

BUILDING TRADES BOARD SPECIAL MEETING
AGENDA
NOVEMBER 14, 2023



723 S Lewis Street
Room 1112
Stillwater, OK 74074
12:00 PM

1. Call Meeting to Order

2. General Orders

The board/committee/commission will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the board/committee/commission unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the board/committee/commission.

a.	Consideration, discussion and possible recommendation to the City Council regarding the adoption an Ordinance amending the Stillwater City Code of Ordinances by amending Chapter 10, Buildings and Building Regulations, Article III, ICC International Building Code, 2015 Edition, Section 10-52, adoption of the ICC International Building Code, 2015 Edition; and Section 10-53, Amendments to the ICC International Building Code, 2015 Edition, specifically adopting the ICC International Building Code, 2018 Edition and amendments thereto; Article IV, International Residential Code for One- and Two-Family Dwellings, 2015 Edition; Section 10-88, Adoption of the ICC International Residential Code for One- and Two-Family Dwellings, 2015 Edition; specifically adopting the ICC International Residential Building Code, 2018 Edition and amendments thereto; Article V, International Property Maintenance Code, 2015 Edition, Section 10-111, Adoption of the ICC International Property Maintenance Code, 2015 Edition, Section 10-112, Amendments to the ICC International Property Maintenance Code, 2015 edition, specifically adopting the International Property Maintenance Code, 2018 Edition and amendments thereto, Article VIII , Plumbing Standards, Division 2, International Plumbing Code , 2015 Edition, Section 10-289, adopting the ICC International Plumbing Code, 2015 Edition, Section 10-290, amendments to the ICC, International Plumbing Code, 2015 Edition; specifically adopting the International Plumbing Code, 2018 edition and amendments thereto; Article IX, International Fuel Gas Code, 2015 Edition, Section 10-374, Adoption of the ICC International Fuel Gas Code, 2015 Edition, Section 10-375, Amendments to the ICC International Fuel Gas Code, 2015 Edition, specifically adopting the International Fuel Gas Code, 2018 Edition and amendments thereto, Article X, Mechanical Standards, Division 1, International Mechanical Code, 2015 Edition, Section 10-396, Adopting the ICC International Mechanical Code, 2015 Edition, Section 10-397, Amendments to the
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	ICC International Mechanical Code, 2015 Edition, specifically adopting the International Mechanical Code, 2018 Edition and amendments thereto, XI, Electricity, Division 2, National Electrical Code, 2014 Edition, Section 10-485, Adoption of the National Electrical Code, 2014 Edition (NFPA 70-2014), and Section 10-486, Amendments to the National Electrical Code, 2014 Edition (NFPA 70-2014); specifically adopting the National Electrical Code, 2020 Edition (NFPA 70-2020) and amendments thereto; amending Chapter 20, Fire Prevention and Protection, Article III, ICC International Building Code, 2015 Edition, Section 20-49, Adoption of the ICC International Fire Code, 2015 Edition; Section 20-50, Amendments to the ICC International Fire Code, 2015 Edition, specifically adopting the International Fire Code, 2018 Edition and amendments thereto; repealing all ordinances to the contrary; and providing for severability” repealing all ordinances to the contrary; and providing for severability.
b.	Review and approval of the Building Trades Board 2024 meeting schedule.
c.	Approval of minutes of May 3, 2023.
d.	Next regular scheduled meeting is Tuesday, November 28, 2023.

3. Adjourn

On ____ at _____, a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager’s office at least 48 hours prior to the meeting by calling 405.742.8209.

- Meetings are televised on AT&T U-verse channel 99 and Suddenlink channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk’s office.
- Go to [eNotifications](#) for email notices when an agenda is posted. Select each elected or appointed board or committee for which you would like to receive notices.

ORDINANCE NO. ____

“AN ORDINANCE AMENDING STILLWATER CITY CODE OF ORDINANCES BY AMENDING CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SECTION 10-52, ADOPTION OF THE ICC INTERNATIONAL BUILDING CODE, 2015 EDITION; AND SECTION 10-53. AMENDMENTS TO THE ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SPECIFICALLY ADOPTION THE ICC INTERNATIONAL BUILDING CODE, 2018 EDITION AND AMENDMENTS THERETO; ARTICLE IV, INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS, 2015 EDITION; SECTION 10-88, ADOPTION OF THE ICC INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2015 EDITION; SPECIFICALLY ADOPTION THE ICC INTERNATIONAL RESIDENTIAL BUILDING CODE, 2018 EDITION AND AMENDMENTS THERETO; ARTICLE V, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SECTION 10-111, ADOPTION OF THE ICC INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SECTION 10-112, AMENDMENTS TO THE ICC INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION AND AMENDMENTS THERETO, ARTICLE VIII, PLUMBING STANDARDS, DIVISION 2, INTERNATIONAL PLUMBING CODE , 2015 EDITION, SECTION 10-289, ADOPTION OF THE ICC INTERNATIONAL PLUMBING CODE, 2015 EDITION, SEC. 10-290, AMENDMENTS TO THE ICC, INTERNATIONAL PLUMBING CODE 2015 EDITION; SPECIFICALLY ADOPTING THE INTERNATIONAL PLUMBING CODE, 2018 EDITION AND AMENDMENTS THERETO; ARTICLE IX, INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SECTION 10-374, ADOPTION OF THE ICC INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SECTION 10-375, AMENDMENTS TO THE ICC INTERNATIONAL FUEL GAS CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION AND AMENDMENTS THERETO, ARTICLE X, MECHANICAL STANDARDS, DIVISION 1, INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SECTION 10-396, ADOPTION OF THE ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SECTION 10-397, AMENDMENTS TO THE ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION AND AMENDMENTS THERETO, XI, ELECTRICITY, DIVISION 2, NATIONAL ELECTRICAL CODE, 2014 EDITION, SECTION 10-485, ADOPTION OF THE NATIONAL ELECTRICAL CODE, 2014 EDITION (NFPA 70-2014), AND SECTION 10-486, AMENDMENTS TO THE NATIONAL

ELECTRICAL CODE, 2014 EDITION (NFPA 70-2014); SPECIFICALLY ADOPTING THE NATIONAL ELECTRICAL CODE, 2020 EDITION (NFPA 70-2020) AND AMENDMENTS THERETO; AMENDING CHAPTER 20, FIRE PREVENTION AND PROTECTION, ARTICLE III, ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, SECTION 20-49, ADOPTION OF THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION; SEC. 20-50, AMENDMENTS TO THE ICC INTERNATIONAL FIRE CODE, 2015 EDITION, SPECIFICALLY ADOPTING THE INTERNATIONAL FIRE CODE 2018 EDITION AND AMENDMENTS THERETO; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY”

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

SECTION 1: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article III, ICC International Building Code, 2015 Edition, Section 10-52, Adoption of the ICC International Building Code, 2018 Edition, to be amended to read as follows:

Sec. 10-52. Adoption of the ICC International Building Code, 201~~8~~5 Edition

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Building Code, 201~~8~~5 Edition (IBC), as ~~published-adopted and amended~~ by the International Code Council (ICC), ~~together with Appendix X—Swimming Pools, Spas and Hot Tubs, but excluding-excluding~~ all ~~other~~ appendices, as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC), is hereby adopted by the City of Stillwater, Oklahoma, for regulating and governing the conditions and maintenance of all nonresidential property, buildings and structures; by providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions and terms in the City of Stillwater. Each and all of the terms, conditions, regulations, and provisions of the International Building Code, 201~~8~~5 Edition, published by the ICC, as amended, on file in the Office of the City Clerk of the City of Stillwater are referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this chapter, with its amendments, as prescribed in section 10-53 of this article and, as used in this article, may be referred to as the 'code'.

SECTION 2: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article III, ICC International Building Code, 2015 Edition, Section 10-53, Amendments to the ICC International Building Code, 2015 Edition, to be amended to read as follows:

Sec. 10-53. Amendments to the ICC International Building Code, 2018⁵ Edition.

