy Conversion System, including support structure, tower, base and footings. Drawings and any necessary calculations shall be certified in writing by a registered professional engineer to show that the System complies with the adopted Building Code. (This certification would normally be supplied by the manufacturer.) Where the structural components or installation vary from the standard design or specification, the proposed modifications shall be certified by a registered professional engineer for compliance with the structural design provisions of the adopted Building Code.

5. Building Permit applications shall be accompanied by a line drawing identifying the electrical components of the System to be installed, in sufficient detail to allow for a determination that the manner of installation conforms to the adopted Electrical Code. The application shall include a statement from a registered professional engineer indicating that the electrical system conforms with good engineering practices and complies with said Electrical Code. (This certification would normally be supplied by the manufacturer.) All equipment and materials shall be used or installed in accordance with such drawings and diagrams. where the electrical components of an installation vary from the standard design or specifications, the proposed modifications shall be reviewed and certified by a registered professional engineer for compliance with the requirements of said Electrical Code and good engineering practices.

6. Each Wind Energy Conversion System must be equipped with both manual and automatic controls to limit the rotational speed of the blade below the design limits of the rotor. The application must include a statement by a registered professional engineer certifying that the rotor and overspeed controls have been designed and fabricated for the proposed use in accordance with good engineering practices. The engineer should also certify the structural compatibility of possible towers with available rotors. (This certification would normally be supplied by the manufacturer.)
7. Anchor points for guy wires for the Wind Energy Conversion System tower shall be located within property lines and not on or across any above-ground electric transmission or distribution line. The point of ground attachment for the guy wires shall be enclosed by a fence six (6) feet high, or the Wind Energy Conversion System shall be set back from the property line or site parameters the total height of the Wind Energy Conversion System.
8. Towers should have either a tower-climbing apparatus located no closer than twelve (12) feet from the ground, a locked anti-climb device installed on-the tower, or the tower shall be completely enclosed by a locked, protective fence at least six (6) feet high.
9. The Wind Energy Conversion System shall meet the requirements of any existing municipal noise regulations.
10. The Wind Energy Conversion System shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated to the Municipal Building Inspector that a Wind Energy Conversion System is causing harmful interference, the operator shall be required to promptly mitigate the harmful interference.
11. At least one (1) sign shall be posted at the base of the tower warning of electrical shock or high voltage.
12. The minimum height -of the lowest part of the Wind Energy Conversion System shall be thirty (30) feet above the highest existing major structure or any tree within a two hundred and fifty (250) foot radius. For purposes of this requirement, electrical transmission and distribution lines, antennas and slender or open-lattice towers are not considered structures.
13. The Wind Energy Conversion System shall be located such that the farthest extension of the apparatus does not cross any site lines.
14. For Wind Energy Conversion Systems which will be interconnected to a utility grid, no wind turbine shall be installed until evidence has been given that the utility company has been notified in writing.
15. If a Wind Energy Conversion System is not maintained in operational condition for a period of one (1) year and poses a potential safety hazard, the owner or operator shall take expeditious action to remedy the situation. The City of Tuttle, Oklahoma, reserves the authority to abate any hazardous situation and to pass the cost of such abatement on to the owner or operator of the System. If the City of Tuttle, Oklahoma, determines that the Wind Energy Conversion System has been abandoned and poses a safety hazard, the System shall be removed within forty-five (45) days of written notice to the owner or operator of the System.
16. The applicant, owner, leasee or assignee shall maintain a current insurance policy which will cover installation and operation of the Wind Energy Conversion System at all times. Said policy shall provide a minimum of one hundred thousand (\$100,000) property and personal liability coverage.

Section 4-137. Officers and Employees Not Liable.

1. Any officer or employee of the City of Tuttle, Oklahoma, charged with the enforcement of this Chapter and acting in good faith and without malice, for the City of Tuttle, Oklahoma, in the discharge of his duties, shall not thereby render himself liable personally and be is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act or omission required or permitted in the discharge of such duties.
2. Any suit brought against any officer or employee because of such act or omission performed by him in the enforcement of any provisions of such Codes may be defended by the City Attorney until the final termination of the proceedings.

Section 4-138. 911 Addressing System.

1. All buildings and dwellings in the City of Tuttle, Oklahoma, shall be assigned a 911 address. Other facilities in the City may be assigned a 911 address. The Emergency Management Department shall be responsible for designating appropriate 911 addresses and shall maintain records disclosing all 911 addresses within the City of Tuttle.
2. Assignment of 911 addresses shall conform inasmuch as possible to National Emergency Number Association (NENA) standards while preserving a clear and readily understandable system that enhances public-safety response, aids in navigation, and facilitates appropriate accountability for City, State & Federal functions and operations. The City Manager, or his designee, may make exceptions to this ordinance as necessary in the interest of preserving these goals.
3. Rules for All 911 Addresses. The following rules will apply to all addresses within the City regardless of location.
 - a. Reference Point. The reference point for all 911 addressing in the City shall be the intersection of Cimarron Road and Main Street/State Highway 37.
 - b. Baselines.
 - i. The north-south baseline shall be Cimarron Road, and its logical straight-line extensions; all addresses east of the baseline shall be known as east, and all addresses west of the baseline shall be known as west.
 - ii. The east-west baseline shall be Main Street/State Highway 37, and its logical straight-line extensions; all addresses north of this line shall be known as north, all addresses south of this baseline shall be known as south.

