

**TULSA
COUNTY
Engineering
Division**

MEMORANDUM

DATE: July 6, 2016

TO: Board of County Commissioners

FROM: Tom Rains, County Engineer



SUBJECT: Resolution Amending the Tulsa County Building Code

We present for your approval the attached resolution amending the Tulsa County Building Code. The following changes are being proposed:

1. Designates the official Tulsa County Codes to be 2015 International Building Code, 2015 International Plumbing Code, 2015 International Fuel Gas Code, 2015 International Mechanical Code, 2015 International Residential Code, 2015 International Existing Building Code, 2015 International Fire Code and the 2014 National Electrical Code

All of the proposed changes would make the Tulsa County Code System compatible with the State of Oklahoma and the surrounding communities. The proposed effective date would be July 11, 2016. We would recommend approval.

TR: am
Attachments

Original: Earlene Wilson, County Clerk, for the July 11, 2016 Agenda

xc: Commissioner John M. Smaligo, Jr.
Commissioner Karen Keith
Commissioner Ron Peters
Michael Willis, Chief Deputy
Vickie Adams, Chief Deputy
File

**BOARD OF COUNTY COMMISSIONERS OF TULSA COUNTY
STATE OF OKLAHOMA**

**RESOLUTION 2016
AMENDING RESOLUTION ADOPTING
INTERNATIONAL BUILDING CODE, AS PREVIOUSLY AMENDED**

AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2016 AT WHICH A MAJORITY OF ALL MEMBERS COMPOSING SAID BOARD WERE PRESENT, THE FOLLOWING RESOLUTION WAS INTRODUCED BY COMMISSIONER _____, WHO MOVED ITS ADOPTION: THE MOTION BEING SECONDED BY COMMISSIONER _____, AND ON ROLL CALL BEING UNANIMOUSLY CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED.

WHEREAS, utilization of proper construction techniques promotes the public health, welfare and safety and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, first adopted the "BOCA Basic Building Code" on the 26th day of March, 1975 (CMF#87828) and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, on the 9th day of December, 1996, adopted the "BOCA National Building Code/1996", "The International Plumbing Code/1995", "The International Mechanical Code/1996", "The National Electrical Code/1996" (CMF#162239) and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, last amended the Basic Building Permit Fees on the 17th day of March, 1997, (CMF#163284) and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, last amended the Electrical Fees on the 17th day of March, 1997 (CMF#163284) and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, last amended the Plumbing and Mechanical Fees on the 17th day of March, 1997, (CMF#163284) and,

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma, last amended the International Codes and Fee schedule on the 28th day of June, 2004 (CMF#193713) and,

WHEREAS, it is the desire of the Board of County Commissioners of Tulsa County, Oklahoma, that the Building Code of Tulsa County include the latest design and construction criteria:

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Tulsa County, State of Oklahoma, that the said codes of Tulsa County be further amended as follows:

CHANGE: PERMITS: TO READ: Electrical, Mechanical, and Plumbing Permits shall only be issued to Oklahoma State Licensed Contractors, except plumbing permits may be issued to an individual who performs plumbing work on such individual's property of residence in accordance with the State of Oklahoma License Law of 1955 as amended July 25, 1997.

DELETE: Section 1824.10 HOUSE MOVING AREA RESTRICTION.

CHANGE: SECTION 1. ADOPTION OF BUILDING CODE: That certain documents being marked and designated as “The 2015 International Building Code, The 2015 International Plumbing Code, The 2015 International Fuel Gas Code, The 2015 International Mechanical Code, The 2015 International Residential Code, The 2015 International Existing Building Code, The 2015 International Fire Code and The 2014 National Electrical Code, be and are hereby adopted as the building codes of Tulsa County in the State of Oklahoma, and each and all of the regulations, provisions, penalties, conditions and terms of these codes are hereby referred to, adopted and made a part hereof as if fully set out in this Resolution with the addition, insertions, deletions, and changes, if any, prescribed in Section 2 of this Resolution.

CHANGE: SECTION 2. TO READ: Additions, insertions, deletions and changes to: “The 2015 International Building Code”, “The 2015 Residential Code”, “The 2015 International Plumbing Code”, “The 2015 International Mechanical Code”, “Annual Permit Fee Schedule”, and Section 101.1 insert: “Tulsa County”.

DELETE. SECTION 106.6.3 FEE REFUNDS of the 2015 International Plumbing Code.

DELETE. SECTION 106.5.3 FEE REFUNDS of the 2015 International Mechanical Code.

DELETE. SECTION R 313: AUTOMATIC FIRE SPRINKLER SYSTEM.

CHANGE: SECTION 310.1 EMERGENCY ESCAPE REQUIRED TO READ: Every habitable room above grade floor, except bathrooms, shall have at least one operable window or exterior door approved for emergency escape or rescue.....window shall have a minimum net clear opening of 5.7 square feet (0.530m2).