The following provisions of the International Building Code, 2018⁵ Edition (IBC), as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC), are added, deleted or amended to read as follows:

IBC Chapter 1 Scope and Administration

101.1 Title - Stillwater Amendatory. Section 101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Building Code of the City of Stillwater' or as the 'Stillwater Building Code.'

103.1 Creation of Enforcement Agency - Stillwater Amendatory. Section 103.1 is amended to read as follows: The building safety division of the development services department is here created and the official in charge shall be known as the building official.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

109.2 Schedule of Permit Fees - Stillwater Amendatory. Section 109.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

109.6 Refunds - Stillwater Deleted. Section 109.6 is intentionally deleted from the International Building Code, 2018⁵ Edition.

113 through 113.3 Board of Appeals - Stillwater Deleted. Sections 113 through 113.3 are intentionally deleted from the International Building Code, 2018⁵ Edition. Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by Chapter 10, Article II of the Stillwater City Code; provided that the Building Trades Board shall have no authority to waive the requirements of this code.

114.4 Violation Penalties - Stillwater Amendatory. Section 114.4 is amended to read as follows: Any person violating any provision of this article, or any provision of the International Building Code, 2018⁵ Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

115 Stop Work Orders - Stillwater Amendatory. Section 115 is amended to read as follows: Upon notice from the building official, work on any building or structure that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation 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, upon conviction, be guilty of a Class C offense.

IBC Chapter 9 Fire Protection Systems

901.8 Pump and Riser Room Size - Stillwater Amendatory. Section 901.8 is amended to read as follows: Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer with sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly. Fire Pump and automatic sprinkler riser room shall be provided with a 36-inch door or doors. The unobstructed passageway shall be large enough to allow removal of the largest piece of equipment.

IBC Chapter 10 Means of Egress

1008.2 Illumination Required - Stillwater Amendatory. Section 1008.2 is amended to read as follows: The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. Where an exit is provided, exit signage shall be illuminated at all times with a battery back-up serving the room or space.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Temporary and tent structures that are or remain unenclosed while open for business.

SECTION 3: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article IV, International Residential Code for One-and Two-Family Dwellings, 2015 Edition, Section 10-88, Amendments to the ICC International Residential Code for One-and Two-Family Dwellings, 2015 Edition, to be amended to read as follows:

Sec. 10-88. - Adoption of the ICC International Residential Code for One- and Two-Family Dwellings, 201⁸⁵ Edition

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Residential Code for One- and Two-Family Dwellings, 201⁸⁵ Edition (IRC), as published by the International Code Council (ICC), and excluding all appendices, as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC) is now adopted by the City of Stillwater, Oklahoma, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the City of Stillwater. Each and all of the terms, conditions, regulations, and provisions of the International Residential Code for One-and Two-Family Dwellings, 201⁸⁵ Edition, published by the ICC, as amended, on file in the Office of the City Clerk of the City of Stillwater are now referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this article, with its amendments, as prescribed in section 10-89 of this article and, as used in this article may be referred to as the 'code.'

SECTION 4: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article IV, International Residential Code for One- and Two-Family Dwellings, 2015 Edition, Section 10-89, Amendments to the ICC International Residential Code for One- and Two-Family Dwellings, 2015 Edition, to be amended to read as follows:

Sec. 10-89. Amendments to the ICC International Residential Code for One- and Two-Family Dwellings, 201~~8~~5 Edition.

The following provisions of the International Residential Code for One- and Two-Family Dwellings, 201~~8~~5 Edition (IRC), as amended and revised by the Oklahoma Uniform Building Code Commission, are now added, deleted or amended to read as follows:

IRC Chapter 1 Scope and Administration

R101.1 Title - Stillwater Amendatory. Section R101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Residential Code for One- and Two-Family Dwellings of the City of Stillwater' or as the 'Stillwater Residential Code.'

R103.1 Creation of Enforcement Agency - Stillwater Amendatory. Section R103.1 is amended to read as follows: The building safety division of the development services department is here created and the official in charge shall be known as the building official.

R103.2 Appointment - Stillwater Amendatory. Section R103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

R103.3 Deputies - Stillwater Amendatory. Section R103.3 is amended to read as follows: The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

R105.3 Application for Permit - Stillwater Amendatory. Section R105.3 is amended to read as follows: To obtain a permit, the applicant shall first file an application in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in section R106.1.
5. Be electronically, digitally or physically signed by the applicant, or the applicant's authorized agent.
6. Give other such data and information as required by the building official.

R108.2 Schedule of Permit Fees - Stillwater Amendatory. Section R108.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

R108.5 Refunds - Stillwater Deleted. Section R108.5 of this code is intentionally deleted from the International Residential Code for One- and Two-Family Dwellings, 2018⁵ Edition.

R112 through R112.4 Board of Appeals - Stillwater Deleted. Sections R112 through R112.4 of this code are intentionally deleted from the International Residential Code for One- and Two-Family Dwellings, 2018⁵ Edition. Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by Chapter 10, Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to waive the requirements of this code.

R113.4 Violation Penalties - Stillwater Amendatory. Section R113.4 is amended to read as follows: Any person violating any provision of this article, or any provision of the International Residential Code for One- and Two-Family Dwellings, 2018⁵ Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

R114 Stop Work Orders - Stillwater Amendatory. Section R114 is amended to read as follows: Upon notice from the building official, work on any building or structure that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation 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, upon conviction, be guilty of a Class C offense.

IRC Chapter 3 Building Planning

Table R301.2(1) Climatic and Geographic Design Criteria - Stillwater Amended. Table R301.2(1) is amended to read as follows:

Table R301.2(1) Climatic and Geographic Design Criteria

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												FIRM# 405380	
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAY- MENT REQUIRED ^b	FLOOD HAZZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^a	Special wind region ^l	Wind-borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
10	115	No	No	No	B	Moderate	18 Inches	Moderate to Heavy	13	No	A: Jan 1, 1975 B: May 16, 2007 C: May 16, 2007	500	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.

- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 ½ - percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall fill in this part of the table with "NO."
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climate Data Center data table "Air Freezing Index-USA Method (Base 32° F)."
- j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climate Data Center data table "Air Freezing Index-USA Method (Base 32° F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris zone(s). Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

R311.7.5.1 Risers - Stillwater Amendatory. Section R311.7.5.1 is amended to read as follows: The riser height shall be not more than 7¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

1. The opening between the adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.
3. Stair treads and risers shall meet the requirements of this section provided finish floor surfaces are known at the time of installation. Surfaces subject to change at the top and bottom of each stair run shall be allowed to vary not exceeding ½ inch.

SECTION 5: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article V, International Property Maintenance Code, 2015 Edition, Section 10-111, Adoption of the ICC International Property Maintenance Code, 2015 Edition, to be amended to read as follows:

Sec. 10-111. Adoption of the ICC International Property Maintenance Code 201~~8~~5 Edition.

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Property Maintenance Code, 201~~8~~5 Edition (PMC), as published and adopted by the International Code Council (ICC), excluding all appendices, is now adopted by the City of Stillwater, Oklahoma, for the establishment of minimum standards for the maintenance of existing buildings, structures, premises and facilities necessary for the protection of the health, safety and general welfare of persons in the City of Stillwater; regulating and governing the conditions and maintenance of all property, buildings and structures, by providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, including the demolition of such existing structures; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions. Each and all of the terms, conditions, regulations, and provisions of the International Property Maintenance Code, 201~~8~~5 Edition, published by the ICC, as amended in this article, on file in the Office of the City Clerk of the City of Stillwater are now referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this article, with its amendments, as prescribed in section 10-112 of this article and, as used in this article may be referred to as the 'code.'

SECTION 6: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article V, International Property Maintenance Code, 2015 Edition, Section 10-112, Amendments to the ICC International Property Maintenance Code, 2015 Edition, to be amended to read as follows:

Sec. 10-112. - Amendments to the ICC International Property Maintenance Code, 201~~8~~5 Edition.

The following provisions of the International Property Maintenance Code, 201~~8~~5 Edition (PMC), as amended and revised by the City of Stillwater, are now added, deleted or amended to read as follows:

PMC Chapter 1 Scope and Administration

101.1. Title - Stillwater Amendatory. Section 101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Property Maintenance Code of the City of Stillwater' or as the 'Stillwater Property Maintenance Code.'