- c. The final digit of all addresses shall be odd for addresses on the north and west sides of the roadway or street, and even for addresses on the opposite sides of the roadway or street.
- d. The address "zero" ("0") shall not be assigned.
- e. Addresses should be assigned from the center of the side of the building where the front door is located. However, when the front door is obscured or invisible from the road, or the structure is obviously best reached for emergency purposes by the driveway, the address should be assigned based on where the driveway intersects the road.
- f. Each separate building or facility on a property shall have its own address, including apartment buildings, duplexes, mobile-home parks, strip malls, and other multi-occupancy dwellings and multiple-building locations. The use of the affixes such as "one-half" ("1/2"), or separate apartment, suite, or lot numbers is specifically discouraged. However, they may be used when there is not space available in the addressing sequence to practically create a separate address.
- g. All streets with more than one address shall be named and all addresses along that street shall be addressed to be on that street. If a second address is added to a private drive that previously only contained one address up until that point, the private drive shall be given a name and the existing address(es) shall be re-assigned to the new street name.

4. Street Naming.

- a. Components of a full street name. A full street name shall consist of three components:
 - i. Pre-direction. Indicates the primary compass direction that a second-order street follows from a baseline (i.e., N, NE, E, SE, S, SW, W, NW). Pre-direction may be a null value.
 - ii. Street name. The principle identifying component of a full street name, which in most cases should uniquely distinguish a street from all others (e.g., Oak or Main). Street name may not be a null value.
 - iii. Street type. Gives some indication of the primary length, or shape of the street (e.g., Lane or Circle). Street type may not be a null value.
- b. Selection of pre-direction.
 - i. Use proper reference point. Pre-directions should be used only to indicate the primary direction that a street travels from its intersection with the baseline. Pre-directions shall not be assigned relative to a landmark or major thoroughfare other than a baseline. Pre-directions should not be assigned to streets that do not continue across a baseline.
 - ii. Use proper format. Pre-directions shall consist of only one primary direction and not a combination of two.
- c. Selection of street name.
 - i. Avoid duplication. Street names shall be unique within the City, and should not duplicate existing streets in the immediately surrounding areas.
 - ii. Avoid confusion. Street names shall be appropriate as well as easy to read, spell, and pronounce. Street names that tend to be mispronounced or misspelled or are difficult to pronounce or spell shall not be used (e.g., Javelina, Peony, Weimaraner). Homonyms (i.e., other words pronounced similarly but spelled differently) with existing street names shall not be used, even if the street type is different (e.g., Steven Lane/Stephen Drive). Two-word names or one-word names that can be confused as two-word names shall not be used (e.g., Clearlake/Clear Lake). Street names shall not contain directional words (e.g., Northridge). Street names shall not contain punctuation or special characters (e.g., Fisherman's Landing). Names that would normally require punctuation shall not be used with the punctuation omitted (e.g., Fishermens Landing). In the case of numbered streets, names shall be spelled out with numbered ordinals (1st, 2nd, 3rd) as opposed to all letters (e.g., First, Second, Third).
 - iii. Avoid emotion. Proper names shall not be used except where historically significant.
 - iv. Promote continuity. Continuous streets shall have one name and one name only throughout their entire length. In the case of permanent voids where a portion of the road is permanently closed or non-continuous, the road may have the same name on both sides of the void if the void can be easily breached by an alternate route. New streets added on the opposite sides of a permanent void, in line or out of line with the existing street shall be given a unique name.
 - v. Keep names short. Street names should be made up of one word of no more than 15 characters.
 - vi. Promote general identification. Street names in subdivisions should be related to a single theme (e.g., flowers, states, presidents) to promote general identification for streets in subdivisions. Street names shall not be duplicated such that they only differ by street type (e.g., Reagan Drive and Reagan Lane). Consideration should also be given to naming streets in alphabetical order to aid navigation.
- d. Selection of street type.
 - i. Promote consistency. All streets shall be assigned a street type.
 - ii. Avoid confusion. The words used as street types shall not be used as part of street names (e.g., Terrace Drive).

iii. Street types available. Only the following street types may be used for full street names. Assignment of street types should conform to the descriptions provided.

1. Alley (Aly). A short, narrow passage commonly found between close buildings and not used for through traffic.
2. Avenue (Ave). A thoroughfare running principally in an east-west direction and usually terminating at a north-south running street. (Note: Although this directional arrangement is the recommended standard, some cities or counties may already have established grid systems in which avenues run N-S and streets run E-W. In any case, avenues should never run parallel to streets.)
3. Boulevard (Blvd). A street divided by a landscaped center or median, often flanked by sidewalks, and generally designated with an alphabetical name (rather than a number).
4. Circle (Cir). A short street that intersects another street only once and terminates in a closed loop.
5. Court (Ct). A relatively short, uninterrupted dead-end street.
6. Drive (Dr). A curvilinear street of appreciable length which continues through to other rights-of-way.
7. Lane (Ln). A relatively short, uninterrupted street ending in a cul-de-sac.
8. Parkway (Pkwy). A special scenic street or park drive.
9. Place (Pl). A relatively short, uninterrupted dead-end street.
10. Road (Rd). A limited thoroughfare that is frequently used and often allows heavy traffic volume. A road may run in any direction, and is normally non-urban although it may extend through an urban area.
11. Street (St). A thoroughfare running principally in a north-south direction and usually terminating at an east-west running avenue. (Note: Although this directional arrangement is the recommended standard, some cities or counties may already have established grid systems in which streets run E-W and avenues run N-S. In any case, streets should never run parallel to avenues.)
12. Terrace (Ter). A roadway flanked by a decline, often with an incline on the opposite side, and in many cases overlooking a river, gorge, park, or other scenic area.
13. Trail (Trl). Any curvilinear street.
14. Way (Way). A widely applied thoroughfare designation, usually utilized in residential areas for aesthetic purposes.

