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When an interpretation to the adopted Building Code is made, the process is:

1) Identify the Code section being interpreted.
2) Building Official prepares a Notice to Contractors of the interpretation.
3) Provide Notice to Contractors to the Builders Relations Committee (BRC) for discussion/input at next BRC meeting.
4) Notice to Contractors will include:
   a. Issue at hand
   b. Applicable Code Section
   c. Observed practice
   d. Building Official’s interpretation
5) Effective Date of enforcement of the interpretation shall be a minimum 30-days out.
6) Notice to Contractors is provided to DS Center admin staff for distribution.
7) DS Center admin staff distribute Notice to Contractors by email, place in the Building Codes Interpretation Manual housed at City Hall, and place on the City of Stillwater website.
8) All interpretations made are presented to the Building Trades Board as information.
NOTICE TO CONTRACTORS
05-003
Smoke Detector Placement
Effective IMMEDIATELY
Distributed December 28, 2005

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Smoke Detector Placement

Practice: Improper placement due to their proximity to sleeping rooms and distance from supply and return air ducts and whole house or ceiling fans.

Code Section: IRC Section R313 Smoke Alarms. Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

Building Official's Interpretation / Policy: Pursuant to typical manufacturer's installation instructions for smoke detectors the areas recommended for placing a smoke detector are as follows,

1. Locate the first alarm in the immediate area of the bedrooms. Try to protect the exit path as the bedrooms are usually farthest from the exit. If more than one sleeping area exists, locate additional alarms in each sleeping area.
2. Locate additional alarms to protect any stairway as stairways act like chimneys for smoke and heat.
3. Locate at least one alarm on every floor level.
4. Locate an alarm in every bedroom.
5. Locate an alarm in every room where electrical appliances are operated (i.e. portable heaters or humidifiers).
6. Locate an alarm in every room where someone sleeps with the door closed. The closed door may prevent the alarm from waking the sleeper.
7. Smoke, heat, and combustion products rise to the ceiling and spread horizontally. Mounting the smoke alarm on the ceiling in the center of the room places it closest to all points in the room. Ceiling mounting is preferred in ordinary residential construction. When mounting an alarm on the ceiling, locate it at a minimum of 4” (10 cm) from the side wall. (see Diagram A)
8. When mounting the alarm on the wall, use an inside wall with the top edge of the alarm at a minimum of 4” (10 cm) and a maximum of 12” (30.5 cm) below the ceiling (see Diagram A).
9. Put smoke alarms at both ends of a bedroom hallway or large room if the hallway or room is more than 30 feet (9.1 m) long.

10. Install Smoke Alarms on sloped, peaked or cathedral ceilings at or within 3 ft. (0.9m) of the highest point (measured horizontally). NFPA states: “Smoke alarms in rooms with ceiling slopes greater than 1 foot in 8 feet (.3 m in 2.4 m) horizontally shall be located on the high side of the room” “A row of detectors shall be spaced and located within 3 ft. (0.9 m) of the peak of the ceiling measured horizontally”

Pursuant to typical manufacturer’s installation instructions for smoke detectors and NFPA 72 the areas to avoid when placing a smoke detector are as follows,

1. **Smoke alarms should not be installed within 3 ft. (.9 m) of the following:** the door to a kitchen, the door to a bathroom containing a tub or shower, forced air ducts used for heating or cooling, ceiling or whole house ventilating fans, or other high air flow areas.

2. Kitchens. Normal cooking may cause nuisance alarms. If a kitchen alarm is desired, it should have an alarm silence feature or be a photoelectric type.


Pursuant to IRC Section R313 and the manufacturer’s installation instructions, smoke detectors are to also be installed per NFPA 72. NFPA (National Fire Protection Association) 72 Section 11.8.3.5 states,

“The installation of smoke alarms and smoke detectors shall comply with the following requirements,”

(4) Smoke alarms or smoke detectors located within a 6.1-m (20-feet) horizontal path of a cooking appliance shall be equipped with an alarm silencing means or to be of the photoelectric type.

(6) Smoke alarms and smoke detectors shall not be installed within a 914-mm (36-inch) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

(7) Smoke alarms and smoke detectors shall not be installed within a 914-mm (36-inch) horizontal path from the tip of the blade of a ceiling suspended (paddle) fan.
Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

The Stillwater City Council has recently approved changes to fees charged for building permits, electrical permits, mechanical permits, plumbing permits, sign permits and mobile home permits and has adopted fees for certain fire permits.

The attached fee schedule will apply to all permit applications submitted after June 30, 2008. Attached is a copy of the Fee Resolution and Building Permit Fee Schedule. Please note some of the key changes:

- Addition of fire sprinkler and fire alarm permit fees for new installations, alterations, maintenance, and for commercial cooking hood suppression systems.
- Effective July 1, 2009 and on July 1 of each year thereafter, fees charged shall be adjusted to reflect an increase of up to three percent (3%), or the most recent annual consumer price index for the south urban region as determined by the U.S. Bureau of Labor Statistics whichever is less.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater

Attachment(s)  2008 Building Permit Fee Schedule
Resolutions CC-2008-8, CC-2008-9
RESOLUTION NO. CC-2008-8

“A RESOLUTION SETTING FEES CHARGED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SIGN AND MOBILE HOME PERMITS AS IN ACCORDANCE WITH THE STILLWATER MUNICIPAL CODE.”