103.1 Creation of Property Maintenance Division - Stillwater Amendatory. Section 103.1 is amended to read as follows: The Property Maintenance Division of the Stillwater Police Department is created and the official in charge shall be known as the building official in collaboration with the Development Services Department. Wherever code official is referenced in this code, it shall mean the building official.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the Property Maintenance Division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

103.5 Fees - Stillwater Deleted. Section 103.5 of the International Property Maintenance Code, 2015 Edition is intentionally deleted in its entirety.

105.1 Modifications - Stillwater Amendatory. Section 105.1 is amended to read as follows: Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to accept alternative or equivalent methods, processes, or materials in individual cases, upon application of the owner or owner's representative, provided the building official shall first find that existing circumstances make application of the strict letter of this code impractical and acceptance of an alternative or equivalent method, process, or material is consistent with the intent and purpose of this code and does not lessen health, accessibility, life or safety, or structural standards.

105.2 Alternative Materials - Stillwater Amendatory. Section 105.2 is amended to read as follows: The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and consistent with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

106.4 Violation Penalties - Stillwater Amendatory. Section 106.4 is amended to read as follows: Any person violating any provision of this article, or any provision of the International Property Maintenance Code, 2015 Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense. Each day upon which a violation continues shall be deemed a separate offense.

111 through 111.8 Means of Appeal - Stillwater Deleted. Sections 111 through 111.8 of this code are intentionally deleted from the International Property Maintenance Code, 2015 Edition. Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by [Chapter—10 10](#), Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to waive the requirements of this code.

PMC [Chapter 3](#) General Requirements

304.14 Insect Screens - Stillwater Amendatory. Section 304.14 is amended to read as follows: During the period from April 1 to September 30, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum [16](#) mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

PMC Chapter 4 Light, Ventilation and Occupancy Limitations

404.4.1 Room Area - Stillwater Amendatory. Section 404.4.1 is amended to read as follows: Every living room shall contain at least 120 square feet (11.2 m²) and every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant.

404.5 Overcrowding - Stillwater Amendatory. Section 404.5 is amended to read as follows: Dwelling units shall not be occupied by more occupants then permitted by the minimum area requirements of Section 404.4.1 or Section 404.6. Living rooms shall not be counted as bedrooms for the allowable number of occupants.

SECTION 7: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article VIII, Plumbing Standards, Division 2, International Plumbing Code, 2015 Edition, Section 10-289, Adoption of the ICC International Plumbing Code, 2015 Edition, to be amended to read as follows:

Sec. 10-289. - Adoption of the ICC International Plumbing Code, 201[85](#) Edition.

A certain document, one copy of which is on file in the office of the city clerk, being marked and designated as the International Plumbing Code, 201[85](#) Edition (IPC), as published by the International Code Council (ICC), excluding all appendices, as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC) is now adopted by the City of Stillwater, Oklahoma, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems and providing for the issuance of permits and collection of fees in the City of Stillwater. Each and all of the terms, conditions, regulations, and provisions of

the International Plumbing Code, 201~~8~~5 Edition, as amended, on file in the Office of the City Clerk of the City of Stillwater are now referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this article VIII, division 2, with its amendments, as prescribed in [section 10-290](#) of division 2 and, as used in this division, may be referred to as the 'code.'

SECTION 8: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article VIII, Plumbing Standards, Division 2, International Plumbing Code, 2015 Edition, Section 10-290, Amendments to the ICC International Plumbing Code, 2015 Edition, to be amended to read as follows:

Sec. 10-290. - Amendments to the ICC International Plumbing Code, 201~~8~~5 Edition.

The following provisions of the International Plumbing Code, 201~~8~~5 Edition (IEBC), as amended and revised by the City of Stillwater, are now added, deleted or amended to read as follows:

101.1 Title - Stillwater Amendatory. Section 101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Plumbing Code of the City of Stillwater' or as the 'Stillwater Plumbing Code.'

103.1 General - Stillwater Amendatory. Section 103.1 is amended to read as follows: The Building Safety Division of the Development Services Department is created and the official in charge shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the Building Safety Division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

106.6.2 Fee Schedule - Stillwater Amendatory. Section 106.6.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

106.6.3 Fee Refunds - Stillwater Deleted. Section 106.6.3 of the International Plumbing Code, 201~~8~~5 Edition is intentionally deleted from this code.

108.4 Violation Penalties - Stillwater Amendatory. Any person violating any provision of this article, or any provision of the International Plumbing Code, 201~~8~~5 Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

108.5 Stop Work Orders - Stillwater Amendatory. Upon notice from the building official, work on any plumbing system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the

owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation who shall continue any plumbing 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, upon conviction, be guilty of a Class C offense.

109 through 109.7 Means of Appeal - Stillwater Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the International Plumbing Code, 2018~~5~~ Edition. Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by [Chapter 10](#), Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to wave the requirements of this code.

602.1 General - Stillwater Amendatory. Structures equipped with plumbing fixtures and utilized for human occupancy or habitation shall be provided with a potable supply of water. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly. The City of Stillwater minimum working allowed pressure shall be twenty-five (25) pounds per square inch (psi).

606.5 Water Pressure Booster Systems - Stillwater Amendatory. Pressure booster pumps, if required, may be utilized to ensure adequate water volume and pressure can be achieved. The use of booster pumps to obtain working pressures shall be installed to City of Stillwater standards and shall otherwise comply with Sections 606.5.1 through 606.5.10 of the International Plumbing Code, 2018~~5~~ Edition. Private water systems shall not exceed a maximum water pressure of eighty (80) pounds per square inch (psi).

SECTION 9: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article IX, International Fuel Gas Code, 2015 Edition, Section 10-374, Adoption of the ICC International Fuel Gas Code, 2015 Edition, to be amended to read as follows:

Sec. 10-374. - Adoption of the ICC International Fuel Gas Code, 2018~~5~~ Edition.

A certain document, one copy of which is on file in the Office of the City Clerk of the City of Stillwater, Oklahoma, being marked and designated as the ICC International Fuel Gas Code (IFGC), 2018~~5~~ Edition, as published by the International Code Council, Inc. (ICC), excluding all appendices, as amended and revised by the Oklahoma Uniform Building Code Commission, is adopted as a part of the Stillwater City Code, regulating and governing fuel gas systems and gas-fired appliances and providing for the issuance of permits and collection of fees. Each and all of the regulations, provisions, penalties, terms, and conditions of the ICC International Fuel Gas Code, 2018~~5~~-Edition, published by the ICC, as amended, on file in the Office of the City Clerk of the City of Stillwater are referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this article, with its amendments, as prescribed in [section 10-375](#) of this article and, as used in this article, may be referred to as the 'code.'

SECTION 10: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article IX, International Fuel Gas Code, 2015 Edition, Section 10-375, Amendments to the ICC International Fuel Gas Code, 2015 Edition, to be amended to read as follows:

Sec. 10-375. - Amendments to the ICC International Fuel Gas Code, 2018⁵ Edition.

The following provisions of the International Fuel Gas Code, 2018⁵ Edition (IFGC), as amended and revised by the Oklahoma Uniform Building Code Commission, are now added, deleted or amended to read as follows:

IFGC Chapter 1 Scope and Administration

101.1 Title - Stillwater Amendatory. These provisions shall be known and may be cited as the 'Fuel Gas Code of the City of Stillwater' or as the 'Stillwater Fuel Gas Code.'

103.1 General - Stillwater Amendatory. Section 103.1 is amended to read as follows: The Building Safety Division of the Development Services Department is created and the official in charge shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the Building Safety Division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

106.6.2 Fee Schedule - Stillwater Amendatory. Section 106.6.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

106.6.3 Fee Refunds - Stillwater Deleted. Section 106.6.3 of the International Fuel Gas Code, 2018⁵ Edition is intentionally deleted from this code.

108.4 Violation Penalties - Stillwater Amendatory. Any person violating any provision of this article, or any provision of the International Fuel Gas Code, 2018⁵ Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

108.5 Stop Work Orders - Stillwater Amendatory. Upon notice from the building official, work on any fuel gas systems and gas-fired appliances that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation who shall continue any fuel

gas system or gas-fired appliances 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, upon conviction, be guilty of a Class C offense.

