

ORDINANCE NO. 3364

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EDMOND, OKLAHOMA:

SECTION 1. Title 16 Buildings and Construction of the Edmond Municipal Code is hereby repealed.

SECTION 2. A new Title 16 Buildings and Construction is hereby added to the Edmond Municipal Code to read as follows:

TITLE 16

BUILDINGS AND CONSTRUCTION

CHAPTER 16.02

BOARD OF APPEALS

16.02.010 Application for Appeal. The property owner or his authorized agent shall have the right to appeal a decision or determination made by the building/code official or fire code official relative to the application and interpretation of the appropriate code as adopted in Title 16, Title 17 or Chapter 20.04 of the Edmond Municipal Code to the Board of Appeals. Such appeal shall be in writing and filed in the Planning Department within 10 days from the date of the decision, notice, or order. Each decision or violation shall be considered a separate appeal. A non-refundable fee of \$250.00 shall be paid for each appeal. The fee shall be increased to \$500.00 if the violation is constructed before review of the board. Applications for appeal shall include all pertinent information to substantiate the appeal.

16.02.020 Membership of the Board of Appeals. The Board of Appeals shall consist of five members, being the same persons who occupy the City of Edmond Board of Adjustment, and shall have the same terms of office as the Board of Adjustment.

Disqualification of Member. A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

16.02.030 Limitations on Authority. An application for appeal shall be based on the claim that the true intent of the appropriate code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the appropriate code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of the appropriate code.

16.02.040 Open Hearing. All hearings before the board shall be open to the public. The appellant and/or his authorized agent, the code official and any person whose interests are affected shall be given an opportunity to be heard. Failure of the appellant or the appellant's representative to appear shall result in the appeal being dismissed and not heard by the board.

16.02.050 Postponed Hearing. When five board members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

16.02.060 Board Decision. The board may modify or reverse any decision, order, or interpretation of the code official, as set forth in this chapter, by a concurring vote of three members.

16.02.070 Administration. The code official shall take immediate action in accordance with the decision of the board.

CHAPTER 16.04

BUILDING CODE

16.04.010 International Building Code. The International Building Code, 2015 Edition, as published by the International Code Council, Inc., hereinafter referred to as "IBC" in this chapter, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures in the City of Edmond, 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.

16.04.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 1-IBC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures in the City of Edmond, 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.

16.04.100 Title. IBC Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Building Code* of the City of Edmond, hereinafter referred to as "this code."

16.04.110 Scope. IBC Section 101.2 is hereby amended to read as follows:

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, including one- and two-family dwellings with dwelling units intended to be occupied by more than five unrelated persons.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) occupied by a "family" as defined by Section 22.9.2 of the Edmond Municipal Code and not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

16.04.120 Permits. IBC Section 105.1 is hereby amended to read as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. No new permits shall be issued to a permit holder who has unpaid fees on any current permit.

16.04.130 Annual Permits. IBC Sections 105.1.1 and 105.1.2 are hereby deleted without substitution.

16.04.140 Expiration of Permits. IBC Section 105.5 is hereby amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.04.150 Fee Schedule. IBC Section 109.2 is hereby amended to read as follows:

109.2 Fee Schedule. A fee for each plan examination, building permit, and/or inspection shall be paid for any construction of new buildings, additions, alterations, or accessory structures and for the demolition of any building, portion of building, or structure in accordance with the following schedule:

- A. Commercial Permit Fee \$35.00
 \$100 minimum
- B. Commercial Plan Review Fee \$.05/sf
- C. Building Inspection Fee \$.15/sf
 For each structure, building unit, shell or tenant finish
- D. Plan Re-Reviews up to 1/2 Plan Review Fee
- E. Re-Stamping of Plan up to 1/2 Permit Fee
- F. Partial Inspections (all types) \$30.00
- G. Address Not Posted \$25.00
- H. Re-inspection Fees for defective or incomplete work on the same item
 - 1. First re-inspection\$50.00
 - 2. Subsequent re-inspections\$100.00
- I. Lifting of Stop Work Orders\$250.00
- J. Furniture Stocking Permit \$.05/sf
- K. Temporary Certificate of Occupancy (30 days) \$250.00
- L. Swimming Pool Permit Fee \$75.00
 In ground or above ground – diameter of 12' or more & depth of 2' or more
- M. Commercial Demolition Permit\$100.00
 Demolition, raising or removal of any building or structure.
 No charge if new construction begins within 30 days on same site
- N. Drive approach, curb cut or sidewalk section \$30.00
- O. Commercial Retaining Wall(s) Permit Fee \$55.00
- P. Cell Tower Permit Fee \$35.00
- Q. Construction Started without Appropriate Permit(s) 3x fee + plan review fee

16.04.160 Certificate of Occupancy. IBC Section 111.1 is hereby amended to read as follows (exception shall remain unchanged):

111.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Occupying a structure is defined as any person or object not participating in the construction process maintaining a presence on the property for a period of more than eight hours per day. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

16.04.170 Temporary Occupancy. IBC Section 111.3 is hereby amended to read as follows:

111.3 Temporary Occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. A temporary certificate of occupancy may be issued by the building official for a maximum of 30 days. Any extension thereof shall be for a maximum of 30 days. The fee for each extension shall be the same as for the initial temporary certificate of occupancy.

16.04.180 Board of Appeals. IBC Section 113 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.04.190 Violation Penalties. IBC Section 114.4 is hereby amended to read as follows and Section 114.4.1 is hereby added:

114.4 Violation Penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

Each day that a violation continues after due notice has been served shall be deemed a separate offense.

114.4.1 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or occupancy of a building or structure on or about any premises.

16.04.200 Stop Work Order. IBC Section 115.3 is hereby amended to read as follows:

115.3 Unlawful Continuance. 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 guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

16.04.210 Unsafe Structures and Equipment. IBC Sections 116.1 through 116.5 are hereby deleted in favor of the provisions of 11 O.S. 1981, § 22-114.

16.04.530 Retaining Walls. IBC Section 1807.2.1 is hereby amended to read as follows:

1807.2.1 General. Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Where a keyway is extended below the wall base with the intent to engage passive pressure and enhance sliding stability, lateral soil pressure on both sides of the keyway shall be considered in the sliding analysis. Plans for retaining walls shall be prepared, signed and sealed by a design professional licensed in the State of Oklahoma.

CHAPTER 16.06

RESIDENTIAL CODE

16.06.010 International Residential Code for One- and Two-Family Dwellings. The International Residential Code for One- and Two-family Dwellings, 2015 Edition, as published by the International Code Council, Inc., hereinafter referred to as "IRC" in this chapter, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all residential one- and two-family dwellings and structures and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the City of Edmond, 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.

16.06.015 International Residential Code Appendices. IRC Appendix E is hereby adopted by the City of Edmond as governing law controlling all matters concerning a manufactured home used as a single dwelling unit installed on private property located in the City of Edmond, 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.

16.06.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 5-IRC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all residential one- and two-family dwellings and structures and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the City of Edmond, 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. ↗

16.06.100 Title. IRC Section R101.1 is hereby amended to read as follows:

R101.1 Title. These regulations shall be known as the *Residential Code for One- and Two-Family Dwellings* of the City of Edmond, hereinafter referred to as "this code."

16.06.110 Scope. IRC Section R101.2 shall remain unchanged and the exception is hereby amended to read as follows:

Exception: One- and two-family dwellings with dwelling units intended to be occupied by more than five unrelated persons.

16.06.120 Permits. IRC Section R105.1 is hereby amended to read as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. No new permits shall be issued to a permit holder who has unpaid fees on any current permit.

16.06.130 Expiration of Permits. IRC Section R105.5 is hereby amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.06.140 Construction Documents. IRC Section R106.2 is hereby amended to read as follows:

R106.2 Plot Plan and Foundation Design. The plot plan shall include dimensions showing location of the building and/or structure from easements and property lines. Plans shall also include floor plan(s) and wall section(s) of the proposed work, as well as, a foundation design prepared, signed and sealed by a design professional licensed in the State of Oklahoma, which includes acknowledgement of specific site soil conditions and analysis thereof. The foundation designs shown in Section R403 Footings, may be submitted whenever the specific site soil conditions show the plasticity index is 15 or less and the bearing capacity is 2,000 psf or greater. The building official is authorized to waive or modify the requirement for a plot plan when the application for permit is for alteration or repair or when otherwise warranted.