ANNUAL PERMIT FEE SCHEDULE

Annual Plumbing Permit: \$ 500.00 per 100,000 square feet
(Up to \$2,400.00 maximum fee)

Annual Mechanical Permit: \$ 500.00 per 100,000 square feet
(Up to \$2,400.00 maximum fee)

Annual Electrical Permit: \$ 500.00 per 100,000 square feet
(Up to \$2,400.00 maximum fee)

CHANGE: SECTION 106.5.2 FEE SCHEDULE of the 2015 International Mechanical Code
TO READ:

MECHANICAL FEES FOR RESIDENTIAL
(Maximum of four inspections)

0 - 2,500 Sq. Ft.-----	\$100.00
2,501 - 4,000 Sq. Ft.-----	\$125.00
4,001 - 6,000 Sq. Ft.-----	\$200.00
Each 1,000 Sq. Ft. or portion thereof, over 6,000 Sq. Ft.-----	\$ 75.00

MECHANICAL FEES FOR COMMERCIAL/INDUSTRIAL

0 - 2,500 Sq. Ft.-----	4 Inspections-----	\$125.00
2,501 - 5,000 Sq. Ft.-----	6 Inspections-----	\$150.00
5,001 - 10,000 Sq. Ft.-----	7 Inspections-----	\$200.00
10,001 - 25,000 Sq. Ft.-----	10 Inspections-----	\$250.00
25,001 - 50,000 Sq. Ft.-----	12 Inspections-----	\$300.00
Each 10,000 Sq. Ft. or portion thereof, over 50,000 Sq. Ft.-----		\$ 75.00

An inspection, where only one (1) inspection is required, a fee of twenty-five dollars (\$25.00) is required for the inspection.

Mechanical work started or completed without a permit issued shall be subject to double the fee.

All re-inspections will be billed at \$25.00 per re-inspection.

OTHER MECHANICAL WORK FEES

Miscellaneous Work:

Pulled gas meters-----	\$25.00
Equipment Change- Out---One Fixture-----	\$25.00
Each additional fixture-----	\$10.00
Mobile and Modular Homes-----	\$50.00

OFF-DUTY RECALL INSPECTIONS FEE

Any inspection requiring that a code official or inspector who is off duty be recalled to duty that is not continuous with inspector's regular work period shall be subject to a Recall Inspection Fee equal to two and one-half (2 ½) times the regular inspection fee.(Twenty-Nine Dollars [\$29.00]) Which shall be assessed, paid, and collected at a rate of Seventy-Two Dollars and 50/100 (\$72.50) per hour, with a minimum assessed inspection time of two (2) hours.

CHANGE: SECTION 106.6.2 FEE SCHEDULE of the 2015 International Plumbing Code
TO READ:

PLUMBING FEES FOR RESIDENTIAL
(Maximum of four inspections)

0 - 2,500 Sq. Ft.-----	\$100.00
2,501 - 4,000 Sq. Ft.-----	\$125.00
4,001 - 6,000 Sq. Ft.-----	\$200.00
Each 1,000 Sq. Ft., or portion thereof, over 6,000 Sq. Ft.-----	\$ 75.00

PLUMBING FEES FOR COMMERCIAL/INDUSTRIAL

0 - 2,500 Sq. Ft.-----	4 Inspections-----	\$150.00
2,501 - 5,000 Sq. Ft.-----	6 Inspections-----	\$175.00
5,001 - 10,000 Sq. Ft.-----	7 Inspections-----	\$225.00
10,001 - 25,000 Sq. Ft.-----	10 Inspections-----	\$250.00
25,001 - 50,000 Sq. Ft.-----	12 Inspections-----	\$300.00
Each 10,000 Sq. Ft., or portion thereof, over 50,000 Sq. Ft.-----		\$ 75.00

An inspection, where only one (1) inspection is required, a fee of twenty-five dollars (\$25.00) is required for the inspection.

Plumbing work started or completed without a permit issued shall be subject to double the fee.

All re-inspections will be billed at \$25.00 per re-inspection.

OTHER PLUMBING WORK FEES

Miscellaneous Work:

Pulled meters-----	\$25.00	
Grease Traps/Separators-----	\$25.00	
Equipment Change- Out-----	One Fixture-----	\$25.00
	Each Additional Fixture-----	\$10.00

OFF-DUTY RECALL INSPECTION FEE

Any inspection requiring that a code official or inspector who is off duty be recalled to duty that is not continuous with the inspector's regular work period shall be subject to a Recall Inspection Fee equal to two and one-half (2 ½) times the regular inspection fee (Twenty-Nine Dollars [\$29.00]) which shall be assessed, paid, and collected at a rate of Seventy-Two Dollars and 50/100 (\$72.50) per. hour, with a minimum assessed inspection time of two (2) hours.