109 through 109.7 Means of Appeal - Stillwater Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the International Fuel Gas Code, 2018⁵ Edition. Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by [Chapter 10](#), Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to wave the requirements of this code.

IFGC Chapter 4 Gas Piping Installations

406.4.1 Test Pressure - Stillwater Amendatory. Section 406.4.1 is amended to read as follows: The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure, but not less than ten (10) pounds per square inch gauge (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.

SECTION 11: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article X, Mechanical Standards, Division 1, International Mechanical Code, 2015 Edition, Section 10-396, Adoption of the ICC International Mechanical Code, 2015 Edition, to be amended to read as follows:

Sec. 10-396. - Adoption of the ICC International Mechanical Code, 2018⁵ Edition.

A certain document, one copy of which is on file in the Office of the City Clerk of the City of Stillwater, Oklahoma, being marked and designated as the ICC International Mechanical Code (IMC), 2018⁵ Edition, as published by the International Code Council, Inc. (ICC), excluding all appendices, as amended and revised by the Oklahoma Uniform Building Code Commission, is adopted as a part of the Stillwater City Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical equipment and providing for the issuance of permits and collection of fees. Each and all of the regulations, provisions, penalties, terms, and conditions of the ICC International Mechanical Code, 2018⁵ Edition, as amended, on file in the Office of the City Clerk of the City of Stillwater are referred to, adopted, and made a part of the Stillwater City Code, as if fully set out in this article, with its amendments, as prescribed in [section 10-397](#) of this article and, as used in this article, may be referred to as the 'Code.'

SECTION 12: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article X, Mechanical Standards, Division 1, International Mechanical Code, 2015 Edition, Section 10-397, Amendments to the ICC International Mechanical Code, 2015 Edition, to be amended to read as follows:

Sec. 10-397 - Amendments to the ICC International Mechanical Code, 2018⁵ Edition.

The following provisions of the International Mechanical Code, 201⁸⁵ Edition (IMC), as amended and revised by the Oklahoma Uniform Building Code Commission, are added, deleted or amended to read as follows:

IMC Chapter 1 Scope and Administration

101.1 Title - Stillwater Amendatory. These provisions shall be known and may be cited as the 'Mechanical Code of the City of Stillwater' or as the 'Stillwater Mechanical Code.'

103.1 General - Stillwater Amendatory. Section 103.1 is amended to read as follows: The Building Safety Division of the Development Services Department is created and the official in charge shall be known as the building official. Wherever code official is referenced in this code, it shall mean the building official.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the Building Safety Division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

106.5.2 Fee Schedule - Stillwater Amendatory. Section 106.5.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

106.5.3 Fee Refunds - Stillwater Deleted. Section 106.5.3 of the International Mechanical Code, 201⁸⁵ Edition is intentionally deleted from this code.

108.4 Violation Penalties - Stillwater Amendatory. Any person violating any provision of this article, or any provision of the International Mechanical Code, 201⁸⁵ Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

108.5 Stop Work Orders - Stillwater Amendatory. Upon notice from the building official, work on any mechanical system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation who shall continue any mechanical 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, upon conviction, be guilty of a Class C offense.

109 through 109.7 Means of Appeal - Stillwater Deleted. Sections 109 through 109.7 of this code are intentionally deleted from the International Mechanical Code, 201⁸⁵ Edition. Appeals

from an order, decision or determination of the building official shall be to the Building Trades Board and governed by [Chapter 10](#), Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to wave the requirements of this code.

SECTION 13: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article XI, Electricity, Division 2, National Electrical Code, 2014 Edition, Section 10-485, Adoption of the National Electrical Code, 2014 Edition, to be amended to read as follows:

Sec. 10-485. - Adoption of the National Electrical Code, 20[2014](#) Edition (NFPA 70-20[2014](#)).

A certain document, one copy of which is on file in the Office of the City Clerk of the City of Stillwater, Oklahoma being marked and designated as the National Electrical Code (NEC), 20[2014](#) Edition (NFPA 70-20[2014](#)), as published by the National Fire Protection Association (NFPA) and as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC), affirmatively including Informative Annex H, "Administration and Enforcement", but excluding all other informative annexes, is now adopted as part the Stillwater City Code, the 'Electrical Code,' for the control of electrical systems and equipment located in buildings and structures and their appurtenant constructions, excluding one- and two-family dwellings, in the City of Stillwater. Each and all of the terms, conditions, regulations, provisions, and penalties of the National Electrical Code, 20[2014](#) Edition (NFPA 70-20[2014](#)), including Annex H, are now referred to, adopted and made a part of the Stillwater City Code as if fully set out in this title, with its amendments. As used in this Article, the National Electrical Code, 20[2014](#) Edition (NFPA 70-20[2014](#)), as amended by this Article, may be referred to as the 'code.'

SECTION 14: That Stillwater City Code, Chapter 10, Building and Building Regulations, Article XI, Electricity, Division 2, National Electrical Code, 2014 Edition, Section 10-486, Adoption of the National Electrical Code, 2014 Edition, to be amended to read as follows:

Sec. 10-486. - Amendments to the National Electrical Code, 20[2014](#) Edition (NFPA 70-20[2014](#)).

The following provisions of the National Electrical Code (NEC), 20[2014](#) Edition (NFPA 70-20[2014](#)), as adopted by the Oklahoma Uniform Building Code Commission, are now added, deleted or amended to read as follows:

Informative Annex H Administration and Enforcement - Stillwater Added.

80.2 Definitions - Stillwater Amendatory. Informative Annex H, Section 80.2 is amended to read as follows:

Authority Having Jurisdiction - Stillwater Amendatory. The Building Safety Division of the Development Services Department is created and the official in charge shall be known as the building official. Wherever "Authority Having Jurisdiction", "AHJ", "Chief Electrical Inspector" or "Electrical Inspector" is referenced in this code, it shall mean the building official.

Appointment - Stillwater added. The chief appointing authority of the jurisdiction shall be the city manager.

Deputies - Stillwater added. The city manager shall appoint all employees within the Building Safety Division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

Personal Residence - Stillwater added. Personal Residence means a single-family dwelling, owned and occupied by that person as their primary residence. A new construction single-family dwelling may only be considered a personal residence upon issuance of a certificate of occupancy by the building inspection department.

80.7 Title - Stillwater Amendatory. Informative Annex H, Section 80.7 is amended to read as follows: These provisions shall be known and may be cited as the 'Electrical Code of the City of Stillwater' or as the 'Stillwater Electrical Code.'

80.9 Application - Stillwater Amendatory. Informative Annex H, Section 80.9, is amended to read as follows:

(A)New Installations. This Code applies to new installations. Buildings with construction permits dated after adoption of this Code shall comply with its requirements.

(B)Existing Installations. Existing electrical installations that do not comply with the provisions of this Code shall be permitted to continue in use unless the building official determines that the lack of conformity with this Code presents and imminent danger to the occupants or the public. Where changes are required for correction of hazards, a reasonable amount of time shall be given for compliance, depending on the degree of the hazard.

(C)Additions, Alterations, or Repairs. Additions, alterations, or repairs to any building, structure, or premises shall conform to that required of a new building without requiring the existing building to comply with all the requirements of this Code. Additions, alterations, or repairs shall not cause an existing building to become unsafe or to adversely affect the performance of the building as determined by the building official. Electrical wiring added to an existing service, feeder, or branch circuit shall not result in an installation that violates the provisions of the Code in force at the time the additions are made.

(D)Moved Buildings. Electrical systems and equipment that are a part of buildings or structures moved into or within the City of Stillwater shall comply with the provisions of this code for new installations.

80.15 Electrical Board. - Stillwater Deleted. Informative Annex H, Section 80.15 of this code is intentionally deleted from Informative Annex H of the National Electrical Code (NEC), 2020~~14~~ Edition (NFPA 70-20~~2014~~). Appeals from an order, decision or determination of the building official shall be to the Building Trades Board and governed by Chapter 10, Article II of the Stillwater City Code; provided that the Building Trades Board shall not have any authority to waive the requirements of this code.