16.06.150 Fee Schedule. IRC Section R108.2 is hereby amended to read as follows:

R108.2 Fee Schedule. A fee for each plan examination, building permit, and/or inspection shall be paid for any construction of new buildings, additions, alterations, or accessory structures and for the demolition of any building or structure in accordance with the following schedule:

- A. Residential Permit Fee (Permit \$35/Plan Review \$55) \$90.00
- B. Building Inspection Fee \$.04/sf
- C. Plan Re-Reviews 1/2 Plan Review Fee
- D. Re-Stamping of Plan 1/2 Permit Fee
- E. Partial Inspections (all types) \$30.00
- F. Address Not Posted \$25.00
- G. Re-inspection Fees for defective or incomplete work on the same item
 - 1. First re-inspection\$50.00
 - 2. Subsequent re-inspections\$100.00
- H. Furniture Stocking Permit \$.02/sf
- I. Temporary Certificate of Occupancy (30 days) \$75.00
- J. Swimming Pool Permit Fee \$75.00
In ground or above ground - Diameter of 12' or more & depth of 2' or more
- K. Residential Demolition Permit\$100.00
Demolition, raising or removal of building or structure. No charge if new construction begins within 30 days on same site
- L. Drive approach, curb cut or sidewalk section \$30.00
- M. Residential Retaining Wall(s) Permit Fee \$55.00
- N. Safe Room or Storm Shelter Permit Fee \$35.00
- O. Construction Started without Appropriate Permit(s) 3x fee + plan review fee
- P. Tower Permit Fee \$35.00

16.06.160 Certificate of Occupancy. IRC Section R110.1 is hereby amended to read as follows:

R110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Occupying a structure is defined as any person or object not participating in the construction process maintaining a presence on the property for a period of more than eight hours per day. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from permits under Section R105.2.

16.06.170 Temporary Occupancy. IRC Section R110.4 is hereby amended to read as follows:

R110.4 Temporary Occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. A temporary certificate of occupancy may be issued by the building official for a maximum of 30 days. Any extension thereof shall be for a maximum of 30 days. The fee for each extension shall be the same as for the initial temporary certificate of occupancy.

16.06.180 Board of Appeals. IRC Section R112 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.06.190 Violation Penalties. IRC Section R113.4 is hereby amended to read as follows and Section R113.4.1 is hereby added:

R113.4 Violation Penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal offense, and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

R113.4.1 Abatement of Violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or occupancy of a building or structure on or about any premises.

16.06.200 Stop Work Order. IRC Section R114.2 is hereby amended to read as follows:

R114.2 Unlawful Continuance. 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 guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

16.06.500 Definitions. IRC Section R202 is hereby amended to include the definition for “Dwelling Unit” to read as follows:

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, but not more than five unrelated persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

16.06.510 Design Criteria. IRC Table R301.2 (1) is hereby amended to read as follows:

Ground Snow Load	10 psf
Wind Design – Speed	115 mph
Wind Design – Topographic Effects	No
Seismic Design Category	B
Weathering	Moderate to Heavy
Frost Line Depth.....	Yes 18"
Termite	Moderate
Winter Design Temperature	15 degrees
Ice Barrier Underlayment Required	No
Air Freezing Index.....	332
Mean Annual Temp	60.6 degrees

16.06.520 Bathrooms. IRC Section R303.3 shall remain unchanged and the Exception is hereby amended to read as follows:

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (24 L/s) for intermittent ventilation or 20 cfm (10 L/s) for continuous ventilation.

Ventilation air from the space shall be exhausted directly to the outside except for bathrooms that do not contain a bathtub or shower.

16.06.530 Alternate Power Generation Equipment. IRC Section R324 is hereby added to read as follows:

R324 ALTERNATE POWER GENERATION EQUIPMENT

R324.1 General. This section applies to the construction or installation of alternate power generation equipment when inter-connected to utility distribution systems or when constructed or installed as a standalone system.

R324.2 Structure. Towers or structures constructed or erected to provide support for alternate power generation equipment shall meet Section 22.4.37 of the Edmond Municipal Code for height and location requirements. Plans for the tower or structure shall be prepared, signed and sealed by a design professional licensed in the State of Oklahoma. Inspections of tower or structure shall be performed by a third party approved by the building official.

R324.3 Equipment. Equipment shall be listed by UL or another approved agency and shall be installed in accordance with the NFPA 70.

16.06.540 Foundations. The first paragraph of IRC Section R401.1 is hereby amended to read as follows (exception and remainder of section shall remain unchanged):

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In no case shall the submitted foundation design be less stringent than the minimum requirements for foundations as found in this chapter. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2 (1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

16.06.550 Footings. IRC Section R403.1 is hereby amended to read as follows:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported in undisturbed natural soils or engineered fill. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332. All portions of the foundation, including the stem wall to the base of the foundation, must be connected by the use of reinforcing steel. The minimum connections must be at all openings and corners by the use of no smaller than a #3 reinforcing bar.

16.06.560 Retaining Walls. IRC Section R404.4 is hereby amended to read as follows:

R404.4 Retaining Walls. Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. Plans for retaining walls shall be prepared, signed and sealed by a design professional licensed in the State of Oklahoma.

16.06.570 Concrete Floor Slab. IRC Section R506.2.2 shall remain unchanged and the Exception is hereby deleted without substitution.

16.06.580 Roof Covering Materials. IRC Section R902.3 is hereby added to read as follows:

R902.1 Roof Covering Materials. All one- and two-family dwellings and townhouses shall have fire resistant roof coverings.

16.06.590 Re-Roofing Wood Roofs. IRC Section R907.1 is hereby amended to read as follows (exception shall remain unchanged):

R907.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9. No covenant or restriction shall enforce the use of non-fire-resistant roof coverings.

16.06.610 Water Service Lines. IRC Section P2603.3 is hereby amended to read as follows:

P2603.3 Breakage and Corrosion. Pipes passing through or under walls shall be protected from breakage. Pipes passing through concrete or cinder walls and floors, cold-formed steel

framing or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder or other corrosive material. Sheathing or wrapping shall allow for movement including expansion and contraction of piping. Minimum wall thickness of material shall be 0.025 inch (0.64 mm). Water service lines installed under residential drives or sidewalks shall be sleeved with a Schedule 40 material.

16.06.630 Relief Valves. IRC Section P2803.6.1 item 5 is hereby amended to read as follows:

5. Discharge to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.

Discharging to the floor is allowed only where approved by the building official.

16.06.640 Air Admittance Valves. IRC Section P3114.3 is hereby amended to read as follows:

P3114.3 Where Permitted. Individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to an air admittance valve with prior approval of the building official. Individual and branch type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain.

16.06.650 Grounding Electrode System. IRC Section E3608.1.3 is hereby amended to read as follows:

E3608.1.3 Ground Electrode. A ground electrode in direct contact with the earth at a depth below the earth's surface of not less than 30 inches (762mm), consisting of at least 20 feet (6096mm) of bare copper conductor not smaller than 2 AWG shall be considered as a ground electrode.

16.06.660 Ground Fault and Arc Fault Circuit Interrupter Protection. IRC Section E3902.1 is hereby amended to read as follows:

E3902.1 Bathroom Receptacles. All 125 volt, single phase, 15- and 20- ampere receptacles installed in bathrooms shall have ground-fault circuit-interrupter protection for personnel. Separate GFCI protection shall be located at each individual bathroom.

16.06.670 Manufactured Housing Fees. IRC Section AE304.1 is hereby amended to read as follows:

AE304.1 Permit Fees. Building permit fees and re-inspection fees for manufactured or modular housing shall be the same as for a single-family residence as per Section 16.06.150 of the Edmond Municipal Code.

CHAPTER 16.08

EXISTING BUILDING CODE

16.08.010 International Existing Building Code. The International Existing Building Code, 2015 Edition, as published by the International Code Council, Inc., hereinafter referred to as "IEBC" in this chapter, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the alteration, addition, repair, change of occupancy, and relocation of all existing buildings and structures, including historic buildings, in the City of Edmond, 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.

16.08.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 7-IEBC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the alteration, addition, repair, change of occupancy, and relocation of all existing buildings and structures, including historic buildings, in the City of Edmond, 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.

16.08.100 Title. IEBC Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Edmond, hereinafter referred to as "this code."