5. Rules for 911 Addressing Based on Location.

- a. Downtown District. For the purposes of this ordinance, the "Downtown District" shall be the area bounded by the first half-mile in each direction from the intersection of the baselines. Addresses in the Downtown District shall conform to the following block-addressing standards:
 - i. Addresses shall generally consist of three digits except when leading zeros are dropped.
 - ii. The first digit shall indicate the number of blocks from the baseline.
 - iii. The remaining digits shall be assigned consecutively increasing outward from the baseline, maintaining a general spacing of 25 feet of frontage per address.
- b. All Other Locations. All locations in the City not in the Downtown District shall conform to mile-section addressing standards:
 - i. Addresses shall generally consist of four digits except when a leading zero is dropped.
 - ii. The first digit of the 911 address shall indicate the number of whole miles from the baseline as indicated by section lines. When the number of whole miles from the baseline is zero (0), the leading zero will be dropped.
 - iii. The remaining three digits of the 911 address shall represent the location of the address as a percentage of a mile from the last section line passed.

(Ordinance 2017-18, 12-11-2017)

Section 4-139. Clear Display of 911 Address Required.

1. *Clear display of 911 Address.* The property owner must identify each dwelling and building that has been assigned a 911 address by the City.
 - a. At all times, the 911 address must be installed and maintained so as to face and be plainly legible and clearly visible from the public street to which the dwelling or building is addressed. This may be done on the directly on the dwelling or building, on the curb directly in front of the dwelling or building, and/or with a sign on or near the dwelling or building.

b. To limit confusion with respect to corner properties, the 911 address may not be displayed along a public street, such as on a mailbox or on a curb, to which the dwelling or building is not addressed unless the street name is included in the display.

2. **Enforcement.**

a. *Civil enforcement, new construction.* Owners and general contractors of new construction, or structures being substantially altered and requiring building permits, shall provide and maintain the above numbering system commencing at the start of construction. The structures shall be deemed to have failed to pass any inspection by the city, which may be being conducted, unless the numbers exist and are properly maintained at the time of each inspection. Further, the building inspector is authorized to refuse to conduct any further inspections or to grant any further permits until such time as the structure comes into compliance with these provisions.

b. *Civil enforcement; existing structures.* The Community Development Department is authorized to require proof that these numbers are being maintained as to any building concerning which an application for zoning change, variance, specific use, or any other request is made under the jurisdiction and authority of the Community Development Department, Planning Commission, or Board of Adjustment. Proof of compliance is an absolute precondition for proceeding with these applications.

c. *Penalty.* Failure of the owner or the occupant to install or to maintain these numbering systems on all existing primary structures shall be a punishable offense under this Code as a nuisance specified in Chapter 12 of this Code; providing that it must be shown: (1) That member of the city staff gave actual written notice to the owner or occupant of the land through posting a letter to the official address of the structure in question; or (2) That actual loss or injury occurred to another by virtue of the failure to maintain the numbering systems.

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

(Ordinance 2017-18, 12-11-2017)

Section 4-140. Reserved for future use.

(Added Ord. 2005-15, __/__, 2005; Deleted Ord. 2019-21, 1/13/2020)

Section 4-141. Street Access.

1. No building permit shall hereafter be constructed on a lot which does not abut a public dedicated street, an approved private street, or other access easement as approved by the Planning Commission.

2. Anyone requesting a building permit where the existing lots or unplatted property abuts a dedicated city street shall grant sufficient right-of-way to the city for future street and utility expansion.

3. The right-of-way easement and utility easement granted must be sufficient to meet the requirements of City's Subdivision Regulations and by the street classification or thoroughfare plan as adopted by the Planning Commission and approved by the City Council.

(Added Ord. 2009-07, 2/9/2009)

Section 4-142. Americans with Disabilities Act Compliance Required.

It is the policy of the City of Tuttle to enforce all provisions of the American with Disabilities Act. Prior to the issuance of any building permit, the building inspector shall review the submitted building, parking, and site plans for compliance with the most current edition of ADA Standards for Accessible Design, as published by the United States Department of Justice.

(Added Ord. 2010-04, 3/8/2009)

Sections 4-142 through 4-199. Reserved for future use.

Article 6. Penalty

Section 4-200. Penalty.

1. Any person, firm or corporation who shall fail to do anything required by this Chapter or by any Code adopted by this Chapter, who shall otherwise violate any provision of this Chapter or of any Code adopted by this Chapter, or who shall violate any lawful regulation or order made by any of the officers provided for in this Chapter, shall be guilty of an offense and, upon conviction thereof, shall be fined in any sum not to exceed the limits established in Section 11-50, Article 3, Chapter 11 of this Code of ordinances. Each day upon which a violation continues, shall be deemed a separate offense.

2. When work for which a permit is required is commenced prior to obtaining a permit, the permit applicant will be required to pay a double permit fee. The payment of the required fee shall not relieve them from being subject to any of the additional penalties therein. The double fee requirements shall be applicable to all permits required in this Chapter and other permits issued by the Community Development Department.

(Amended by Ordinance 2016-09, 5-9-2016)

ARTICLE 10. Building Code

Section 4-301. Building Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the International Building Code, 2015 Edition and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-302. Building Code Amendments.

The International Building Code adopted in §4-301 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Building Safety".
3. Subsection 103.1 shall be deleted.
4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director. For the maintenance of existing properties, see the International Property Maintenance Code.

