



# City of Tuttle

## Community Development

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### Residential Building Information Sheet

#### Contractors Registration:

- Every building contractor will need to be registered with the Community Development Department.
- Every building contractor will provide:
  - Registration Form
  - Drivers license
  - Insurance with City of Tuttle as holders
  - Workers Comp or exemption

#### Permits Required:

- Building Permit
- Driveway Permit – When doing a tinhorn, or new connection to roadway.
- Storm Shelter Permit – When building a storm shelter in conjunction with New Residential
- Shop Permit – When building a shop in conjunction with New Residential

#### Inspections

- See Building Information Guide tab for more information.
  - PLEASE CALL INSPECTIONS TWO FULL BUSINESS DAYS BEFORE NEEDED
  - SAME DAY INSPECTIONS ARE NOT GUARANTEED

#### Summary of City Code

- It is solely the responsibility of the contractor to research, know, and follow all current City Ordinances, regulations and building codes. The following information should be used as a guide and is not meant to be seen as all-inclusive.

#### Building

- Façade Regulations
  - 100% of the sides and rear façade shall be brick, stone, or other masonry products. This does not include stucco, EFIS or other similar products
  - 50% of the front façade shall be brick, stone, or other masonry products.
  - Any surface above the first story building line does not apply towards the percentage. Example: gable end walls above the garage can be siding or some other product
  - Vinyl siding and metal siding is prohibited on New Residential.
- Construction
  - 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.

- 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.
- Structural sheathing panel (OSB or plywood) shall be required for gable end walls.
- The upper and lower story wall sheathing shall be fastened to the common rim board.
- 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.
- 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.
- 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.
- Garage doors shall be a steel-backed door
- Exterior wall studs shall be 16-inch on center.

### **Roofing**

- 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
- Maximum spacing for roof framing shall be 24 inches on center.
- Minimum nominal sheathing panel size shall be 5/8 inch.
- 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.

### **Landscaping**

- The Tuttle Zoning Code requires minimum landscaping for all residential homes located on a lot smaller than five acres.
- If located within a neighborhood with landscaping requirements specified within the covenants, then you will be required to meet the neighborhood requirements. The Certificate of Occupancy will not be issued until documentation has been received from the HOA stating the landscaping is in compliance with the rules of the HOA.
- If not located within a neighborhood with landscaping requirements, then one tree with a trunk diameter of at least 2 inches will be required to be planted prior to the issuance of the Certificate of Occupancy. Existing trees with a minimum diameter of 2 inches located in the front yard will count towards the tree requirement.