16.08.110 Modifications. The IEBC Section 104.10 is hereby deleted without substitution.

16.08.120 Annual Permits. IEBC Sections 105.1.1 and 105.1.2 are hereby deleted without substitution.

16.08.130 Expiration of Permits. IEBC Section 105.5 is hereby amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.08.140 Certificate of Occupancy. IEBC Section 110.1 is hereby amended to read as follows:

110.1 Altered Area Use and Occupancy Classification Change. No altered area of a building or structure and no relocated building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the code official has issued a certificate of occupancy therefor as provided herein. Occupying a structure is defined as any person or object not participating in the construction process maintaining a presence on the property for a period of more than eight hours per day. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

16.08.150 Temporary Occupancy. IEBC Section 110.3 is hereby amended to read as follows:

110.3 Temporary Occupancy. The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. A temporary certificate of occupancy may be issued by the code official for a maximum of 30 days. Any extension thereof shall be for a maximum of 30 days. The fee for each extension shall be the same as for the initial temporary certificate of occupancy.

16.08.160 Board of Appeals. IEBC Section 112 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.08.170 Violations Penalties. IEBC Section 113.4 is hereby amended to read as follows and Section 113.4.1 is hereby added:

113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure 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 a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

113.4.1 Abatement of Violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or occupancy of a building or structure on or about any premises.

CHAPTER 16.10

PLUMBING CODE

16.10.010 International Plumbing Code. The International Plumbing Code, 2015 Edition, as published by the International Code Council, Inc., hereinafter referred to as "IPC" in this chapter, is hereby adopted by the City of Edmond as the governing law controlling all matters concerning the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Edmond, as if fully set forth herein, except as to such provisions 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.

The International Private Sewage Disposal Code which is included as part of the International Plumbing Code is specifically excluded and deleted and not applicable in the City of Edmond.

16.10.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 15-IPC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Edmond, 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.

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

16.10.040 Plumbing Contractor's Registration. The procedure of securing a registration as a plumbing contractor shall be as follows:

1. A person desiring a plumbing contractor's registration shall appear in person in the office of the building official during regular business hours and show acceptable photo identification. Exceptions for appropriate cause must be approved by the building official.
2. The applicant shall submit proof of a current State of Oklahoma Active Plumbing Contractor's License.
3. The applicant shall pay a registration fee of \$120.00. Such registration shall expire on July 31st unless renewed as hereinafter provided.
4. Such plumbing contractor's registration may be renewed from year to year upon payment of \$30.00 each succeeding period beginning on June 15th but not later than August 31st, and submitting proof of a current State of Oklahoma Active Plumbing Contractor's License. After August 31st, an applicant for registration must obtain a new registration as prescribed in item 3 above.
5. If a registration is issued hereunder and it is subsequently determined that the applicant's experience record was falsified, such registration shall be immediately canceled.

6. A registration shall be issued to an individual and shall not be assignable, nor shall any person allow the use of his/her plumbing contractor's registration, directly or indirectly, by any other person, firm, partnership or corporation for the purpose of obtaining a permit to construct plumbing installations. In addition to the fine provided for violation of this ordinance, any person convicted of violating this provision shall forfeit his/her registration and it shall thereafter be void. Such person shall not be permitted to apply for a registration until the expiration of one year from the date the registration was forfeited. Upon request by the building official or his designee, a contractor shall provide in writing proof of employment and copies of licenses for all individuals claiming employment under the permit holder.
7. It shall be a violation of this ordinance for a plumbing contractor to permit an apprentice plumber to perform plumbing installations when the apprentice plumber is not under the constant supervision of the plumbing contractor or a journeyman plumber.
8. The business name, state license number and city registration number of any person or company doing business in the City of Edmond must be displayed permanently and legibly on both sides of all vehicles used. The characters shall not be less than two inches in height. Magnetic signs do not meet the definition of permanent.

No person, firm or corporation shall do residential or commercial plumbing work in the City of Edmond without appropriate state licensing. This does not apply to the minor repair and normal maintenance of plumbing equipment.

16.10.100 Title. IPC Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *International Plumbing Code* of the City of Edmond, hereinafter referred to as "this code."

16.10.110 Expiration of Permits. IPC Section 106.5.3 is hereby amended to read as follows:

106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.10.120 Extension of Permits. IPC Section 106.5.4 is hereby deleted without substitution.

16.10.130 Work Commencing Before Permit Issuance. IPC Section 106.6.1 is hereby amended to read as follows:

106.6.1 Work Commencing Before Permit Issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

16.10.140 Fee Schedule. IPC Section 106.6.2 is hereby amended to add the following fee schedule:

16.6.2 Fee Schedule. The fees for all plumbing work shall be as indicated in the following schedule:

- A. New Residential Construction
 - 1. Dwelling with one Bath Group\$42.00
A water closet, lavatory and bathtub or shower
 - 2. Plus, each additional bath group or portion thereof\$30.00 ea
- B. New Commercial Construction: Each new plumbing installation
 - 1. Base Fee (each tenant space or separate occupancy)\$90.00
 - 2. For each plumbing fixture, appliance, trap or floor drain\$15.00 ea
- C. Alterations, Additions and Accessory Structures for Residential and Commercial Construction
 - 1. All of the following\$15.00 ea
 - Sink
 - Lavatory
 - Dishwasher Domestic
 - Dishwasher Commercial
 - Disposal Domestic
 - Disposal Commercial
 - Water Closet
 - Urinal
 - Bathtub
 - Shower
 - Water Heater
 - Sill Cocks
 - Washing Machine
 - Clothes Dryer
 - Hot Air Furnace
 - Wall Heater
 - Water Softening System
 - Drinking Fountain
 - Floor Drain
 - Condensation Drain
 - Sump Pump
 - Grease Trap
 - 2. All of the following: \$30.00 ea
 - Sanitary Sewer Line Extension
 - Storm Sewer Line Extension
 - Water Line Extension
 - Gas Line Extension
- D. Water Service \$30.00
New or replacement from meter to building
- E. Sewer Service\$30.00
New or replacement from building to sanitary sewage system connection
- F. Lawn Sprinkler\$30.00
Irrigation System with backflow protection
- G. Partial Inspections (all types) \$30.00 ea
- H. Re-inspection Fees: For defective or incomplete work on the same item
 - 1. First re-inspection..... \$50.00
 - 2. Subsequent re-inspections\$100.00
- I. Miscellaneous \$25.00
Installation or relocation of plumbing equipment regulated by the IPC but not listed above.
- J. Construction Started without Appropriate Permit(s) 3x fee + plan review fee

16.10.150 Fee Refunds. IPC Section 106.6.3 is hereby amended to read as follows:

106.6.3 Fee refunds. The code official is authorized to establish a refund policy.

16.10.160 Violation Penalties. IPC Section 108.4 is hereby amended to read as follows:

108.4 Violation penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who erects, constructs, alters or repairs plumbing work 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 a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Two or more violations of this ordinance by any person holding a registration hereunder shall be grounds for revocation of such registration. Upon complaint being made to the City Council, the matter of revocation of registration shall be set down for hearing and the licensee shall be given at least 10 days' notice by registered mail of such hearing. Said hearing will be public and the licensee shall be entitled to be heard in person or through an attorney and after full hearing, the Council shall determine as to whether or not such registration should be revoked.

16.10.170 Stop Work Order. IPC Section 108.5 is hereby amended to read as follows:

108.5 Stop Work Order. Upon notice from the code official, work on any plumbing system that is being done 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 agent, or to the person doing 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 conditions, shall be guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

16.10.180 Board of Appeals. IPC Section 109 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.10.500 Pipe Protection. IPC Section 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.

16.10.510 Water Heaters. IPC Section 502.6 is hereby added to read as follows:

502.6 Water Heater Prohibited Locations. Water heaters which depend on the combustion of fuel shall not be installed in sleeping rooms, bathrooms, clothes closets, under stairways or in closets or confined spaces opening into bathrooms or bedrooms.

Exceptions:

1. Direct vent type water heaters.
2. When water heater is installed in an enclosure in which all combustion air is taken from the outdoors and the enclosure is equipped with a solid weather stripped door and self-closing devise. Under no circumstances shall a water heater be installed under a stairwell.