6. Subsections 105.1.1 and 105.1.3 shall be deleted.

7. Subsection 107.3.4.1 is amended by adding the following language at the end of the subsection: "Exception: Plans for additions of less than five-hundred (500) square feet to existing commercial structures or for any commercial remodel where the structural design of the building is not changed shall not be required to be prepared by a registered professional architect or engineer licensed by the State of Oklahoma.

8. Section 113.1 is amended to read as follows:

113.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

9. Section 113.3 shall be deleted.

10. Subsection 114.4 is amended to read as follows:

114.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

11. Add Section 1106.8 to read as follows:

1106.8 Markings. Accessible parking spaces shall have a painted square blue field and either a yellow or white international symbol of access in the field.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-303 Reserved for future use.

Section 4-304. Local Registration of Contractors Engaged in Construction.

1. Beginning July 1, 2014, it shall be unlawful for any person to engage in the business, trade or occupation of construction, unless the lead or general construction contractor holds a current and valid certificate of registration issued by the Community Development Department. Construction shall include, but is not exclusive to general, water drilling, fence, and roof contractors. Subcontractors do not need to first obtain a certificate of registration unless otherwise required by ordinance or applicable state regulation. The registration of a business as a contractor shall include all employees of the business.

2. Any person or business required to obtain a plumbing registration (see Section 4-354), an electrical registration (see Section 4-344), or a mechanical registration (see Section 4-334) shall be issued a certificate of registration at no additional cost.

3. The City Council, by resolution, shall establish fees associated with first time registrants, re-registration prior to July 1 for the next consecutive year, and re-registration on or after July 1 for the next consecutive year. Said fees shall be paid at the Community Development Department and the registration shall not be valid unless it has attached to it or written on it, a receipt or statement showing that the required fee has been paid. Registration fees in a current year are for the period July 1 to June 30 of the year in which registration occurs. Any registration that is lapsed for longer than one year may apply for a new registration in the same manner and under the same conditions as a new applicant.

4. Upon application to the Community Development Department, verification of compliance with applicable state statutes and agency regulations, submittal of proof of liability insurance, submittal of proof of workers' compensation of satisfactory coverage pursuant to the Workers' Compensation Act or an affidavit of exemption or self-insurance as authorized pursuant to the Workers' Compensation Act, and payment of required fees, the Community Development Department shall register such applicants and issue certificates of registration.

(Added Ord. 2014-14, 04/14/2014)

Section 4-305. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 04/14/2014)

Sections 4-306 through 4-310 Reserved for future use.

ARTICLE 11. Residential Code.

Section. 4-311. Residential Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Residential Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-312. Residential Code Amendments.

The International Residential Code adopted in §4-312 is hereby amended as set forth in the following paragraphs:

1. Subsection R101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".

2. Section R103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Building Safety".

3. Subsection R103.1 shall be deleted.

4. Subsection R103.2 is amended to read as follows:

R103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection R103.3 is amended to read as follows:

R103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director. For the maintenance of existing properties, see the International Property Maintenance Code.

6. Subsection R105.1 is amended by adding the following language at the end of the subsection: "No new permits shall be issued to a permit holder who has unpaid fees on any current permit."

7. Section R112.1 is amended to read as follows:

113.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

8. Section R113.3 shall be deleted.

9. Subsection R113.4 is amended to read as follows:

R113.4 Violation penalties. Penalties shall be set forth in Section 4-200 of the Tuttle Code of Ordinances.

10. Subsection P3005.2.7 is amended to read as follows:

P3005.2.7 Building drain and building sewer junction. There shall be two (2) directional cleanouts with a backwater valve in between the two (2) directional cleanouts near the junction of the building drain and building sewer. The two (2) directional cleanouts and backwater valve shall be outside the building wall, provided that it is brought up to finish grade.

(Added Ord. 2013-12, 05/13/2013)

Section 4-313. Residential Code Appendices.

1. International Residential Code Appendix E is hereby adopted by the City of Tuttle as governing law controlling all matters concerning a manufactured home used as a single dwelling unit installed on private property, as if fully set forth herein, except as to such portions as are specifically amended or deleted in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code and other codes of the City of Tuttle.

(Added Ord. 2013-12, 05/13/2013; Ord. 2019-19, 10/14/2019)

Section 4-314 Reserved for future use.

Section 4-315. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Section 4-316. Residential Wind Requirements.

The following additions are hereby included in the residential building code for the purposes of establishing minimum regulations governing residential construction for high wind resistance for new residential construction:

1. Roof sheathing (OSB or plywood) shall be fastened with 8d ring shank (0.131" by 2.5") or 10d (0.148" by 3") nails on four-inch on center along the edges and six-inch on center in the field. Dimensional lumber decking is allowed along as it meets S4S #3 Common or better.

2. Maximum spacing for roof framing shall be 24 inches on center. Minimum nominal sheathing panel size shall be 5/8 inch. Minimum wood structural panel span rating shall be 1 ½ inch T & G.

3. Connections for roof framing shall be designed for both compression and tension, and may include nail plates or steel connection plates. Connections for roof framing shall include connections on rafters, web members, purlins, kickers, bracing connections, and the connections to interior brace wall top plates or ceiling joists.

4. Gable end walls shall be tied to the structure, and may include steel connection plates or straps. The connections shall be made at the top and bottom of the gable end wall.

5. Structural sheathing panel (OSB or plywood) shall be required for gable end walls.

6. The upper and lower story wall sheathing shall be fastened to the common rim board.

7. All walls shall be continuously sheathed with structural sheathing (OSB or plywood) using the CS-WSP method. Garage doors shall be framed using the sheathed portal frame method CS-PF. No form of intermittent bracing shall be allowed on an outer wall. Intermittent bracing may only be used for interior braced wall lines.

