

Amendment A-2

2015 International Building Code

Part 5 – BUILDING REGULATIONS AND CODES

International Building Code®, 2015 Edition (IBC®, 2015)

Part 5, Chapter 2 “*International Building Code*”

The following sections, paragraphs, and sentences of the *2015 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~

101.1 Title. These regulations shall be known as the Building Code of the City of Choctaw, hereinafter referred to as “this code”.

Section 105.1.1 Annual permit. 105.1.1 Instead of an individual construction permit for each alteration to an already approved system or equipment or application installation, the code official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit. An annual permit is a yearly permit which represents a group of individual permits for each alteration to an already approved electrical, gas, mechanical or plumbing installation. The building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

Section 105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. ~~The code building official shall have access to such detailed records of alterations at all times or such records shall be filed with the code official as designated.~~ At the completion of the entity's annual permit term, the applicant shall file such detailed records of alterations with the building official. Pursuant to the authority of 59 O.S. § 1000.25, the building official shall collect fees for each individual permit which is part of the annual permit once the detailed records are submitted and remit such fees to the OUBCC.

Section 105.2 Work exempt from permit; under sub-title entitled “Building” delete items 1, 2, 10 and 11 and re-number as follows:

Building:

1. (Unchanged)
2. ~~Fences not over 7 feet (1829 mm) high.~~

3. (Unchanged)
4. (Unchanged)
5. (Unchanged)
6. (Unchanged)
7. (Unchanged)
8. (Unchanged)
9. (Unchanged)
10. ~~Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
11. (Unchanged)
12. (Unchanged)
13. (Unchanged)

Section 202 Definitions

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

SAFE ROOM. A building or structure or portions thereof, constructed in accordance with ICC/NSSA Standard for the design and construction of Storm Shelters®, (ICC 500®), and constructed to provide near-absolute protection for its occupants from severe wind storm events such as tornados or hurricanes.

1. **Community safe room.** A safe room designed and constructed in accordance with the Federal Emergency Management Agency (FEMA) document P-361 entitled "Design

and Construction Guidance for Community Safe Rooms® (FEMA P-361®), intended to provide life-safety protection for more than 16 persons.

2. **Other Safe Room.** A safe room designed and constructed in accordance with FEMAP-361® "Design and Construction Guidance for Community Safe Rooms" or FEMA P-320® entitled "Taking Shelter from the Storm: Building a Safe Room for your Home or Small Business®," located in a residence or non-residential building or structure, intended to provide life-safety protection for 16 persons or less.

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and approved by the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 305.2.4 Seven or fewer children in a detached dwelling. A facility such as the above within a detached dwelling and having seven or fewer children receiving such day care shall be permitted to comply with the International Residential Code® (IRC®). This number shall include children two and one half years or less of age.

Section 305.2.5 Eight to twelve children in a detached dwelling. This section has been added to read: 305.2.5 Eight to 12 children in a detached dwelling. A facility such as the above within a detached dwelling and having eight to 12 children receiving such day care shall comply with the IRC® provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the IRC®. This number shall include children two and one-half years or less of age.

Section 310.5.2 Lodging houses. Owner-occupied lodging houses with four or fewer guest rooms shall be permitted to be constructed in accordance with the IRC®.

Section 403.1 Applicability.

Exception 3; The open air portion of a building [remainder unchanged]

Section 406.3.5.1 Carport separation. A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

Section 406.7.2.1 Canopies used to support gaseous hydrogen lighter-than-air systems. Canopies used to support lighter-than-air gaseous systems. Canopies that are used to shelter dispensing operations where flammable compressed gases are located on the roof of the canopy shall be in accordance with the following:

1. The canopy shall meet or exceed Type I construction requirements.
2. Operations located under canopies shall be limited to refueling only.
3. The canopy shall be constructed in a manner that prevents the accumulation of gas.

Section 406.7.2.2. Canopies sheltering units and devices that dispense lighter-than-air gas.

Where CNG, LNG, or Hydrogen motor fuel dispensing devices are installed beneath a canopy, the canopy shall be designed to prevent the accumulation or entrapment of ignitable vapors, including provisions for natural or mechanical ventilation means, or all electrical equipment installed beneath the canopy or within the enclosure shall be suitable for Class I, Division 2 hazardous (classified) locations. Tank vents that are installed within or attached to the canopy shall extend a minimum of 5 feet (1524 mm) above the highest projection of the canopy. Compression and storage equipment located on the top of the canopy shall be in accordance with current State of Oklahoma adopted International Fire Code®, Section 2309.