16.10.520 Public Water. IPC Section 602.3.6 is hereby added to read as follows:

602.3.6 Public Water Available. A public water main shall be considered available to a structure where the structure is located abutting a street, alley or right-of-way in which there is now located a public water main.

16.10.530 Installation of the Building Water Distribution System. IPC Section 606.1.1 is hereby added to read as follows:

606.1.1 Full-open ball valve. All valves shall be full-open ball valves.

16.10.540 Public Sewer. IPC Section 701.2.1 is hereby added to read as follows:

701.2.1 Public Sewer Available. A public sewer system shall be considered available to a structure where the structure is located abutting a street, alley or right-of-way in which there is now located a public sewer.

16.10.550 Backwater Valves. IPC Sections 715.1 and 715.5 are 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.

715.5 Location of Backwater Valves. Backwater valves shall be installed so that access is provided to the working parts for service and repair. If installed under concrete or asphalt paving such as sidewalks, driveways or parking areas backwater valves shall be installed in a permanent box or access enclosure whose lid is flush with grade. If installed under soil and ground cover vegetation, a backwater valve is considered to be accessible.

16.10.560 Grease Interceptors. IPC Section 1003.3.1 is hereby amended to read as follows:

1003.3.1 Grease Interceptors and Automatic Grease Removal Devices Required. A grease interceptor or automatic grease removal device shall be required to receive the drainage from three compartment sinks and fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks; soup kettles or similar devices; work stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without pre-rinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged.

CHAPTER 16.12

GAS PIPING AND APPLIANCES

16.12.010 International Fuel Gas Code. The International Fuel Gas Code, 2015 Edition, as published by the International Code Council, Inc., hereinafter referred to as "IFGC" in this chapter, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the design and installation of gas piping and fuel fired appliances in the City of Edmond, as if fully set forth herein, except as to such provisions 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.

16.12.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 11-IFGC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the design and installation of gas piping and fuel fired appliances in the City of Edmond, 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.

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

16.12.040 License Required. No person, firm, corporation or association shall engage in or carry on the business or trade of gas fitting as it applies to assembling gas piping and fittings, laying gas service pipe, hanging of gas fixtures, and connecting of gas appliances, or work of a similar nature, within the limits of the City of Edmond without such person, firm, corporation or association first having one of the following state licenses:

1. State of Oklahoma Active Plumbing Contractor License
2. State of Oklahoma Inactive Plumbing Contractor License (equivalent to a Journeyman Plumber License)
3. State of Oklahoma Journeyman Plumber License
4. State of Oklahoma Active Mechanical HVAC Contractor License with Natural Gas Piping option
5. State of Oklahoma Inactive Mechanical HVAC Contractor License with Natural Gas Piping option (Equivalent to a Journeyman Mechanical HVAC License)
6. State of Oklahoma Journeyman Mechanical HVAC License with Natural Gas Piping option

Gas fitting permits may only be purchased by active plumbing contractors or active mechanical HVAC contractors with natural gas piping option who is registered in the City of Edmond per Section 16.10.040 or 16.14.040 of the Edmond Municipal Code. Journeyman plumbers and journeyman mechanical HVAC workers may only perform gas fitting while employed by and under the supervision of a contractor registered in the City of Edmond.

16.12.100 Title. IFGC Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of Edmond, hereinafter referred to as "this code."

16.12.110 Expiration of Permits. The IFGC Section 106.5.3 is hereby amended to read as follows:

106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.12.120 Extension of Permits. IFGC Section 106.5.4 is hereby deleted without substitution.

16.12.130 Work Commencing Before Permit Issuance. IFGC Section 106.6.1 is hereby amended to read as follows:

106.6.1 Work Commencing Before Permit Issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

16.12.140 Fee Schedule. IFGC Section 106.6.2 is hereby amended to add the following fee schedule:

106.6.2 Fee Schedule. The fees for work shall be as indicated in the following schedule:

- A. Underground Gas Service..... \$30.00
From meter to building, new installation or replacement
- B. Gas Fitting in or on Building
 - 1. Commercial Appliances or Fixtures \$15.00 ea
For each connection to gas system
 - 2. Residential Appliances or Fixtures \$10.00 ea
For each connection to gas system
 - 3. Extension of Gas Piping \$30.00
On existing system
 - 4. Pressure Test Only \$25.00
Existing gas system without any extension or addition of new appliances
- C. Partial Inspections (all types) \$30.00 ea
- D. Re-inspection Fees: For defective or incomplete work on the same item
 - 1. First re-inspection..... \$50.00
 - 2. Subsequent re-inspections \$100.00
- E. Construction Started Without Appropriate Permit(s) 3 x fee + plan review fee

16.12.150 Fee refunds. IFGC Section 106.6.3 is hereby amended to read as follows:

106.6.3 Fee Refunds. The code official is authorized to establish a refund policy.

16.12.160 Violation Penalties. IFGC Section 108.4 is hereby amended to read as follows:

108.4 Violation penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who erects, constructs, alters or repairs plumbing work 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 a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Two or more violations of this ordinance by any person holding a registration hereunder shall be grounds for revocation of such registration. Upon complaint being made to the City Council, the matter of revocation of registration shall be set down for hearing and the licensee shall be given at least 10 days' notice by registered mail of such hearing. Said hearing will be public and the licensee shall be entitled to be heard in person or through an attorney and after full hearing, the Council shall determine as to whether or not such registration should be revoked.

16.12.170 Stop Work Order. IFGC Section 108.5 is hereby amended to read as follows:

108.5 Stop Work Order. Upon notice from the code official, work on any plumbing system that is being done 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 agent, or to the person doing 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 conditions, shall be guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

16.12.180 Board of Appeals. IFGC Section 109 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.12.500 Appliance Location. IFGC Section 303.3 is hereby amended to read as follows:

303.3 Prohibited Locations. Appliances shall not be located under stairways used as a required means of egress. Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in any space that opens only into such rooms or spaces, except where the installation complies with one of the following:

1. The *appliance* is a direct-vent *appliance* installed in accordance with the conditions of the listing and the manufacturer's instructions.
2. Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and decorative appliances for installation in vented solid fuel-burning fireplaces are installed in rooms that meet the required volume criteria of Section 304.5.
3. A single wall-mounted unvented room heater is installed in a bathroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 6,000 Btu/h (1.76kW). The bathroom shall meet the required volume criteria of Section 304.5.
4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of Section 304.5.
5. The *appliance* is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an *approved* self-closing device. All *combustion air* shall be taken directly from the outdoors in accordance with Section 304.6.

16.12.520 Test Pressure. IFGC Section 406.4.1 is hereby amended to read as follows:

406.4.1 Test Pressure. The test pressure to be used shall be no less than 1-1/2 times the proposed maximum working pressure, but not less than 15 psig (20 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

CHAPTER 16.14

MECHANICAL HEATING AND AIR CONDITIONING

16.14.010 International Mechanical Code. The International Mechanical Code, 2015–Edition, as published by the International Code Council, Inc., hereinafter referred to as “IMC” in this chapter, is hereby adopted by the City of Edmond as the governing law controlling all matters concerning the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance and inspection of mechanical systems in the City of Edmond, as if fully set forth herein, except as to such provisions 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.

16.14.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 13-IMC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance and inspection of mechanical systems in the City of Edmond, 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.

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

16.14.040 Mechanical Contractor’s Registration. The procedure of securing a registration as a mechanical contractor shall be as follows:

1. A person desiring a mechanical contractor’s registration shall appear in person in the office of the building official during regular business hours and show acceptable photo identification. Exceptions for appropriate cause must be approved by the building official.
2. The applicant shall submit proof of a current State of Oklahoma Active Mechanical Contractor’s License.
3. The applicant shall pay a registration fee of \$120.00. Such registration shall expire on July 31st unless renewed as hereinafter provided.
4. Such mechanical contractor’s registration may be renewed from year to year upon payment of \$30.00 each succeeding period beginning on June 15th but not later than August 31st, and submitting proof of a current State of Oklahoma Active Mechanical Contractor’s License. After August 31st, an applicant for registration must obtain a new registration as prescribed in item 3 above.
5. If a registration is issued hereunder and it is subsequently determined that the applicant’s experience record was falsified, such registration shall be immediately canceled.
6. A registration shall be issued to an individual and shall not be assignable, nor shall any person allow the use of his/her mechanical contractor’s registration, directly or indirectly, by any other person, firm, partnership or corporation for the purpose of obtaining a permit to construct mechanical installations. In addition to the fine provided for violation of this ordinance, any person convicted of violating this provision shall forfeit the registration and it shall thereafter be void. Such person shall not be permitted to apply for a registration until the expiration of one year from the

date the registration was forfeited. Upon request by the building official or his designee, a contractor shall provide in writing proof of employment and copies of licenses for all individuals claiming employment under the permit holder.