80.19 Permits and Approvals, Subsection (A) Application. - Stillwater Amendatory. Informative Annex H, Subsection 80.19(A), is amended to read as follows:

(1) Activity authorized by permit issued under this Code shall be conducted by the permittee or the permittee's agents or employees in compliance with all requirements of this Code and in accordance with all approved plans and specifications. Persons eligible for a permit shall include a person who is a registered electrical contractor; a home owner doing work on the owner's personal residence; and a business, firm, partnership, association or corporation that employs a registered electrical contractor. No permit issued under this Code shall be interpreted to justify a violation of any provision of this Code or any other applicable law or regulation. Any addition or alteration of approved plans or specifications shall be approved in advance by the building official, as evidenced by the issuance of a new or amended permit.

(2) A copy of the permit shall be posted or otherwise readily accessible at each work site or carried by the permit holder as specified by the building official.

80.19 Permits and Approvals, Subsection (C) Issuance of Permits. - Stillwater Amendatory. Informative Annex H, Subsection 80.19(C), is amended to read as follows:

The building official shall be authorized to establish and issue permits, certificates, notices, and approvals, or orders pertaining to electrical safety hazards pursuant to 80.23, except that no permit shall be required to execute any of the classes of electrical work specified in the following:

(1) Installation or replacement of equipment such as lamps and of electric utilization equipment approved for connection to suitable permanently installed receptacles. Replacement of flush or snap switches, fuses, lamp sockets and luminaries or fans, and receptacles, and other minor maintenance and repair work, such as replacing worn cords, and tightening connections on a wiring device.

(2) The process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

(3) The extension of an existing individual branch circuit or the installation of additional openings in an existing branch circuit provided that the work is not associated with a building permit.

80.19 Permits and Approvals, Subsection (E) Fees. - Stillwater Amendatory. Informative Annex H, Subsection 80.19(E), is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

80.19 Permits and Approvals, Subsection (F) Inspections and Approvals, paragraph 3. - Stillwater Amendatory. Informative Annex H, paragraph 80.19(F)(3), is amended to read as follows:

(3) When any portion of an electrical installation within the jurisdiction of the building official is to be hidden from view by the permanent placement of parts of a building, the person firm or corporation installing the equipment shall notify the building official and the equipment shall not be concealed until it has been approved by the building official or until two (2) business days have elapsed from the time of such notification, provided that on large installations, where the concealment of equipment proceeds continuously, the person, firm or corporation installing the

equipment shall give the building official due notice in advance, and inspections shall be made periodically during the progress of the work

80.23 Notice of Violations, Penalties, Subsection (B) Penalties, paragraphs 3, 4 and 5. - Stillwater Added. Informative Annex H, paragraphs 80.23(B)(3), 80.23(B)(4), 80.23(B)(5) are added to Section 89.23 to read as follows:

(3)Any person violating any provision of this article, or any provision of the National Electrical Code (NEC), 2020~~2014~~ Edition (NFPA 70-20~~2014~~), as amended and revised by the Oklahoma Uniform Building Code Commission (OUBCC) and the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class A offense.(4)Stop Work Orders. Upon notice from the building official, work on any electrical system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation who shall continue any electrical 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, upon conviction, be guilty of a Class C offense.(5)Correction of Unsafe Conditions. If the building official finds any electrical installation to be in an unsafe or hazardous condition, the official shall notify the person controlling the premises where such electrical conditions exist, to correct the unsafe condition or hazard and place it in a safe condition. If such person fails to do so the building official shall cause electrical service to such premises to be discontinued; such service shall not be reinstated until the official determines that the unsafe condition or hazard has been corrected and that the installation is in a safe condition. The utilities department is authorized by this provision to discontinue or disconnect electrical service where the building inspector has determined that hazardous or unsafe electrical conditions exist.

80.25 Connection to Electrical Supply, Subsection (C) Notification. - Stillwater Amendatory. Informative Annex H, paragraph 80.25(C), is amended to read as follows:

(C)Notification. If, within two (2) business days after the building official is notified of the completion of an installation of electrical equipment, other than a temporary approval installation, the building official has neither authorized connection nor disapproved the installation, the supplier of electricity is authorized to make connections and supply electricity to such installation, at their own risk.

80.27 Inspector's Qualifications. - Stillwater Amendatory. Informative Annex H, Section 80.27, is amended to read as follows:

(A)Certificate. All electrical inspectors shall meet those specifications set forth in the State of Oklahoma, Electrical Licensing Act, as amended, 59 O.S. 2011 Section 1680 et seq., and Oklahoma Inspectors Act, as amended, 59 O.S. 2011, Section 1031 et seq. All electrical inspectors shall be certified by a nationally recognized inspector certification program accepted by the building trades board. The certification program shall specifically qualify the inspector in electrical inspections. No person shall be employed as an electrical inspector unless that person

is the holder of an electrical inspector's certificate of qualification issued by the building trades board.

(B)Experience. All Electrical inspector applicants shall demonstrate the following:(1)Have a demonstrated knowledge of the standard materials and methods used in the installation of electric equipment.(2)Be well versed in the approved methods of construction or safety to persons and property(3)Be well versed in the statutes of the State of Oklahoma relating to electrical work and the National Electrical Code, as approved by the American National Standards Institute (ANSI)(4)Have had at least two (2) years' experience as an electrical inspector or four years' experience as a journeyman electrician as defined by the State of Oklahoma, Electrical Licensing Act. In lieu of such experience, the applicant shall be a graduate in electrical engineering or of a similar curriculum of a college or university considered by the Building Trades Board as having suitable requirements for graduation and shall have had two years' practical electrical experience.

80.29 Liability and Damages. - Stillwater Amendatory. Informative Annex H, Section 80.29, is amended to read as follows: 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 any defect, nor shall the City of Stillwater or any of its employees be held as assuming any liability by reason of the inspection, reinspection, or other examination authorized.

80.35 Effective Date. - Stillwater Deleted. Informative Annex H, Section 80.35 of this code is intentionally deleted from Informative Annex H of the National Electrical Code (NEC), 2020~~14~~ Edition (NFPA 70-20~~14~~). This effective date shall be specified by city council.

Article 210 Branch Circuits.

210.3 Rating - Stillwater Amendatory. Section 210.3 is amended to read as follows: Branch circuits recognized by this article shall be rated in accordance with the maximum permitted ampere rating or setting of the overcurrent device. The rating for other than individual branch circuits shall be: 20, 30, 40, and 50 amperes. Where conductors of higher ampacity are used for any reason, the ampere rating or setting of the specified overcurrent device shall determine the circuit rating.

Exception: Multioutlet branch circuits greater than 50 amperes shall be permitted to supply nonlighting outlet loads on industrial premises where maintenance and supervision indicate that qualified persons will service equipment.

Article 230 Services.

230.28 Service Mast as Supports. - Stillwater Amendatory. Section 230.28 is amended to read as follows: Only power service-drop or overhead service conductors shall be permitted to be attached to a service mast. Service masts used for the support of service-drop or overhead service conductors shall be installed in accordance with Subsections 230.28(A) and (B).

(A)Strength. The service mast shall be a minimum of two (2) inch diameter Rigid Metal Conduit (RMC) or Intermediate Metal Conduit (IMC) and may be required to be supported by braces or

guys to withstand safely the strain imposed by the service-drop or overhead service conductors. Hubs intended for use with a conduit that serves as a service mast shall be identified for use with service-entrance equipment.(B)Attachment. Service-drop or overhead service conductors shall not be attached to a service mast between a weatherhead or the end of the conduit and a coupling, where the coupling is located above the last point of securement to the building or other structure or is located above the building or structure.

Article 250 Grounding and Bonding.

250.64 Grounding Electrode Conductor Installation, Subsection (B) Securing and Protecting Against Physical Damage. - Stillwater Amendatory. Subsection 250.64(B) is amended to read as follows:

(B)Securing and Protecting Against Physical Damage. Where exposed, a grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. Grounding electrode conductors shall be permitted to be installed on or through framing members. A grounding electrode conductor shall be protected if exposed to physical damage. A grounding electrode conductor on the exterior of a building or structure shall be considered to be exposed to physical damage except for temporary installations as covered in the scope of Article 590. Grounding electrode conductors shall be protected from physical damage by rigid metal conduit (RMC), intermediate metal conduit (IMC), rigid polyvinyl chloride conduit (PVC), reinforced thermosetting resin conduit (RTRC), electrical metallic tubing (EMT), or cable armor. Grounding electrode conductors and grounding electrode bonding jumpers shall not be required to comply with 300.5.