Section 419.1 General. 419.1 General. A live/work unit shall comply with Sections 419.1 through 419.9.

Exceptions:

1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508. 2.
2. Group B, M, and F occupancies that are located in a detached dwelling unit complying with the limitations of Section 419.1.1 shall be permitted to be constructed in accordance with the IRC®.

Section 419.1.1 Limitations. The following shall apply to all live/work areas:

1. The nonresidential portion of the live/work unit is permitted to be not greater than ~~3,000 square feet (279m²)~~ 2,500 square feet (232 square meters) in area;
2. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit;
3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit; and
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

Section 423 Storm Shelters. Section 423 Storm Shelters and Safe Rooms.

Section 423.1 General. In addition to other applicable requirements in this code, storm shelters and safe rooms shall be constructed in accordance with ~~ICC-500~~ the definitions and this section.

Section 423.1.1 Scope. This section applies to the construction of above or below ground storm shelters or safe rooms constructed as separate detached buildings, or rooms within buildings, structures, or portions thereof for the purpose of providing safe refuge from storms that produce high winds, such as tornados. Any room or structure, as may be used as a place of refuge during a

severe wind storm event, shall not be defined as a storm shelter or safe room unless specifically designed to the requirements as listed in Section 423 or constructed as safe rooms within buildings for the purpose of providing safe refuge from storms that produce high winds, such as tornados and hurricanes. Such structures shall be designated to be hurricane shelters, tornado shelters, or combined hurricane and tornado shelters.

Section 423.2 Definitions. The following terms are defined in Chapter 2 of this code:

1. **SAFE ROOM.**
 - (i) Community safe room.
 - (ii) Other safe room.

2. **STORM SHELTER.**
 - (i) Community storm shelter.
 - (ii) Residential storm shelter.

Section 423.5 Required. Where storm shelters and safe rooms are provided, they shall be provided in compliance with ICC 500® except as required by Sections 423.5.1 through 423.5.2.3.

Section 423.5.1 Number of doors. The number of means of egress doors from a storm shelter or safe room shall be determined based upon the occupant load for the normal occupancy of the space in accordance with Chapter 10 of this code. For facilities used solely for storm shelters or safe rooms, the number of doors shall be as specified in Section 423.5.1.1 based upon the occupant load as calculated in ICC 500®, Section 501.1. Where only one means of egress is provided and the occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50, an emergency escape opening shall be provided in accordance with ICC 500® Section 501.4.

Section 423.5.1.1 Minimum number of doors per storm shelter or safe room. For 1-49 occupants provide a minimum 1 door in storm shelter or safe room; for 50-500 occupants provide a minimum number of 2 doors in storm shelter or safe room; for 501-1000 occupants provide a minimum number of 3 doors in storm shelter or safe room; and for more than 1000 occupants provide a minimum number of 4 doors in storm shelter or safe room.

Section 423.5.2 Sanitation facilities. Toilet and hand-washing facilities shall be located within the storm shelter or safe room and provided in the minimum number shown in Sections 423.5.2.1 through 423.5.2.3.

Section 423.5.2.1 Temporary sanitary fixtures. Temporary sanitary fixtures, chemical toilets or other means approved by the authority having jurisdiction shall be provided in community storm shelters and community safe rooms when an occupant load as calculated per ICC 500®, Section 501.1 is 16 or more but less than 50.

Section 423.5.2.2 Permanent sanitary fixtures. Permanent toilet and hand-washing facilities shall be located within community storm shelters and community safe rooms with an occupant load of 50 or more based upon the occupant load as calculated in ICC 500®, Section 501.1. One

toilet facility per 500 occupants, or portions thereof and one hand-washing facility per 1000 occupants, or portions thereof shall be provided based upon the occupant load as calculated by ICC 500® Section 501.1

Section 423.5.2.3 Additional facilities. Where the required number of sanitation facilities for the community storm shelter or community safe room, as calculated per Section 423.5.2.2 exceeds the number of facilities provided for the normal occupancy of the space, the additional facilities shall be permitted to be temporary sanitary fixtures, chemical toilets, or other means as approved by the authority having jurisdiction.

506.2.2 Open Space Limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 square meters).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).
4. A Group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 square meters).

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 square meters).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 square meters).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 square meters). Exception: Self-service storage facility where the fire area is less than 5,000 square feet (464 square meters).