7. It shall be a violation of this ordinance for a mechanical contractor to permit a mechanical apprentice to perform mechanical installations when the mechanical apprentice is not under the constant supervision of the mechanical contractor or a mechanical journeyman.
8. The business name, state license number and city registration number of any person or company doing business in the City of Edmond must be displayed permanently and legibly on both sides of all vehicles used. The characters shall not be less than two inches in height. Magnetic signs do not meet the definition of permanent.

No person, firm or corporation shall do residential or commercial mechanical work in the City of Edmond without appropriate state licensing. This does not apply to the minor repair and normal maintenance of mechanical equipment.

16.14.100 Title. IMC Section 101.1 is hereby amended to read as follows:

101.1 Title. This code shall be known as the *Mechanical Code* of the City of Edmond, hereinafter referred to as the mechanical code or "this code."

16.14.110 Expiration of Permits. IMC Section 106.4.3 is hereby amended to read as follows:

106.4.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.14.120 Extension of Permits. IMC Section 106.4.4 is hereby deleted without substitution.

16.14.130 Work Commencing Before Permit Issuance. IMC Section 106.5.1 is hereby amended to read as follows:

106.5.1 Work Commencing Before Permit Issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

16.14.140 Fee Schedule. IMC Section 106.5.2 is hereby amended to read as follows:

106.5.2 Fee Schedule. The fees for mechanical work shall be as indicated in the following schedule:

- A. Forced Air Heating 30.00 ea
Up to 500,000 BTU capacity, per appliance
- B. Forced Air Cooling \$30.00 ea
Up to 25 tons, per appliance
- C. Fan Coil Units with Duct30.00 ea
For use with central chiller
- D. Package Unit Combination.....\$75.00 ea
Heating up to 500,000 BTU and Cooling up to 25 tons, per appliance
- E. Ductwork for Supply Air and Return Air System\$0.01/sf or \$30 minimum
For all heated and/or cooled building space
- F. Refrigeration: New installation or replacement
 - 1. From 1/8 hp or tons to and including 4 hp or tons\$25.00
 - 2. From 4 hp or tons to and including 25 hp or tons.....\$50.00
 - 3. From 25 hp or tons to and including 60 hp or tons.....\$75.00
 - 4. From 60 hp or tons to and including 100 hp or tons.....\$150.00
 - 5. From 100 hp or tons and above\$300.00
- G. Boiler: New installation or replacement
 - H. Up to 30 hp.....\$25.00
 - I. 31 hp to 150 hp..... \$50.00
 - J. 151 hp to 500 hp \$100.00
 - K. Over 500 hp..... \$150.00
- L. Partial Inspections (all types)\$30.00 ea
- M. Re-inspection Fees: For defective or incomplete work for the same item
 - 1. First re-inspection..... \$50.00
 - 2. Subsequent re-inspections.....\$100.00
- N. Miscellaneous\$30.00
For the installation or relocation of each appliance or unit of mechanical equipment regulated by the IMC but not listed above.
- O. Construction Started Without Appropriate Permit(s)3 x fee + plan review fee

16.14.150 Fee Refunds. IMC Section 106.5.3 is hereby amended to read as follows:

106.5.3 Fee Refunds. The code official is authorized to establish a refund policy.

16.14.160 Violation Penalties. IMC Section 108.4 is hereby amended to read as follows:

108.4 Violation Penalties. Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who erects, installs, alters or repairs mechanical work 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 a municipal offense and shall be punished

for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Two or more violations of this ordinance by any person holding a registration hereunder shall be grounds for revocation of such registration. Upon complaint being made to the City Council, the matter of revocation of registration shall be set down for hearing and the licensee shall be given at least 10 days' notice by registered mail of such hearing. Said hearing will be public and the licensee shall be entitled to be heard in person or through an attorney and after full hearing, the Council shall determine as to whether or not such registration should be revoked.

16.14.170 Stop Work Order. IMC Section 108.5 is hereby amended to read as follows:

108.5 Stop Work Order. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be given in writing and shall be given to the owner of the property, or to the owner's agent or to the person doing 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 on the system after having been served with a stop work order, except such work that a person is directed to perform to remove a violation or unsafe condition, shall be guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code.

16.14.180 Board of Appeals. IMC Section 109 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.14.500 Prohibited Locations. IMC Section 303.3 is hereby amended to read as follows (exception shall remain unchanged):

303.3 Prohibited Locations. Fuel-fired appliances shall not be located in, or obtain combustion air from, any of the following rooms or spaces:

1. Sleeping rooms
2. Bathrooms
3. Toilet rooms
4. Storage rooms
5. Surgical rooms
6. Under stairs used as a required exit

CHAPTER 16.16

ELECTRICAL CODE

16.16.010 NFPA 70, National Electrical Code. 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 Edmond as governing law controlling all matters concerning electrical installations made, maintained and operated in the City of Edmond, 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. 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).

16.16.015 Informative Annexes. NEC Annex H is hereby adopted by the City of Edmond as governing law controlling all matters concerning electrical installations made, maintained and operated in the City of Edmond, 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.

16.16.020 Rules of the Oklahoma Uniform Building Code Commission. The rules adopted by the Oklahoma Uniform Building Code Commission pursuant to 59 O.S. § 1000.23, as set forth in Title 748, Chapter 20-Adopted Codes, Subchapter 9-NEC, and subsequent amendments thereto, is hereby adopted by the City of Edmond as governing law controlling all matters concerning electrical installations made, maintained and operated in the City of Edmond, 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.

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

16.16.040 Electrical Contractor's Registration. The procedure of securing a registration as an electrical contractor shall be as follows:

1. A person desiring an electrical contractor's Registration shall appear in person in the office of the building official during regular business hours and show acceptable photo identification. Exceptions for appropriate cause must be approved by the building official.
2. The applicant shall submit proof of a current State of Oklahoma Active electrical contractor's License.
3. The applicant shall pay a registration fee of \$120.00. Such registration shall expire on July 31st unless renewed as hereinafter provided.
4. Such electrical contractor's registration may be renewed from year to year upon payment of \$30.00 each succeeding period beginning on June 15th but not later than August 31st, and submitting proof of a current State of Oklahoma Active Electrical Contractor's License. After August 31st, an applicant for registration must obtain a new registration as prescribed in item 3 above.
5. If a registration is issued hereunder and it is subsequently determined that the applicant's experience record was falsified, such registration shall be immediately canceled.

6. A registration shall be issued to an individual and shall not be assignable, nor shall any person allow the use of his/her electrical contractor's registration, directly or indirectly, by any other person, firm, partnership or corporation for the purpose of obtaining a permit to construct electrical installations. In addition to the fine provided for violation of this ordinance, any person convicted of violating this provision shall forfeit the registration and it shall thereafter be void. Such person shall not be permitted to apply for a registration until the expiration of one year from the date the registration was forfeited. Upon request by the building official or his designee, a contractor shall provide in writing proof of employment and copies of licenses for all individuals claiming employment under the permit holder.
7. It shall be a violation of this ordinance for an electrical contractor to permit an apprentice electrician to perform electrical installations when the apprentice electrician is not under the constant supervision of the electrical contractor or a journeyman electrician.
8. The business name, state license number and city registration number of any person or company doing business in the City of Edmond must be displayed permanently and legibly on both sides of all vehicles used. The characters shall not be less than two inches in height. Magnetic signs do not meet the definition of permanent.

No person, firm or corporation shall do residential or commercial electrical work in the City of Edmond without appropriate state licensing. This does not apply to the minor repair and normal maintenance of electrical equipment.