8. Fastening of wall sheathing (OSB or plywood) shall be on four-inch on center along the edges and six-inch on center in the field.

9. Structural wood sheathing shall be extended to lap the sill plate and fastened to the sill plate using a four-inch on center along the edges. Structural wood sheathing shall be fastened to rim board if present on four-inch on center along both the top and bottom edges of the rim board.

10. Garage doors shall be a steel-backed door (see Exhibit 4-316A).



Exhibit 4-316A. Example of a steel-backed garage door

11. Exterior wall studs shall be 16-inch on center.

12. Roofing products must be rated to withstand winds of at least 110 miles per hour under normal installation methods except for the starter shingle and ridge cap.

(Added Ord. 2019-18, 10/14/2019)

Sections 4-317 through 4-320 Reserved for future use.

ARTICLE 12. Fire Prevention Code.

Section. 4-321. Fire Prevention Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Fire Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Prevention Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-322. Fire Prevention Code Amendments.

The International Fire Code adopted in §4-321 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Fire Department" in lieu of the phrase, "Department of Prevention".
3. Subsection 103.1 shall be deleted.
4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) and the Fire Chief shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a fire code official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy fire code officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Fire Chief.

6. Section 108.1 is amended to read as follows:

108.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board.

7. Section 108.3 shall be deleted.

8. Subsection 109.3 is amended to read as follows:

109.3 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code shall be prosecuted in accordance with § 4-200 of the Tuttle Code of Ordinances.

9. Subsection 503.3 is amended to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and replaced or repaired when necessary to provide adequate visibility.

A. Marking. All fire lanes shall be clearly marked in one of the following manners:

1. Vertical curbs six inches in height shall be painted red on the top and side, extending the length of the fire lane. The pavement adjacent to the painted curbs shall be marked with block lettering a minimum of 18 inches in height and with a three-inch brush stroke reading: "No Parking - Fire Lane." Lettering shall be red and spaced at no more than 50-foot intervals.

2. Rolled curbs or surface without curbs shall have a red six-inch wide stripe painted extending the length of the fire lane. The surface adjacent to the strip shall be marked with block lettering a minimum of 18 inches in height and with a minimum three-inch brush stroke reading: "No Parking - Fire Lane." Lettering shall be in red and spaced at no more than 50-foot intervals.

3. Fire lane signs shall be as follows:

a. Reflective in nature.

b. Use red letters on white background.

c. Use three-inch lettering, to read "No Parking - Fire Lane."

d. A minimum of 12 inches wide by 18 inches tall.

e. Spaced no more than 50 feet apart and posted on or immediately next to the curb or side of the road.

f. Top of the sign to be not less than four feet nor more than six feet from the ground.

g. Signs may be placed on a building when approved by the fire chief in coordination with the building inspector.

h. When posts are required for signs, they shall be a minimum of two-inch galvanized steel or four by four-inch pressure-treated wood.

i. Signs are to be placed so they face the direction of vehicular travel.

B. Exemption to sign, marking requirements.

1. Signs posted prior to January 1, 2019, will be allowed to remain until there is a need for replacement. When replaced, the new sign must then meet the requirements set forth in this section.

2. Markings existing prior to January 1, 2019, will be allowed to remain until there is a need for repainting. When repainted, the new markings must then meet the requirements as set forth in this section.

C. Maintenance. Fire lane markings shall be maintained at the expense of the property owner as often as is deemed necessary to clearly identify the designated area as a fire lane.

(Added Ord. 2013-12, 05/13/2013; Ord 2018-16, 10/8/2018)

Sections 4-323 through 4-330 Reserved for future use.

ARTICLE 13. Mechanical Code.

Section. 4-331. Mechanical Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Mechanical Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as

governing law for regulating and the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-332. Mechanical Code Amendments.

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".

2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Plumbing Inspection".

3. Subsection 103.1 shall be deleted.

4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.

6. Subsection 106.1 is amended by adding the following language at the end of the subsection: "No new permits shall be issued to a permit holder who has unpaid fees on any current permit."

7. Section 109.1.1 is amended to read as follows:

109.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

8. Sections 109.2 through 109.7 shall be deleted.

9. Subsection 108.4 is amended to read as follows:

108.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

(Added Ord. 2013-12, 05/13/2013)

Section 4-333. Reserved for future use.

Section 4-334. Mechanical Licensing.

1. All persons designing, assembling, erecting, constructing, installing, altering, servicing, repairing or maintaining refrigeration, air conditioning, heating and/or ventilation systems in the City of Tuttle, Oklahoma, shall first obtain a mechanical license from the Community Development Department.

2. All applicants for a Tuttle Mechanical License shall be licensed to do so under the Mechanical Licensing Act (59 O.S. § 1850.1 et seq.) as administered by the Oklahoma Construction Industries Board. No person shall do any work of said nature except a State-licensed and locally-licensed craftsman, as provided in this section.