CHANGE: SECTION 108.2: TO READ; Fees for Electrical and Building Permits are established as follows:

**ELECTRICAL FEES FOR RESIDENTIAL
(Maximum of five inspections)**

0 - 2,000 Sq. Ft.-----	\$200.00
2,001 - 4,000 Sq. Ft.-----	\$250.00
4,001 - 6,000 Sq. Ft.-----	\$300.00
Each 1,000 Sq. Ft., or portion thereof, over 6,000 Sq. Ft.-----	\$ 75.00

ELECTRICAL FEES FOR COMMERCIAL/INDUSTRIAL

0 - 2,500 Sq. Ft.-----	\$150.00
2,501 - 5,000 Sq. Ft.-----	\$175.00
5,001 - 10,000 Sq. Ft.-----	\$225.00
10,001 - 25,000 Sq. Ft.-----	\$250.00
25,001 - 50,000 Sq. Ft.-----	\$300.00
Each 10,000 Sq. Ft., or portion thereof, over 50,000 Sq. Ft.-----	\$ 75.00

OTHER ELECTRICAL WORK FEES

Swimming Pools (above ground, in-ground, and on-ground pools, hot tubs, spas, and fixed in place wading pools)-----\$ 75.00

Business and Outdoor Advertising Signs-----\$100.00

Cell towers and Radio towers-----\$100.00

Accessory, Bulletin Board, Identification Signs-----\$ 50.00

Miscellaneous Work-----\$ 45.00
(I.E., fire and security alarms, panel boards, etc.)

Remodels (less than 50% of existing area)

 First 100 amps-----\$ 50.00

 Additional 100 amps or portion thereof---Residential- -----\$ 10.00

 Additional 100 amps or portion thereof---Commercial/Industrial ---- \$ 50.00

Mobile and Modular Homes----- \$ 75.00

Move in residences/structures-----\$100.00

Accessory Buildings, etc.(except where size is in question)-----\$ 50.00

An inspection, where only one (1) inspection is required, a fee of twenty-five dollars (\$25.00) is required for the inspection.

Electrical work started or completed without a permit issued shall be subject to double the fee.

All re-inspections will be billed at \$25.00 per re-inspection.

OFF-DUTY RECALL INSPECTION FEE

Any inspection requiring that a code official or inspector who is off duty be recalled to duty that is not continuous with the inspector’s regular work period shall be subject to a Recall Inspection Fee equal to two and one-half (2 ½) times the regular inspection fee (Twenty-Nine Dollars [\$29.00]) which shall be assessed, paid, and collected at a rate of Seventy-Two Dollars and 50/100 (\$72.50) per. hour, with a minimum assessed inspection time of two (2) hours.

AMEND SECTION 1. TO INCLUDE: Adopting Title 748 – Uniform Building Code Commission for adopting the 2015 International Codes and 2014 National Electrical Code, with the same deletions and changes including Appendices A through Y not adopted by the OUBCC.

BUILDING PERMIT FEES

“The fee for a building permit shall be based on the value of the construction at the rate of \$40.00 per square foot. The official may be guided in his/her estimating by any approved practice or method of estimating.”

BUILDING PERMIT FEE SCHEDULE

Section 114.3.2 Issuing Fee-----\$5.00

Valuation:

\$0 to \$10,000-----\$40.00

For valuation more than \$10,000 the fee shall be 0.40 percentage of the total estimated valuation, calculated in \$1,000 increments to the closest \$1,000. For each additional \$1,000 valuation above \$150,000 @ increments rate 0.20% of estimated value.

OTHER PERMIT FEES

- Application Fee-----\$25.00
- Zoning Clearance Permit & Review-----\$ 20.00
- Floodplain Review (House Bill #1329)-----\$ 25.00
- Development Permit-or Earth Change Permit-----\$150.00
- Drainage Permit-----\$150.00
- Certificate of Occupancy-----\$100.00
- Demolition Permit-----\$100.00
- Firework Stand Permit-----\$25.00

**OKLAHOMA UNIFORM BUILDING CODE COMMISSION
PERMIT FEE SCHEDULE**

- Building Permit-----\$4.00
- Electrical Permit-----\$4.00
- Mechanical Permit-----\$4.00
- Plumbing Permit-----\$4.00

WHEREAS, it is the desire of the Board of County Commissioners of Tulsa County, Oklahoma that the Building Codes of Tulsa County include the latest design and construction criteria:

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Tulsa County, State of Oklahoma, that said codes of Tulsa County be further amended.

Approved by the Board of County Commissioners of Tulsa County, State of Oklahoma, this _____ day of _____, 2016 to be implemented on the _ day of _____, 2016.

Karen Keith, Chairman


Ron Peters, Member

John Smaligo, Member

Attest:

Pat Key, Tulsa County Clerk

APPROVED AS TO FORM:



Assistant District Attorney