16.16.100 Exceptions to the NEC. The NEC is hereby modified by adding the following language:

All installations hereafter installed within the corporate limits of the City of Edmond shall be done in accordance with the NEC with the following deviations there from:

1. No conductors smaller than No. 12 shall be permitted on 120 volt, 15 and 20 Amp circuits.
2. All wiring hereinafter installed in the City of Edmond shall be installed in metal or plastic raceways with the following exceptions:
 - 2.1 All N.M.C. (Romex) installed in dwellings shall be grounding type as approved by the NEC.
 - 2.2 When less than 25 percent of a one-family residence is converted to a commercial occupancy; then, and in that event only, that portion of the building in which the occupancy has changed, shall be rewired in metal raceway to comply with the standards of this ordinance. When such a conversion exceeds 25 percent, the entire structure shall be rewired in metal raceway to comply with the standards of this ordinance; unless the electrical inspector determines that the existing wiring meets the current NEC residential requirements and this would be the more stringent of the two.
 - 2.3 All new circuit wiring installations shall have an equipment grounding conductor in the form of a wire either solid or stranded; insulated, covered, or bare. Circuit conductor enclosures, whether rigid metal conduit, intermediate metal conduit, electrical metallic tubing, flexible metal conduit, or other metallic enclosures shall not be accepted as an equipment grounding conductor.
3. All lights in bathrooms, kitchens, clothes closets or laundry rooms shall be controlled by wall switches.
4. If additions and expansions are made that enclose the meter installations which exist on the outside of buildings prior to the expansions, it shall be the responsibility of the owner to relocate meter to a point, to be determined by the electric utility department, that will be outside the expanded building and readily accessible to public utility personnel for purposes of reading or repair.
5. Conductors less than No. 12 copper AWG will be permitted for special circuits, such as controls, public address systems, annunciators and signal wiring.

6. Heaters: All bathroom element type heaters must be wired on a separate circuit from all other wiring and provided with proper overcurrent protection.
7. Service Entrance:
 - 7.1 In the event a mast-type riser is required to attain the required height for service drop conductors above finish grade, it shall be of rigid galvanized conduit, minimum size of one and one-half inches (1-1/2) and shall be continuous from weatherhead to meter base. Electrical metal tubing shall be allowed only in approved locations per the current NEC requirements.
 - 7.2 Space shall be provided to accommodate meters and associated equipment at the point of delivery as designated by the electric utility department. The location shall be readily accessible.
 - 7.3 The capacity and type of meter installation shall be determined by the electric utility department to accommodate the load and type of service supplied.
 - 7.4 The electric meter must be installed in a cabinet or socket provided by the electric utility department. Meters shall not be installed inside of buildings without special permission from the electric utility department.
 - 7.5 No electrical equipment, such as electrical conduit, meters, etc., shall be installed on an electric utility department pole without special permission from the electric utility department.
 - 7.6 The electrical contractor shall furnish approved cabinets for instrument transformers. The electrical contractor shall install this equipment, including a raceway from instrument transformers, to meters.
 - 7.7 At the service point, all clearance requirements shall be increased as required by the electric utility department to ensure service drop (overhead) and service lateral (underground) conductors meet IEEE C2 (National Electric Safety Code) requirements.
8. Electric Ranges: Where oven and cooking tops are installed in separate installations, they shall be considered as two separate appliances and wired and fused separately according to load requirements.
9. All electrical conductors installed within the corporate limits of the City of Edmond after January 1, 1980 must be copper conductors except that aluminum and copper-clad aluminum conductors may be used for direct earth burial or exposed in free air not inside of buildings. Such aluminum and copper-clad aluminum must be terminated outside of the outside walls of buildings.

Exceptions:
Aluminum wire shall only be allowed inside commercial buildings and under the following restrictions and limitations:

 1. Aluminum wire shall be approved by the building official prior to the installation to verify it meets or exceeds the requirements of copper conductors of equal amperage applications.
 2. Aluminum wire shall be limited to not less than size 2/0.
 3. Aluminum wire size 2/0 and larger shall only be allowed to penetrate inside the building up to the first point of connection to the main distribution electrical equipment for the purpose of supplying power to the building. Aluminum wire cannot be used for any other purposes.
10. Gas fired central heating appliances shall be allowed to be plug and cord connected as the disconnecting means at the heating unit. Under the current adopted electrical code they will be considered to be a cord and plug connected appliance such as the disposal, dishwasher, and trash compactor for ease and safety of maintenance and replacement. The maximum length of the cord shall not exceed six feet.
11. Ducts or Plenums in dwelling units: All Nonmetallic-sheathed cable (Types NM, NMC and NMS) that pass through ducts or plenums in dwelling units shall be enclosed in electrical metal tubing,

flexible metal conduit, or rigid metal conduit so that it will be considered outside of the duct or plenum. All penetrations through ducts or plenums shall be sealed with an approved sealant.

12. Meter bases installed for sprinkler systems and similar equipment for the entrances to housing additions and similar areas shall be permitted to be installed no lower than 24 inches from the bottom of the meter base to the ground.
13. Meter bases installed on temporary poles shall be mounted 4'-0" minimum from the bottom of the meter base to the ground.
14. Electric and gas shall not be installed in the same underground trench.

Exceptions:

1. For customer owned facilities, past the service point, where it is technically infeasible to separate the gas and electric, burial in the same trench will be allowed under all of the following conditions:
 - 1.1. Provide identification tape specifying gas in same trench and located above the electrical conductors.
 - 1.2. Provide minimum 2 inches of concrete separation between gas and electric located in the same trench with a minimum six inches of vertical and horizontal clearance between gas and electric.
 - 1.3. Electric must also be located a minimum of 24 inches below final grade and gas a minimum 18 inches below final grade or to minimum code and or electric utility department requirements, whichever is more stringent.
 2. For 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).
15. E110.26(c) (3) (a) Spaces about Electrical Equipment Personnel Doors: Where equipment rated less than 800 amp that contains overcurrent devices, switching devices or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 7.6m (25ft) from the nearest edge of the working space, the door(s) shall open in the direction of egress.

16.16.110 Definitions. NEC Annex H Article 80.2 is hereby amended to include the definitions listed below:

Commercial. Anything other than residential.

Council or City Council. The City Council of the City of Edmond.

Electrical Contractor. A person, who being licensed and highly skilled in methods and practices of electrical installations, proposes to do installations and to enter into agreements or contracts for such installations.

Homeowner. A person owning and living in, or will live in if the building is under construction, a single unit dwelling.

Holiday. A holiday which is established by the personnel rules of the City of Edmond.

Installation. All electrical work of any nature performed on or in a consumer's premises.

Opening. The location where light is to be mounted; also it shall mean a convenience outlet or a switch.

Person. An electrical contractor a partnership, a corporation, any other type of organization, any individual and the plural of any or all of these, as well as the singular.

Electric Utility Department. Suppliers of electrical energy.

16.16.120 Board of Appeals. NEC Annex H Article 80.15 is hereby deleted in favor of the provisions of Chapter 16.02 of the Edmond Municipal Code.

16.16.130 Fee Schedule. NEC Annex H Article 80.19(E) is hereby amended to read as follows:

80.19(E) Fee Schedule:

- A. Temporary Construction Service Pole \$30.00 ea.
Only installed where active building permit is issued
- B. New Residential Construction: Single Phase, 240 volt
Detached or attached single family dwellings, duplex residences & multiple family dwellings
 - 1. Base Fee (up to 200 ampacity).....\$90.00
 - 2. Plus, each additional 100 amps or portion thereof.....\$30.00
- C. Miscellaneous Residential Wiring
 - 1. Cutover only \$75.00
 - 2. Cutover with upgrade in service
 - 2.1 Change from 120 v 2 wire to 240 v 3 wire single phase service up to 200 ampacity..... \$75.00
 - 2.2 Plus, each additional 100 amps or portion thereof \$25.00
 - 3. Branch circuit wiring only with no change in service equipment..... \$30.00
- D. New Commercial Construction: Single Phase Systems, 3 wire, 240 volt,
 - 1. Base Fee (up to 200 ampacity)..... \$120.00
 - 2. Plus, each additional 100 amps or portion thereof..... \$50.00
- E. New Commercial Construction: Three Phase, 4 wire Systems
 - 1. Base Fee (up to 200 ampacity).....\$125.00
 - 2. Plus, each additional 100 amps or portion thereof..... \$50.00
- F. Miscellaneous Commercial Wiring
Cutover with upgrade in service, same fee as in items D or E above
 - 1. Cutover only\$125.00
 - 2. Branch circuit wiring only with no change in service equipment \$50.00
- G. Miscellaneous Wiring inspection fees
 - 1. Mobile Home Service and Feeder Cable..... \$50.00
For up to 200 ampacity, single phase service
 - 2. Mobile Home Feeder Cable..... \$25.00
From existing service equipment to mobile home sub panel
 - 3. Swimming Pool \$35.00
Equipment bonding and all associated wiring from existing service equipment
- H. Partial Inspections (all types)\$30.00 ea.
- I. Re-inspection Fees: For defective or incomplete work for same item
 - 1. First re-inspection. \$50.00
 - 2. Subsequent re-inspections.....\$100.00
- J. Miscellaneous.....\$30.00
Installation or relocation of electrical equip regulated by NEC but not listed above
- K. Construction Started Without Appropriate Permit(s)..... 3 X (fee + plan review fee)

16.16.140 Annual Permits. NEC Annex H Article 80.19(D) is hereby deleted without substitution.

16.16.150 Inspections and Approvals. NEC Annex H Article 80.19(F) item (3) is hereby deleted without substitution.

16.16.160 Permits for Electrical Installations. NEC Annex H Article 80.19(H) item (1) is hereby amended to read as follows (remainder of items shall remain unchanged):

- (1) Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Every permit issued shall become invalid after a period of two years. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated by the permit applicant.