3. The City Council, by resolution, shall establish fees associated with first time registrants, re-registration prior to July 1 for the next consecutive year, and re-registration on or after July 1 for the next consecutive year. Said fees shall be paid at the Community Development Department and the registration shall not be valid unless it has attached to it or written on it, a receipt or statement showing that the required fee has been paid. Registration fees in a current year are for the period July 1 to June 30 of the year in which registration occurs. Any registration that is lapsed for longer than one year may apply for a new registration in the same manner

4. No license shall be required for:

a. A person who is the property owner of record, or his or her authorized representative, when performing minor repair which shall include, but not be limited to, cleaning, adjusting, calibrating and repair of mechanical system parts and the replacement of fuses and room thermostats, and other minor repairs which shall not include any repair which could violate the safe operation of the equipment;

b. The installation of portable, self-contained, ductless air conditioners or heaters;

c. The setting or connecting of detached air conditioning units which utilize flexible ductwork on a manufactured home. The term manufactured home shall have the same definition as such term is defined in Section 1102 of Title 47 of the Oklahoma Statutes;

d. Any permanent employee of a manufacturing facility, whether owned or leased, while performing mechanical work on the premises of such facility. The performance of such mechanical work authorized by this paragraph shall not violate any manufacturer specification or compromise any health or safety standards and practices in accordance with state and federal regulations;

e. The service, repair and installation of boilers, pressure vessels and welded steam lines which are subject to the jurisdiction of the Commissioner of Labor pursuant to the provisions of Sections 141.1 through 141.18 of Title 40 of the Oklahoma Statutes;

f. Employees of state-owned institutions doing maintenance to state-owned facilities which does not violate manufacturer specifications nor compromise health or safety standards and practices;

g. Public utilities, public service corporations, or rural electric associations when performed in accordance with Chapter 17 of the Tuttle Code of Ordinances, or during work on their own facilities or during the performance of energy audits, operational inspections, minor maintenance, or minor repairs for their customers or on their own equipment;

h. Intrastate gas pipeline companies, gas gathering pipeline companies, or gas processing companies, when performed in accordance with Chapter 14 of the Tuttle Code of Ordinances, or during work on their own facilities or during the performance of energy audits, operational inspections, minor maintenance, or minor repairs for their customers or on their own equipment.

i. municipal utilities and their subsidiaries;

j. Employees of chemical plants, gas processing plants, and petroleum refineries during work on their own facilities or during the performance of operational inspections, mechanical work, maintenance, or repairs on their own equipment, the performance of which does not violate any manufacturer specification or compromise any health or safety standards and practices in accordance with state and federal regulations.

k. Employees of research facilities during work on their own facilities or during the performance of operational inspections, mechanical work, maintenance, or repairs on their own equipment used solely for research purposes when such items of equipment require one or more details of construction not covered by normally used national codes and standards or which involve destruction or reduce life of the equipment and systems.

(Added Ord. 2013-12, 05/13/2013; Ord.2014-14, 04/14/2014; Ord 2018-17, 2/12/2018)

Section 4-335. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-336 through 4-340 Reserved for future use.

ARTICLE 14. Electric Code.

Section 4-341. Electric Code Adopted.

The NFPA 70, National Electrical Code, 2014 Edition, sponsored by the National Fire Protection Association, hereinafter referred to as "NEC" in this chapter, is hereby adopted by the City of Tuttle as governing law controlling all matters concerning electrical installations made, maintained and operated in the City of Tuttle, as if fully set forth herein, except as to such portions as are specifically amended or deleted in this chapter, as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code. Electrical installations, under the exclusive control of the electric utility department, prior to the service point, as defined in the NEC, shall be subject to the requirements of IEEE C2 (National Electric Safety Code).

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Sections 4-342 through 4-343 Reserved for future use.

Section 4-344. Electrical Licenses.

1. All persons, firms, partnerships, corporations or individuals, engaged, or hereafter engaging, in the installation of electrical fixtures, wiring or apparatus in or on any building or other structure or any person desiring to engage in the business or activity of Electrician or Electrical Contracting in the City of Tuttle, Oklahoma, shall first obtain an electrical license from the Community Development Department.

2. All applicants for a Tuttle Electrical License shall be licensed to do so under the Electrical License Act (59 O.S. § 1680 et seq.) as administered by the Oklahoma Construction Industries Board. No person shall do any electrical work, except a State-Licensed and locally-licensed electrician, except as provided in this section.

3. The City Council, by resolution, shall establish fees associated with first time registrants, re-registration prior to July 1 for the next consecutive year, and re-registration on or after July 1 for the next consecutive year. Said fees shall be paid at the Community Development Department and the registration shall not be valid unless it has attached to it or written on it, a receipt or statement

showing that the required fee has been paid. Registration fees in a current year are for the period July 1 to June 30 of the year in which registration occurs. Any registration that is lapsed for longer than one year may apply for a new registration in the same manner and under the same conditions as a new applicant.

4. No permit or license shall be required for:

- a. Minor repairs, consisting of repairing or replacing outlets or minor working parts of electrical fixtures;
- b. Maintenance work for state and federal institutions;
- c. The construction, installation, maintenance, repair and renovation by a public utility regulated by the Corporation Commission when performed in accordance with Chapter 17 of the Tuttle Code of Ordinances;
- d. Public service corporations, telephone and telegraph companies, or rural electric associations when performed in accordance with Chapter 17 of the Tuttle Code of Ordinances;
- e. Municipal utilities;
- f. The construction, installation, maintenance, repair and renovation of telephone equipment or computer systems by a person, firm, or corporation engaged in the telecommunications or information systems industry when such activities involve work exclusively for communication of data, voice, or for other signaling purposes; except fire alarm systems, security systems and environmental control systems that are not an integral part of a telecommunications system; or
- g. The installation, maintenance, repair or replacement of water supply pumps, provided such work is performed from the output side of a fused disconnect or breaker box.

5. Nothing in this section shall be construed to require:

- a. Employment of a licensed electrical contractor, journeyman electrician or electrical apprentice;
- b. Any regular employee of any firm or corporation (the City Council of the City of Tuttle, Oklahoma interprets this to include municipalities and their public trusts), to hold a license before doing any electrical work on the property of the firm or corporation whether or not the property is owned, leased or rented, provided, however, applicable permits and inspections will still be required; or
- c. An individual to hold a license before doing electrical work on his own property or residence, provided, however, applicable permits and inspections will still be required,

(Added Ord. 2013-12, 05/13/2013; Ord. 2014-14, 04/14/2014; Ord. 2018-07, 2/12/2018)

Section 4-345. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-346 through 4-350 Reserved for future use.