Article 310 Conductors for General Wiring.

310.106 Conductors, Subsection (B) Conductor Material. - Stillwater Amendatory. Subsection 310.106(B) is amended to read as follows: Conductor Material. Conductors in this article shall be copper, unless otherwise specified. All reference herein to aluminum or copper-clad aluminum shall be interpreted to mean stranded conductors only.

Exceptions:

1.Service entrance conductors as covered in article 230 may be of AA-8000 series aluminum alloy, copper-clad aluminum or copper.2.Outside branch circuits and feeders as covered in article 225 may be of AA-8000 series aluminum alloy, copper-clad aluminum or copper.3.In buildings or portions of buildings used as multifamily dwellings, AA-8000 series aluminum stranded conductors #2 and larger marked as type RHH, RHW, XHHW, THW, THHW, THWN, THHN, service-entrance Type SE Style U and SE Style R shall be permitted to be used as interior feeders between the service equipment and main branch circuit panelboards serving individual dwelling units. In mixed-use buildings, such feeders shall not be extended into or through the non-residential portion of the building unless the conductors are enclosed in raceways of Armored Cable, Metal-Clad Cable, Intermediate Metal Conduit, Rigid Metal Conduit, Flexible Metal Conduit, Liquidtight Flexible Metal Conduit, Rigid Polyvinyl Chloride Conduit, Liquidtight Flexible Nonmetallic Conduit, Electrical Metallic Tubing or Flexible Metal Tubing as permitted by the specific wiring method.

Article 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS.

334.10 Uses Permitted - Stillwater Amendatory. Section 334.10 is amended to read as follows: Type NM, Type NMC, and Type NMS cables shall be permitted to be used in any residential use buildings or portions of buildings permitted to be of Type III, IV and V construction and their accessory structures except as prohibited in 334.12. In mixed-use buildings residential uses must be separated from non-residential uses by a minimum 1-hour rated fire barrier as described in the International Building Code to permit the use of Type NM, Type NMC, and Type NMS cables in the residential use portion of the building.

(A)Type NM. Type NM cable shall be permitted as follows:(1)For both exposed and concealed work in normally dry locations except as prohibited in 334.10.3.(2)To be installed or finished in air voids in masonry block or tile walls where such walls are not exposed to or subject to moisture or dampness.(B)Type NMC. Type NMC cable shall be permitted:(1)For both exposed and concealed work in dry, moist, damp or corrosive locations except as prohibited in 334.10.3.(2)In outside and inside walls of masonry block or tile.(3)In a shallow chase in masonry, concrete, or adobe protected against nails or screws by a steel plate [at] least 1.59 mm (1/16 in.) thick, and covered with plaster, adobe, or similar finish.(C)Type NMS. Type NMS cable shall be permitted as follows:(1)For both exposed and concealed work in normally dry locations except as prohibited in 334.10.3.(2)To be installed or finished in air voids in masonry block or tile walls where such walls are not exposed to or subject excessive moisture or dampness.

334.12 Uses Not Permitted, Subsection (A) Types NM, NMC, and NMS. - Stillwater Amendatory. Section 334.12 is amended to read as follows: Types NM, NMC and NMS cables shall not be permitted as follows:

(1)In any structure not specifically permitted in 334.10.(2)Embedded in poured cement, concrete, or aggregate.

Article 394 Concealed Knob-and-Tube Wiring.

394.10 Uses Permitted. - Stillwater Amendatory. Section 394.10 is amended to read as follows: Existing concealed knob and tube wiring systems shall be permitted to be maintained.

394.12 Uses Not Permitted. - Stillwater Amendatory. Section 394.12 is amended to read as follows: Concealed knob and tube wiring shall not be permitted for extensions of existing systems or for new installations.

SECTION 15: That Stillwater City Code, Chapter 20, Fire Prevention and Protection, Article III, ICC International Building Code, 2015 Edition, Section 20-49, adoption of the ICC International Fire Code, 2018, Edition be amended to read as follows:

Sec. 20-49. - Adoption of the ICC International Fire Code, 2018⁵ Edition.

A certain document, one copy of which is on file in the Office of the City Clerk of the City of Stillwater, Oklahoma, being marked and designated as the ICC International Fire Code, 2018⁵ Edition (IFC), as published by the International Code Council, Inc. (ICC), including Appendix I and Appendix D, but excluding all other appendices, and as amended and revised by the Oklahoma Uniform Building Code Commission, is adopted by the City of Stillwater, Oklahoma, for the purpose of safeguarding life and property from fire and explosion hazards

by regulating the storage, handling and use of hazardous substances, materials and devices and conditions related to the occupancy of buildings and premises in the City of Stillwater. Each and all of the regulations, provisions, penalties, terms and conditions of the ICC International Fire Code, 201~~8~~5 Edition, are referred to, adopted and made a part of the Stillwater City Code, as if fully set out in this article, with its amendments, as prescribed in [section 20-50](#) of this article and, as used in this article, may be referred to as the "code."

SECTION 16: That Stillwater City Code, Chapter 20, Fire Prevention and Protection, Article III, ICC International Building Code, 2015 Edition, Section 20-50, Amendments to the ICC International Fire Code, 2018, Edition be amended to read as follows:

Sec. 20-50. - Amendments to the ICC International Fire Code, 201~~8~~5 Edition.

The following provisions of the International Fire Code, 201~~8~~5 Edition (IFC), as amended and revised by the Oklahoma Uniform Building Code Commission, are added, deleted or amended to read as follows:

IFC Chapter 1 Scope and Administration

101.1 Title - Stillwater Amendatory. Section 101.1 is amended to read as follows: These provisions shall be known and may be cited as the 'Fire Code of the City of Stillwater' or as the 'Stillwater Fire Code.'

103.1 General - Stillwater Amendatory. Section 103.1 is amended to read as follows: The building safety division of the development services department is created here and the official in charge of permitting, inspection and enforcement of construction, installation or modification governed by this code shall be known as the building official. The fire prevention division of the fire department is also created here and the official in charge of operational permitting, inspection and enforcement pertaining to the conduct of an operation or business governed by this code, including the occupancy or use of a building or structure subsequent to the issuance of a certificate of occupancy, shall be the Fire Chief, the Fire Marshal or their designees. Where the term "fire code official" is used in this code, it shall mean either the building official or the Fire Chief, the Fire Marshal and their designees, as the context relates to their authority and responsibilities specified in this section or other sections of this code.

103.2 Appointment - Stillwater Amendatory. Section 103.2 is amended to read as follows: The chief appointing authority of the jurisdiction shall be the city manager.

103.3 Deputies - Stillwater Amendatory. Section 103.3 is amended to read as follows: The city manager shall appoint all employees within the building safety division and such employees shall have the powers as established by the city manager and/or as delegated by the building official.

105.6.49 Maintenance and Repair of Fire Extinguishing, Fire Alarm and Detection Systems - Stillwater Added. Section 105.6.49 is added to read as follows: An operational permit shall be

required for the maintenance and repair of any fire extinguishing, fire alarm and detection system. Additions and alterations shall require a construction permit.

105.7 Required Construction Permits - Stillwater Amendatory. The building official shall be authorized to issue permits for work under Sections 105.7.1 through 105.7.18.

108 through 108.3 Board of Appeals - Stillwater Deleted. Sections 108 through 108.3 are intentionally deleted from the International Fire Code, 2018⁵ Edition. Appeals from an order, decision or determination of the building official, the Fire Chief, the Fire Marshal or their designees shall be to the Building Trades Board and governed by Chapter 10, Article II of the Stillwater City Code; provided that the Building Trades Board shall have no authority to wave the requirements of this code.