16.16.170 Notice of Violation Penalties. NEC Annex H Article 80.23(B) is hereby amended to read as follows:

80.23(B) Penalties. Any person, firm, partnership or corporation violating any of the provisions of this ordinance shall be guilty of a municipal offense and shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Two or more violations of this ordinance by any person holding a registration hereunder shall be grounds for revocation of such registration. Upon complaint being made to the City Council, the matter of revocation of registration shall be set down for hearing and the licensee shall be given at least 10 days' notice by registered mail of such hearing. Said hearing will be public and the licensee shall be entitled to be heard in person or through an attorney and after full hearing, the Council shall determine as to whether or not such registration should be revoked.

16.16.180 Notification. NEC Annex H Article 80.25(C) is hereby deleted without substitution.

16.16.190 Inspector's Qualifications. NEC Annex H Article 80.27 is hereby deleted without substitution.

16.16.200 Liability for Damages. NEC Annex H Article 80.29 is hereby amended to read as follows:

80.29 Liability for Damages. Article 80 shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling, or installing any electrical equipment for damages to persons or property caused by a defect therein, nor shall the City of Edmond or any of its employees be held as assuming any such liability by reason of the inspection, re-inspection, or other examination authorized.

16.16.210 Effective Date. NEC Annex H Article 80.35 is hereby deleted without substitution.

16.16.500 Services. NEC Section 230.82 item (3) is hereby amended to read as follows (remainder of items shall remain unchanged):

- (3) Meter socket disconnect switches located on the supply side ahead of the service meter socket nominally rated not in excess of 600 volts and not less than 480/277 volts that have a short-circuit current rating equal to or greater than the available short circuit, provided all metal housings and service enclosures are grounded in accordance with part VII and bonded in accordance with part V or Article 250. A meter disconnect switch shall be capable of interrupting the load served. The load break meter socket disconnect switch shall be the non-fused type and is not the service disconnecting means. The purpose of the meter socket disconnect switch is to facilitate meter change, maintenance, or disconnecting of the service.

CHAPTER 16.30

MOVING HOUSES

16.30.010 House Mover's License. No person, firm, or corporation shall engage in the business of moving buildings or houses by the use of any vehicular device or devices, within the City of Edmond, without first having obtained a license from the Building and Fire Code Services Department. Application for such license shall be in writing and shall show the name and address of the owner of such business, and, if said business be a partnership, the name and address of each member thereof; if such applicant be a corporation, the corporate name of such applicant and the business address of the applicant. Such application shall be accompanied by the bond provided for herein.

16.30.020 House Mover's License Fee. There is hereby levied an occupation tax of Twenty-five Dollars (\$25.00) per year for the business or occupations defined in the preceding section. The license shall operate for the fiscal year July 1st to June 30th. The full license fee shall be paid irrespective of the month it is issued.

16.30.030 House Mover's Insurance and Bond. No person, firm or corporation shall be licensed as a house mover without having first complied with the following requirements:

1. Having deposited with the City a policy of insurance subject to the approval of the city attorney, insuring the city against any claim or action for public liability arising out of any act, omission, or negligence on the part of said house mover to the extent of One Hundred Thousand Dollars (\$100,000.00) for any one individual or Three Hundred Thousand Dollars (\$300,000.00) for any group of individuals, and property damage arising out of any act, omission, or negligence on the part of said house mover to the extent of One Hundred Thousand Dollars (\$100,000.00). Said policy shall agree to defend the City of Edmond in any such action filed against it and to pay any judgment against it within the above limits.
2. The house mover shall have previously posted a bond, approved by the city attorney, in the penal sum of Fifty Thousand Dollars (\$50,000.00), payable to the City of Edmond, Edmond, Oklahoma, and conditioned that all ordinances of Edmond will be obeyed, relating to and regulating the occupation of house or building moving; that responsibility for restoration of damage is the responsibility of the house mover and will be done with material of like kind and quality, all streets, sidewalks, paving and guttering of said city in any way damaged by said principal obligor in moving houses or buildings pursuant to license granted herein; that said principal obligor will restore, or cause to be restored, with material of like kind and quality, any damage to privately owned buildings or houses or stationary objects lawfully on or adjacent to said streets or highways within said city, and restore or pay reasonable damages for injury to shrubs, trees, grass, lawns and the like, on privately owned property, or on parks or parkways owned or controlled by the city, and that said principal obligor will protect and save harmless the City of Edmond, against any liability imposed by law against said city on account of negligence, on the part of said principal obligor as a direct result of moving houses or buildings pursuant to license granted hereunder.
3. In the event said improvements and repairs have not been completed within 90 days from the date of the moving of said house, building, or structure on its new location and in accordance with the requirements set forth in said permit, the City Council has adopted a resolution making a finding to that effect and declaring a forfeiture, the bond or undertaking shall be forfeited to the City of Edmond. Provided, however, the City of Edmond shall, prior to the passing and adoption of such resolution, give written notice to said applicant by registered mail at the address shown on said application at least ten (10) days prior to the meeting when said resolution is to be considered. Said notice shall set both the time and place of said hearing and shall itemize the improvements and repairs which have not been completed according to said permit and shall set forth the section or sections of the plumbing, building or electrical code violated.

16.30.040 House Moving Permit. It shall be unlawful for any person, firm or corporation to move any building, house or structure along or across any street, alley, boulevard, or other public ground or thoroughfare, within the Edmond City limits, without first having obtained a written permit from the Building and Fire Code Services Department allowing the moving thereof.

No permit shall be issued to move any building until the service sewer line from said building, house or structure to be moved shall have been plugged by a licensed plumber at the riser at a point not less than four feet deep from the surface of the ground. It shall be the duty of the person obtaining permit to immediately clean up the lot from which the building was moved by filling in all holes and removing any debris and trash from said premises.

16.30.050 Application and Inspection. Before any permit shall be issued by the Building and Fire Code Services Department, an application shall be submitted. Applications to move houses, structures or buildings to locations outside of the city limits are submitted to the Building and Fire Code Services Department. Applications to move houses, structures or buildings to locations within the city limits are submitted to the Planning Department. For applications submitted to the Planning Department for locations within the City of Edmond, an abstractor's certified list of all property owners within 300 foot radius of the property where the house is to be located shall be submitted. At least ten names shall be submitted to meet the notice requirement, even if the notice radius extends beyond a 300 foot boundary of the property to establish the ten names. The Planning Department shall cause notice of application to be given to the listed property owners twenty days in advance of the Planning Commission and City Council hearings and said notice shall state the time and place when said application shall be heard. Prior to the public hearing the applicant shall pay for the actual costs incurred for all notices to the property owners for all Planning Commission and City Council hearing dates even if the application is continued and requires additional hearings.

The Planning Commission shall also determine whether the house, building or structure, when moved to its new location will conform to the general nature, quality and character of the other houses, buildings or structures in the neighborhood, whether the zoning standards are met and whether placing the same would result in the creation of a blighted condition in the area or neighborhood.

From the date of the Planning Commission hearing, the application shall be submitted to the City Council within thirty days (30) along with a recommendation as to whether the permit shall be issued. No permit shall be issued without the prior approval of the City Council.