ARTICLE 15. Plumbing Code.

Section. 4-351. Plumbing Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Plumbing Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-312. Plumbing Code Amendments.

The International Plumbing Code adopted in §4-352 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Plumbing Inspection".
3. Subsection 103.1 shall be deleted.

4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.

6. Subsection 106.1 is amended by adding the following language at the end of the subsection: "No new permits shall be issued to a permit holder who has unpaid fees on any current permit."

7. Section 109.1.1 is amended to read as follows:

109.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

8. Sections 109.2 through 109.7 shall be deleted.

9. Subsection 108.4 is amended to read as follows:

108.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

10. Subsection 305.6.1 is hereby amended to read as follows:

305.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

11. Subsection 715.1 is hereby amended to read as follows:

715.1 Sewage Backflow. A backwater valve shall be installed on all building sewers that connect to a public sewer system.

(Added Ord. 2013-12, 05/13/2013)

Section 4-353. Reserved for future use.

Section 4-354. Plumbing Licenses.

1. Any person desiring to engage in the business or activity of Plumbing or Plumbing Contracting in the City of Tuttle, Oklahoma, shall first obtain a plumbing license from the Community Development Department.

2. All applicants for a Tuttle Plumbing License shall be licensed to do so under the Plumbing License Law of 1955 (59 O.S. § 1000 et seq.) as administered by the Oklahoma Construction Industries Board. No person shall do any plumbing, gas fitting, extensions, connection of fixtures or repairs to any gas fitting, except a State Licensed and locally licensed plumber, except as provided in this section.

3. The City Council, by resolution, shall establish fees associated with first time registrants, re-registration prior to July 1 for the next consecutive year, and re-registration on or after July 1 for the next consecutive year. Said fees shall be paid at the Community Development Department and the registration shall not be valid unless it has attached to it or written on it, a receipt or statement showing that the required fee has been paid. Registration fees in a current year are for the period July 1 to June 30 of the year in which registration occurs. Any registration that is lapsed for longer than one year may apply for a new registration in the same manner and under the same conditions as a new applicant.

4. No license shall be required for:

- a. Minor repairs, consisting of repairing or replacing faucets or minor working parts of plumbing fixtures;
- b. Farm buildings located outside any city or town unless such buildings are connected to a public water or sewer system;
- c. Maintenance work for state institutions and school districts;
- d. The installation, maintenance, repair, renovation of automatic sprinkler systems and related mechanical appurtenances beginning at a point where the pipe or piping system provides water used exclusively for these automatic sprinklers and their related appurtenances and to standpipes connected to automatic sprinkler systems;
- e. The construction, installation, maintenance, repair, renovation, and/or removal of pipe or piping systems and related mechanical appurtenances including backflow preventers, appliances and/or equipment used in connection therewith, directly or indirectly within or without any building or structure, from a point or location in a source of potable water supply at which point or location there exists any backflow preventer, provided that said pipe and/or piping systems are for:
 1. Heating, except radiant-floor heating systems as defined in subparagraph d of paragraph 9 of 59 O.S. §1003,
 2. Cooling,
 3. Air conditioning,

4. Refrigeration, or
5. Boilers and other pressure vessels of whatsoever kind and character.

"Backflow preventer," as used herein, means any permanent mechanical device, or combination of permanent mechanical devices, of whatever material, which, after installation acts to prevent a reversal of the normal directional flow of potable water within the piping system in which it is installed, and shall include, but not be limited to, metal checkvalves and airgaps, either naturally or artificially created; and

- f. An individual who performs plumbing work on such individual's property of residence.

(Added Ord. 2013-12, 05/13/2013; Ord. 2014-14, 04/14/2014)

Section 4-355. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-356 through 4-360 Reserved for future use.

ARTICLE 16. Existing Building Code.

Section. 4-361. Existing Building Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Existing Building Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-362. Existing Building Code Amendments.

The International Existing Building Code adopted in §4-371 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Inspection".
3. Subsection 103.1 shall be deleted.
4. Subsection 103.2 is amended to read as follows:
103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.
5. Subsection 103.3 is amended to read as follows:
103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.
6. Subsection 105.1 is amended by adding the following language at the end of the subsection: "No new permits shall be issued to a permit holder who has unpaid fees on any current permit."
7. Subsections 105.1.1 and 105.1.2 shall be deleted.
8. Section 112.1.1 is amended to read as follows:
109.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.
9. Sections 112.2 through 112.3 shall be deleted.
10. Subsection 113.4 is amended to read as follows:
113.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-363 through 4-374 Reserved for future use.

Section 4-365. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-366 through 4-370 Reserved for future use.

ARTICLE 17. Fuel Gas Code.

Section. 4-371. Fuel Gas Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Fuel Gas Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., and as currently and subsequently modified by the Oklahoma Uniform Building Code Commission, is hereby adopted as governing law for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section 4-372. Fuel Gas Code Amendments.

The International Fuel Gas Code adopted in §4-372 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Inspection".
3. Subsection 103.1 shall be deleted.
4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.

6. Subsection 106.1 is amended by adding the following language at the end of the subsection: "No new permits shall be issued to a permit holder who has unpaid fees on any current permit."

7. Section 109.1.1 is amended to read as follows:

109.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

8. Sections 109.2 through 109.7 shall be deleted.

9. Subsection 108.4 is amended to read as follows:

108.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-373 through 4-374 Reserved for future use.