109.4 Violation Penalties - Stillwater Amendatory. Section 109.4 is amended to read as follows: Any person violating any provision of this article, or any provision of the International Fire Code, 2018⁵ Edition, as amended by the City of Stillwater and as subsequently adopted by reference as part of the Stillwater City Code shall, upon conviction, be guilty of a Class C offense.

111 Stop Work Orders - Stillwater Amendatory. Section 111 is amended to read as follows: Upon notice from the building official, work on any building or structure that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing to the owner of the property, or the owner's agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person, firm or corporation 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, upon conviction, be guilty of a Class C offense.

113.2 Schedule of Permit Fees - Stillwater Amendatory. Section 113.2 is amended to read as follows: Permit fees shall be established by resolution of the city council, no portion of which shall be refundable.

113.5 Refunds - Stillwater Deleted. Section 109.6 is intentionally deleted from the International Fire Code, 2018⁵ Edition.

IFC Chapter 3 General Requirements

307 through 307.5 Open Burning, Recreational Fires and Portable Outdoor Fireplaces - Stillwater Deleted. Sections 307 through 307.5 are intentionally deleted from the International Fire Code, 2018⁵ Edition. Open burning, recreational fires and portable outdoor fireplaces shall be governed by Chapter 20, Article VI of the Stillwater City Code.

308.1.4 Open-Flame Cooking Devices - Stillwater Amendatory. Section 308.1.4 is amended to read as follows: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten (10) feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, provided that open-flame cooking shall not be operated on combustible decks, balconies or wood floors and not less than five (5) feet (1524 mm) from buildings or combustible construction.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having a LP-gas container with a water capacity not greater than 2½ pounds [nominal one (1) pound (0.454 kg) LP-gas capacity.

IFC Chapter 5 Fire Service Features

503.1.1 Buildings and Facilities Stillwater Amendatory. Section 501.1.1 is amended to read as follows: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the Stillwater city limits. The fire apparatus access roads shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of the exterior of the facility or building. Fire apparatus access shall be provided on two or more sides of the facility or building where access can be practically achieved. The building official is authorized to require additional fire protection when a second access cannot be provided due to existing barriers (i.e., topography, waterways, existing infrastructure and utilities).

Exceptions:

1. The building official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - 1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.3 There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the building official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.2.3 Surface - Stillwater Amendatory. Section 503.2.3 is amended to read as follows: Fire apparatus access roads shall be designed and maintained with an all-weather

surface capable of supporting a 75,000 pound (34 050 kg) fire apparatus and providing all-weather driving capabilities. The design shall be based on the geotechnical investigation of the site.

503.2.4 Turning Radius - Stillwater Amendatory. Section 503.2.4 is amended to read as follows: Fire apparatus access roads shall have an effective turning radius of thirty (30) feet (9.144 m) and a minimum exterior turning radius of forty-eight (48) feet (14.6304 m).

503.2.5 Dead Ends - Stillwater Amendatory. Section 503.2.5 is amended to read as follows: Dead-end fire apparatus access roads more than 150 feet (45.72 m) in length measured from back of curb of the intersecting street shall comply with the requirements of Appendix D.

506.1 Where Required - Stillwater Amendatory. Section 506.1 is amended to read as follows: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the Fire Chief, the Fire Marshal or their designees are authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Chief, the Fire Marshal or their designees All buildings or structures equipped with a fire alarm or fire suppression system shall provide a fire department key box adjacent to the front door on the exterior of the building or structure. The box shall contain keys to allow fire department entry in the event of fire alarm activation.

507.1 Required Water Supply - Stillwater Amendatory. Section 507.1 is amended to read as follows: An approved water supply capable of supplying a minimum required fire flow rate for fire protection of 1,500 Gallons Per Minute (GPM) shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved in or within the City of Stillwater.

Exceptions:

1. Facilities, buildings, structures developments and lands served by a water distribution system owned or operated by or as a rural water district or corporation.
2. For Group R-3 single family occupancies a minimum 1,000 Gallons Per Minute (GPM) fire flow rate shall be permitted.

507.5.1 Where Required - Stillwater Amendatory. Section 507.5.1 is amended to read as follows: Where a portion of the facility or building hereafter constructed or moved into or within the City of Stillwater is more than three hundred (300) feet (91.44 m) from a hydrant, private fire hydrants and mains shall be provided where required to ensure proper coverage.

Exceptions:

1. For Group R-3 and U occupancies, the distance requirement shall be 600 feet (183 m).

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

3. Facilities, buildings, structures developments and lands served by a water distribution system owned or operated by or as a rural water district or corporation.

IFC Chapter 9 Fire Protection Systems

903.4.3 Floor Control Valves - Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings. Multistory buildings exceeding two stories in height and over 52,000 sf. shall be provided with a floor control valve, check valve, main drain valve, and flow switch for isolation, control, and annunciation of water flow on each floor level.

907.2.3 Group E - Stillwater Amendatory. Section 907.2.3 is amended to read as follows: A manual fire alarm system that activates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies.

When automatic sprinkler systems or smoke detectors are installed such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.

2. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:

2.1 Interior corridors are protected by smoke detectors

2.2 Auditoriums, cafeterias, gymnasiums or similar areas are protected by heat detectors or other approved detection devices.

2.3 Shop and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.

2.4 Emergency voice/alarm communication systems are provided throughout the building, use and protected space.

3. Manual fire alarm boxes shall not be required in Group E occupancies where all the following apply:

3.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.

3.2 The emergency voice/alarm communication system will activate on sprinkler water flow.

3.3 Manual activation is provided from a normally occupied location.

IFC Chapter 10 Means of Egress

1008.2 Illumination Required - Stillwater Amendatory. Section 1008.2 is amended to read as follows: The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. Where an exit is provided, exit signage shall be illuminated at all times with a battery back-up serving the room or space.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Temporary and tent structures that are or remain unenclosed while open for business.

IFC Chapter 11 Construction Requirements for Existing Buildings

1101.1 Scope - Stillwater Amendatory. Section 1101.1 is amended to read as follows: The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.

Exception: Buildings or portions of a building that comply with the International Existing Building Code, 201~~85~~-Edition (IEBC), as adopted by the City of Stillwater; or the edition that was adopted at the time a remodel occurred.

IFC Chapter 56 Explosives and Fireworks

5601.1.3 Fireworks - Stillwater Deleted. Section 5601.1.3 is intentionally deleted from the International Fire Code, 201~~85~~ Edition. The possession, manufacture, storage, sale, handling and use of fireworks shall be governed by Chapter 20, Article IV of the Stillwater City Code.

Appendix D Fire Apparatus Access Roads

Appendix D - Stillwater Added. Appendix D of the ICC International Fire Code, 201~~85~~ Edition is specifically adopted and made a part of this code, as set out in this chapter, as amended by the City of Stillwater.

D101.1 Scope - Stillwater Amendatory. Fire apparatus access shall be installed as approved by the City of Stillwater. Desired changes to approved fire access shall first be approved by the building official. The Fire Chief, Fire Marshal or their designees shall insure fire access and roadways are maintained in a safe working condition as approved by the city.

D103.2 Grade - Stillwater Amendatory. Appendix D, Section D103.2 is amended to read as follows: Fire apparatus access roads shall not exceed ten percent (10%) in grade.

D103.3 Turning Radius - Stillwater Amendatory. Appendix D, Section D103.3 is amended to read as follows: The minimum cul-de-sac turning diameter shall be ninety-six (96) feet (29.2608 m).

D103.6 Signs - Stillwater Amendatory. Appendix D, Section 103.6 is amended to read as follows: Where required by Oklahoma Department of Transportation (ODOT) or the Stillwater Transportation and Stormwater Services Department, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of twelve (12) inches (305 mm) wide by eighteen (18) inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. The Fire Marshall shall be the official charged with enforcing the continued compliance and maintenance of this signage.

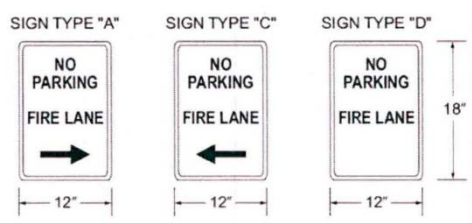


Figure **D103.6 Fire Lane** **Signs**

D104.1 Buildings Exceeding Three Stories or Thirty (30) Feet in Height - Stillwater Amendatory. Appendix D, Section 104.1 is amended to read as follows: Buildings of facilities exceeding thirty (30) feet (9144 mm) or three (3) stories in height shall have at least one means of fire apparatus access for each structure.