The application to the Planning Department shall describe the present location, the type and size of the house, building or structure to be moved. A plot plan showing the proposed location of said house, building or structure with relation to setback and side lot lines must accompany the application. The route over the streets of Edmond which it is intended that said house, building or structure shall be moved also must accompany the application. The applicant shall furnish eleven sets of photographs of the house, building or structure to be moved to a location within the City of Edmond, and the applicant shall describe all improvements and repairs intended to be made on the house, building or structure. The City Council shall determine whether such improvements and repairs are adequate to comply with the plumbing, electrical and building codes of the City of Edmond, and the City Council, if it determines other improvements or repairs are necessary to so conform, may require other improvements or repairs to be made as a condition to the issuance of said moving permit. Prior to the issuance of said permit, the applicant must sign an affidavit stating said applicant's intent to meet all the pertinent codes and ordinances of the City of Edmond and acknowledging that all work requiring licensed tradesman will be completed by same and that all normal city inspections must be performed and passed before occupancy of the house, building or structure is granted by the city.

16.30.060 House Moving Permit Fees. For the moving of houses, buildings or structures, the permit fee shall be \$65.00 in addition to the fees required for public hearing notice when the house moving is located within the City of Edmond. All other fees for permits and inspections shall be the normal and current charges of the Building and Fire Code Services Department.

Said fees shall be paid by the applicant for such permit to the Building and Fire Code Services Department at the time of or before the issuance of the permit.

16.30.070 Approval of Route and Removal or Alteration of Utility Lines. No permit for the removal of any building upon any street shall be issued until the route to be taken in such removal shall have been approved by the City Manager or his designee.

In all cases where it is necessary to remove any electric line, telephone or telegraph line it shall be the duty of the house mover to give not less than twenty-four hours' notice to the City Manager or the public utility company or person owning or operating said lines. Notice shall state the place, the construction which is necessary to be removed or temporarily changed or altered and the date of which it is desired to have such clearance made, and the amount of time it will be necessary to keep such space clear. No building, house, or structure shall be moved over the streets of the city until the city or the public utility company or the person owning and operating the public utility line shall have had a reasonable time, not exceeding seven days, to make such clearance. The city may make reasonable charges to the house mover for the costs of removing, raising or temporarily changing or altering said electric, telephone or telegraph lines owned or operated by the city. The house mover shall pay for any costs charged by a public utility company for the raising or removing or temporarily changing or altering such lines owned by said company.

CHAPTER 16.34

STREET NAMES AND ADDRESSING

16.34.010 Street Names and Address Approval. All street names and address numbers shall be approved by the Engineering Department.

16.34.020 House Numbering Basis. A system of numbering all buildings within the city is hereby established, said system shall consist of one hundred numbers to each block, beginning at Broadway Street and numbering east and west, and at Main Street and numbering north and south, the even numbers being on the east and south side and the odd numbers being on the west and north side and such numbers shall be allotted on the basis of division of blocks per mile. The first block from the base line shall be given numbers from one to ninety-nine, the second block numbers from one hundred to one hundred and ninety-nine, etc., in succession on both sides of the base line. All properties must comply with the aforementioned and include the following procedures. All subdivisions shall be numbered off of local streets or collector streets. At no time will there be an address off of a main Arterial Street in a subdivision. Street names shall not have more than two suffixes with the same main name. There shall not be at any time a duplicate street name such as Drill Drive in one addition, and Drill Drive in another addition. Street names shall have a maximum of 20 characters to include spaces between names for signing purposes. All items in this ordinance are required by all Central Communications, U.S. Postal Services, and the Edmond Engineering Department for Edmond's GIS mapping procedures.

16.34.030 Buildings to be Numbered Accordingly. All persons are hereby required to have their house numbered in accordance with the system herein provided and any person failing to do so shall be deemed guilty of an offense.

1. All house, business, apartment and dwelling numbers shall be posted in such a manner as to be plainly legible from the street at all times for private and emergency purposes. If any structure cannot be seen from the street the owner shall post the address next to the driveway leading to the structure.
2. All buildings that use a post office box number are still required to have a number posted in such a manner as to be plainly legible from the street at all times for private and emergency purposes.
3. The city shall designate the proper street address number for the apartment complex. The apartment complex address shall be placed in such a manner as to be plainly legible from the street at all times. In addition, each apartment building must be identified by a number on the building and each unit must be identified by a number on or near its door. Directional signs or other informational devices must be maintained in conspicuous places within the complex in order to give adequate notice of apartment locations for private and emergency purposes.
4. Noncompliance could result in lack of services and/or fine as aforementioned.

16.34.040 Request for Street Name Changes. All street name change requests shall be coordinated through the Engineering Department. Changes to street names must comply with this ordinance. Any street names change will require a replat of the addition. The cost of a replat will be paid for by the requesting party. The following procedures will be used:

1. Request change through the Engineering Department.
2. Engineering will process request.
3. Request is forwarded to the City Council.
4. If approved, requesting party is to have amended plat recorded at county courthouse.
5. Once recorded, Engineering will distribute necessary documents to 911, U.S. Postal Service and various city departments.

16.34.050 Request for Address Change. All address change requests shall be coordinated through the Engineering Department. Changes to addresses must comply with this ordinance. A change in address does not require a replat of the addition. If a change of address requires that other buildings be changed, the owners of said buildings must concur with the requested change. It will be the responsibility of the requesting party to obtain approval of the affected buildings and submit said approval to the Engineering Department. The following procedures will be used:

1. Request change through the Engineering Department.
2. Engineering will review request for compliance to this ordinance.
3. If approved, Engineering will notify affected buildings, 911, U.S. Postal Service, and various city departments.

16.34.060 Installation of Street Name Signs. The city shall install all street name signs both on public and private streets. If a developer posts street name signs in their private development, said signs must comply with the City of Edmond installation standards unless otherwise approved.

CHAPTER 16.38

PUBLIC WORKS IMPROVEMENTS

16.38.010 Definition. *Public works improvement* is any street, alley, highway, drainage improvement, sanitary sewer main, storm sewer main or water main which is to be constructed, altered or repaired at the expense of a private entity or individual and which will be connected directly or indirectly with a system of the city or is constructed in contemplation of dedication or transfer to the City of Edmond.

16.38.020 Submission of Plans, Specifications and Estimated Costs. Whenever it is proposed to construct any public works improvement as defined in Section 16.38.010, the detailed plans and specifications and estimated cost of construction shall be submitted to the city engineer for approval.

16.38.030 Inspection Required Fees. Upon approval of the plans, specifications and costs, but prior to the commencement of construction, the developer, builder or individual or entity having responsibility to pay for the cost of the improvement shall pay to the City of Edmond an inspection fee. The inspection fee shall be a charge to cover the cost of the necessary engineering review, inspection, and supervision of the proposed construction of improvements. The amount of the fee shall be computed as provided in the schedule of fees provided in Section 16.38.040. In the event that a contract has been executed with a contractor or construction firm prior to the payment of this fee, the fee, shall be computed based on the actual contract cost rather than estimated construction cost. It is unlawful for construction of any public works improvement as described in this chapter to commence prior to approval and payment of fees as provided.

16.38.040 Schedule of Fees and Method of Charge Computation. Inspection fees for public works improvements will be computed according to the following table:

Value of Contract or Estimated Cost	Engineering Fee Computed as Percentage of Contract or Estimated Cost
1 st \$2,000	4.5 percent or \$90.00 on \$2,000.00
Next \$3,000	4.0 percent or \$210.00 on \$5,000.00
Next \$5,000	3.5 percent or \$385.00 on \$10,000.00
Next \$15,000	3.0 percent or \$835.00 on \$25,000.00
Next \$25,000	2.5 percent or \$1,460.00 on \$50,000.00
All over \$50,000	2.0 percent

16.38.050 Violation Penalty. Any person violating any of the provisions of this chapter or failing to comply with the provisions of this chapter is guilty of an offense, and upon conviction thereof shall be punished for a Class B offense as set forth in Section 2.56.210 of the Edmond Municipal Code. Each day such violation is committed or permitted to continue constitute a separate offense and shall be punishable as such hereunder.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION 4. EVERABILITY. If any section, sub-section, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

PASSED AND APPROVED the ____ day of _____, 2016.

MAYOR

Attest:

CITY CLERK

APPROVED as to form and legality this the _____ day of _____, 2016

CITY ATTORNEY

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