Section 4-375. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-376 through 4-380 Reserved for future use.

ARTICLE 18. Property Maintenance Code.

Section. 4-381. Property Maintenance Code Adopted.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the *International Property Maintenance Code, 2015 Edition* and subsequent versions thereof, as published by the International Code Council, Inc., is hereby adopted as governing law for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2013-12, 05/13/2013; Amended by Ordinance 2016-09, 5-9-2016)

Section. 4-382. Property Maintenance Code Amended.

The existing structures code adopted in Paragraph 1 is hereby amended as set forth in the following paragraphs:

1. Subsection 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".
2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Property Maintenance Inspections".
3. Subsection 103.1 shall be deleted.
4. Subsection 103.2 is amended to read as follows:
103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a code official may be designated by the City Manager.
5. Subsection 103.3 is amended to read as follows:
103.3 Deputies. The City Manager shall have the authority to appoint deputy code officials, inspectors, and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.
6. Subsection 103.5 shall be deleted.
7. Subsection 107.1 shall be amended to state: The Code Official shall serve Notice of Violation or Order in accordance with Title 11 of the Oklahoma Statute and as established in Chapter 12 of the Code of Ordinances.
8. Sections 107.2, 107.3, 107.4, and 107.5 shall be deleted.
9. Subsection 108.3 is amended to read as follows:
108.3 Notice. The Code Official shall serve Notice of Violation or Order in accordance with Title 11 of the Oklahoma Statute and as established in Chapter 12 of the Code of Ordinances.
10. Subsection 111.1 shall be amended by inserting the phrase, "Hearing Officer" in lieu of the phrase, "Board of Appeal" and by inserting the phrase, "ten (10) days" in lieu of the phrase, "20 days".
11. Subsections 111.2 through 111.8 shall be deleted.
12. Subsection 302.4 shall be amended by deleting "(jurisdiction to insert height in inches)" and inserting twelve inches (12").
13. Subsection 304.14 is amended to read as follows:

304.14 Insect screens. Insect screens are required on every door, window and other outside openings utilized or required for ventilation.

(Added Ord. 2013-12, 05/13/2013)

Section 4-383. Property Maintenance Code Appendices.

1. International Property Maintenance Code Appendix A is hereby adopted by the City of Tuttle as governing law controlling all matters concerning the standards for boarding windows, doors, and other openings, as if fully set forth herein, except as to such portions as are specifically amended or deleted in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code and other codes of the City of Tuttle.

(Added Ord. 2013-12, 05/13/2013)

Sections 4-384 through 4-400 Reserved for future use.

ARTICLE 19. SWIMMING POOL AND SPA CODE

Section. 4-1901. SWIMMING POOL AND SPA ADOPTED.

That certain document, one (1) copy of which is on file with the Office of Community Development, being marked and designated as the International Swimming Pool and Spa Code, 2015 Edition and subsequent versions thereof, as published by the International Code Council, Inc., is hereby adopted as governing law for regulating and governing the design, construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment as herein provided; providing for the issuance of permits and collection of fees therefore;; and each and all of the regulations, provisions, penalties, conditions and terms of said Swimming Pool and Spa Code 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 in this chapter, and except as to such matters as may be provided for in other ordinances or in the rules and regulations authorized under provision of this code.

(Added Ord. 2019-19, 10/14/2019)

Section 4-1302. SWIMMING POOL AND SPA CODE AMENDMENTS.

The International Swimming Pool and Spa Code adopted in §4-1301 is hereby amended as set forth in the following paragraphs:

1. Section 101.1 is amended by inserting the phrase, "The City of Tuttle, Oklahoma" in lieu of the phrase, "[name of jurisdiction]".

2. Section 103 is amended by inserting the phrase, "Community Development Department" in lieu of the phrase, "Department of Building Safety".

3. Subsection 103.1 shall be deleted.

4. Subsection 103.2 is amended to read as follows:

103.2 Appointment. The City Manager or his designee(s) shall be responsible for the enforcement of this Code. To assist in the performance of the responsibilities and duties placed upon the City, a building official may be designated by the City Manager.

5. Subsection 103.3 is amended to read as follows:

103.3 Deputies. The City Manager shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the City Manager or Community Development Director.

6. Section 105.6.2 shall be deleted.

7. Section 105.6.3 shall be deleted.

8. Section 107.4 is amended to read as follows:

107.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an offense as punishable in accordance with Section 4-200 of the Tuttle Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

9. Section 107.5 is amended to read as follows:

107.5 Stop work orders. Upon notice from the code official, work on any system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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, shall be liable to a fine in accordance with Section 4-200 of the Tuttle Code of Ordinances.

10. Section 108.1 is amended to read as follows:

109.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Tuttle Board of Adjustment, as established and as prescribed in Article 6 of the Tuttle Zoning Code.

11. Sections 109.2 through 109.8 shall be deleted.

12. Subsection 113.4 is amended to read as follows:

113.4 Violation penalties. Penalties shall be set forth in § 4-200 of the Tuttle Code of Ordinances.

(Added Ord. 2019-19, 10/14/2019)

Sections 4-1303 through 4-1304. Reserved for future use.

Section 4-1305. Approved Materials and Installation.

All installations hereafter installed within the corporate limits of the City of Tuttle shall be done in a neat, workmanlike manner in accordance with the codes and ordinances of the City of Tuttle. All materials shall be approved for the purpose. The building official shall have the right to request data and tests on any and all material and the installation thereof at any time.

(Added Ord. 2019-19, 10/14/2019)