SECTION 17: REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 18: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a 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, APPROVED, AND ADOPTED THIS ____ DAY OF _____,
2023.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS ____ DAY OF _____,
2023.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading:
Second Reading:

**SCHEDULE OF REGULAR MEETINGS
FOR THE CALENDAR YEAR OF 2024**

Building Trades Board

DATE	TIME	MEETING LOCATION
January 23, 2024	5:30 p.m.	Municipal Building
February 27, 2024	5:30 p.m.	Municipal Building
March 26, 2024	5:30 p.m.	Municipal Building
April 23, 2024	5:30 p.m.	Municipal Building
May 21, 2024	5:30 p.m.	Municipal Building
June 25, 2024	5:30 p.m.	Municipal Building
July 23, 2024	5:30 p.m.	Municipal Building
August 27, 2024	5:30 p.m.	Municipal Building
September 24, 2024	5:30 p.m.	Municipal Building
October 22, 2024	5:30 p.m.	Municipal Building
November 26, 2024	5:30 p.m.	Municipal Building
December 17, 2024 ▲	5:30 p.m.	Municipal Building

▲ Date changed due to holiday.

Submitted By:	Cindy Gibson
Title:	Administrative Services Manager
Address:	723 South Lewis, Stillwater, OK 74074
Phone Number:	405-742-8213
Fax Number:	405-742-8321

Received and filed in the Stillwater City Clerk's Office on the _____ day of November, 2023.

**BUILDING TRADES BOARD
CITY OF STILLWATER, OKLAHOMA
MAY 23, 2023 Meeting Minutes**

Members Present:

Daryl Krehbiel
Waylon Shields

Kyle Kelty
Brett Enmeier

Brian Rickman

Members Absent:

None

Staff Present:

Les Currie
Jeff Mathews

Jimmy Fairbanks
Richard McCullough

Cindy Gibson
Ashlyn Garis

Guests:

Roger Gose

1. CALL MEETING TO ORDER.

Chair Krehbiel called the meeting to order at 5:31 PM.

Chairman Krehbiel reads opening comments about the functions of the BTB.

Discussion to recess the meeting for ten minutes to allow absent board members to attend.

MR. WAYLON SHIELDS MOVES TO RECESS THE MEETING FOR TEN MINUTES, MR. RICKMAN SECONDS.

D. Krehbiel	W. Shields	K. Kelty	C.ENMEIER	D.RICKMAN
Yes	Yes	Absent	Absent	Yes

2. MISCELLANEOUS ITEMS FROM THE BOARD:

A. ELECTION OF CHAIRMAN

MR. KREHBIEL NOMINATES WAYLON SHIELDS FOR CHAIRMAN, MR. KELTY SECONDS.

D. Krehbiel	W. Shields	K. Kelty	C.ENMEIER	D.RICKMAN
Yes	ABSTAINS	Yes	Yes	Yes

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B. ELECTION OF VICE-CHAIR

**MR. KREHBIEL NOMINATES KYLE KELTY FOR VICE-CHAIRMAN,
MR. SHIELDS SECONDS.**

D. Krehbiel	W. Shields	K. Kelty	C.ENMEIER	D.RICKMAN
Yes	Yes	Yes	Yes	Yes

3. MISCELLANOUES ITEMS FROM STAFF:

A. Discussion and possible action regarding draft ordinance to amend Chapter 10 to adopt the 2018 I-Codes and 2020 NEC code.

Jeff Mathews addresses the board about the draft ordinances proposed to amend Chapter 10 to adopt the 2018 I-Codes and 2020 NEC code. Mr. Mathews pointed out that after adoption, changes would be communicated to the contractors in a continuing process without violations being red-tagged right away.

Mr. Mathews pointed out on the commercial side, specifically for I-one and dormitory settings under R-2, under cooking equipment, there was some clarification or mandate now that if you install a gas cook-top range, there is a requirement for a fire suppression system.

Mr. Mathews also related that some direction and design criteria is being given to design based upon security in educational facilities and classrooms. Special attention would be given to egress in these designs to ensure the ability to safely exit a secured locked location.

Mr. Mathews then turned over discussion to Jimmy Fairbanks to address the IRC side.

Mr. Fairbanks addressed the board with additional comments addressing several main points, such as:

- One point was that on free-standing tubs, the code no longer requires an overflow unless the design of the tub requires overflow;
- Another point related was that now commercial cooking ranges are allowed in residential dwellings when installed according to its manufacturer's specifications and design engineering standards; and
- Another point related to the board was the shut-off valve and tubing system which is the CSST where the shut-off valve has to be supported by an independent support.

Mr. Fairbanks then led a discussion about unvented crawl spaces under the new code.

Mr. Mathews then addresses the board with additional comments covering the due diligence, training classes, and research the City has expended since September 2022 on the new code requirements. Mr. Mathews then related the discussions on the electrical side he and Mr. Les Currie have had on the new requirements.

Mr. Les Currie then addressed the board relating that the department intended to jump two code cycles and it will take time to adjust and makes the following points:

- The 2017 code did not have anything in it unusual;
- Related the new definition of vehicle bay in residential garages;
- The new definitions in the 2020 code are intended to cover electrical receptacle configuration to allow for electric vehicle charging stations;
- Several changes in the GFI protection covering several areas; and
- That the 2020 code addressed the need for an outside remote disconnect of the main for the benefit of fire and police with surge protection for service equipment.

Mr. Mathews then commented that like it or not, sooner or later, compliance with state requirements will have to be done in a continuing process. Mr. Mathews related that Title 748 was signed by the Governor on September 14, 2022 and municipalities are given time to do research, attend classes, and obtain necessary code books to catch up.

Mr. Roger Gose then addressed the board commenting that the City is proposing to adopt the ICC and not the amended codes that were signed by the Governor. Mr. Mathews related that the City Attorney's office has examined the proposal and in Chapter 10 at the beginning, it addresses the Oklahoma Uniform Building Code. Mr. Gose again stated that what is proposed is adopting the ICC without any amendments. Discussion ensued whether the proposal actually includes the amended codes. Mr. Mathews stated that he would have the City Attorney's office do further research to ensure that the Oklahoma Uniform Building Code amendments, as adopted by the Governor, are included in the proposal and that he would personally research the code to ensure its inclusion.

Due to the uncertainty as to the proposal actually including the amended codes in the Oklahoma Uniform Building Code, Chairman Waylon Shields proposed to defer adoption of the department's proposal until this requirement can be clarified. Mr. Mathews agreed that the language in the proposal needed to be verified and stated he would sit down with the City Attorney's office to make sure the proposal correctly includes the amended codes. Board discussion ensued agreeing that clarification of the proposal language would be prudent.

Discussion by the board continued as to when to meet again to discuss the OUBC proposal, after giving Mr. Mathews time to research and verify the language in the proposal.

MR. SHIELDS MOVED TO DEFER FUTHER DISCUSSION ON THE PROPOSAL UNTIL THE AUGUST 22ND MEETING OF THE BTB; MR. RICKMAN SECONDS.

D. Krehbiel Yes	W. Shields Yes	K. Kelty Yes	C.ENMEIER Yes	D.RICKMAN Yes
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B. Approval of minutes of the August 28, 2018, meeting.

MR. SHIELDS MOVED TO ACCEPT THE MINUTES AS PRESENTED; MR. KELTY SECONDS.

D. Krehbiel Yes	W. Shields Yes	K. Kelty Yes	C.ENMEIER Yes	D.RICKMAN Yes
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C. Next regular scheduled meeting is Tuesday, June 27, 2023.

4. ADJOURMENT.

MR. SHIELDS MOVED TO ADJOURN; MR. RICKMAN SECONDS.

D. Krehbiel	W. Shields	K. Kelty	C.ENMEIER	D.RICKMAN
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Yes	Yes	Yes	Yes	Yes
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Meeting adjourns at 6:42 p.m.

DRAFT