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 907.2.3 Group E. A manual fire alarm system that ~~initiates~~ activates the occupant notification signal ~~utilizing an emergency voice/alarm communication system meeting the requirements of~~ in accordance with Section 907.5 and installed in accordance with 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. ~~Emergency voice/alarm ... in accordance with Section 907.5~~
3. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
 - (i.) Interior corridors are protected by smoke detectors.
 - (ii.) Auditoriums, cafeterias, gymnasiums and similar areas are protected by heat detectors or other approved detection devices.
 - (iii.) Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
 - (iv.) The capability to activate the evacuation signal from a central point is provided.
 - (v.) In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.
4. Manual fire alarm boxes shall not be required in Group E occupancies where all of the following apply:
 - (i.) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1.

- (ii.) ~~The emergency voice/alarm communication system will activate on sprinkler water flow~~ fire alarm system will activate on sprinkler water-flow.
- (iii.) Manual activation is provided from a normally occupied location.

Section 911.1.3 Size. The room shall be a minimum of 200 square feet (19 square meters) with a minimum dimension of 10 feet (3048 mm). Exception: When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 square meters) with a minimum dimension of 8 feet (2438 mm).

Section 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Exceptions:

1. A main exit of a Group A occupancy shall be permitted ~~to be locking~~ to have locking hardware in accordance with Section 1010.1.9.3, Item 2.
2. Doors serving a Group A or E occupancy shall be permitted to be electromagnetically locked in accordance with Section 1010.1.9.9.

Electrical rooms and working spaces with equipment operating at more than 600 volts, nominal, and equipment operating at 600 volts or less, nominal and rated 800 amperes or more and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel. Exception: Personnel entrance to and egress from doors of the electrical equipment working spaces that are greater than 25 feet (7.6 m) from the nearest edge of the electrical equipment.

Section 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require services are located ~~within 10 feet (3048 mm) or a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of such components.~~ on a roof or elevated structure and have a condition as set forth in Sections 1015.6.1 through 1015.6.3. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.

Section 1015.6.1 Roof edge. Guards shall be provided when components are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface or elevated structure and such

edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of the component that requires service.

Section 1015.6.2 Skylights. Guards shall be provided when a skylight is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the skylight.

Exceptions:

1. Guards are not required when the skylight is located at least 42 inches (1067 mm) above the highest point of the walking surface adjacent to the skylight or component.
2. Guards are not required if some other provision for skylight fall-thru protection is provided and approved by the authority having jurisdiction.

Section 1015.6.3 Roof hatch. Guards shall be provided when a roof hatch is within 10 feet (3048 mm) of the component that requires service. The guard shall extend 30 inches (762 mm) beyond the edge of the roof hatch. If the component is within 10 feet (3048 mm) of the ladder access side of the roof hatch, the guard shall incorporate a self-closing, self-latching gate. The gate shall have a top edge of not less than 42 inches (1067 mm) above the elevated surface adjacent to the gate and shall not allow the passage of a 21 inch (533 mm) sphere.

Section 1015.7 Roof access. 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side ~~of a walking surface and such edge or open side~~ is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches (533 mm) in diameter.

Exception: When approved by the authority having jurisdiction, guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire roof covering lifetime. The devices shall be reevaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of the walking surfaces.

Section 1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based on ~~the 100-year hourly rainfall rate indicated in Figure 1611.1 or on other rainfall rates determined from approved local weather data~~ a rainfall rate of 10.2 inches per hour.

Section 1809.4 Depth and width of footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of

Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

Exception: Single story free-standing building meeting all of the following conditions shall be permitted without footings:

1. Assigned to Occupancy Category 1, in accordance with Section 1604.5;
2. Light-frame wood or metal construction;
3. Area of 400 square feet (37 square meters) or less;
4. Eave height of 10 feet (3048 mm) or less; and
5. Building height of 15 feet (4572 mm) or less.

Such buildings shall have an approved wooden floor, or shall be placed on a concrete slab having a minimum thickness of 3 1/2 inches (89 mm). Buildings shall be anchored to resist uplift as required by Section 1609.

2902.4.1 Directional signage. Directional signage indicating the route to the required public toilet facilities in group A, B, I, M, and R-1 occupancies shall be posted in a lobby, corridor, aisle, or similar space, such that the sign can be readily seen from the main entrance to the building or tenant space. Only one sign at each main entrance that is intended for public use shall be required.

Exceptions:

1. Group A occupancies that are part of an overall group E occupancy need not have directional signage.
2. Private-use Group B occupancies need not have directional signage.

Section 3201.3 Other Laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in Section 3202.