WHEREAS, Chapter 7, Buildings, Section 7-18 of the Stillwater City Code, provides for the establishment of building permit fees for commercial buildings (all buildings other than one- and two-family dwellings); and

WHEREAS, Chapter 7, Buildings, Section 7-31 of the Stillwater City Code, provides for the establishment of building permit fees for one- and two-family dwellings; and

WHEREAS, Chapter 7, Buildings, Section 7-84 of the Stillwater City Code, provides for the establishment of permit fees for the moving and/or demolition of a building or structure; and

WHEREAS, Chapter 10, Electricity, Section 10-28 of the Stillwater City Code, provides for the establishment of electrical permit fees; and

WHEREAS, Chapter 24, Plumbing and Gas, Section 24-43 of the Stillwater City Code, provides for the establishment of plumbing permit fees; and

WHEREAS, Chapter 24, Plumbing and Gas, Section 24-63 of the Stillwater City Code, provides for the establishment of fuel gas piping permit fees; and

WHEREAS, Chapter 24, Plumbing and Gas, Section 24-67 of the Stillwater City Code, provides for the establishment of mechanical permit fees; and

WHEREAS, Chapter 23, Land Development Code, Section 23.203, of the Stillwater City Code, provides for the establishment of sign permit fees; and

WHEREAS, Chapter 23, Land Development Code, Section 23.49, of the Stillwater City Code, provides for the establishment of mobile home permit fees; and

WHEREAS, The City Council of the City of Stillwater is authorized to set permit fees.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STILLWATER THAT:

The permit fees provided for in the aforementioned codes, be and are hereby set as follows:

SECTION 1: The permit fees shall be as shown on the attached “Building Permit Fee Schedule”.

SECTION 2: The attached “Building Permit Fee Schedule” shall become effective on July 1, 2008 for all permit applications that are submitted on or after July 1, 2008.

SECTION 3: Effective July 1, 2009, and on July 1 of each year thereafter, fees charged shall be adjusted to reflect an increase of up to three percent (3%), or the most recent annual consumer
price index for the south urban region as determined by the U.S. Bureau of Labor Statistics, whichever is less.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2008.

___________________________________
ROGER L. MCMILLIAN, MAYOR
(SEAL)
ATTEST:

______________________________
MARCY ALEXANDER, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 9th DAY OF JUNE, 2008.

___________________________________
JOHN E. DORMAN
CITY ATTORNEY

COPY
RESOLUTION NO. CC-2008-9

“A RESOLUTION SETTING FEES CHARGED FOR FIRE ALARM AND FIRE SPRINKLER SYSTEM PERMITS AS IN ACCORDANCE WITH THE STILLWATER MUNICIPAL CODE.”

WHEREAS, Chapter 12, Fire Prevention and Protection, Section 12-34 of the Stillwater City Code, provides for the establishment of fire permit fees; and

WHEREAS, The City Council of the City of Stillwater is authorized to set permit fees.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STILLWATER THAT:

The permit fees provided for in the aforementioned codes, be and are hereby set as follows:

SECTION 1: The permit fees shall be as shown on the attached “Building Permit Fee Schedule”.

SECTION 2: The attached “Building Permit Fee Schedule” with the addition of permit fees for fire protection systems shall become effective on July 1, 2008 for all permit applications that are submitted on or after July 1, 2008.

SECTION 3: Effective July 1, 2009, and on July 1 of each year thereafter, fees charged shall be adjusted to reflect an increase of up to three percent (3%), or the most recent annual consumer price index for the south urban region as determined by the U.S. Bureau of Labor Statistics, whichever is less.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2008

ROGER L. MCMILLIAN, MAYOR

(SEAL)

ATTEST:

MARCY ALEXANDER, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 9th DAY OF JUNE, 2008.

JOHN E. DORMAN
CITY ATTORNEY
NOTICE TO CONTRACTORS, #11-002, CORRECTION
2009 IBC and IRC Code Adoption

The City of Stillwater has recently updated building codes to the 2009 International Building Code (IBC) and 2009 International Residential Code (IRC). Both codes are adopted with a number of local amendments as indicated in Ordinance #3127. A copy of the Ordinance is available for review online at stillwater.org under the Adopted Construction Standards link.

In addition to this Notice, staff has created Notice to Contractors #11-003 for the IBC and Notice to Contractors #11-004 for the IRC to identify the changes associated with these adoptions that will be more restrictive and have the most impact on local construction. To view copies of these notices, please visit stillwater.org, Building Safety Division link, “building code interpretation manual.”

IRC: It is important to note that concurrent with the adoption of the new codes, a number of changes to the current plan review and inspection policies will be implemented. The most significant of these changes is related to the documents required to be submitted in order to obtain a building permit. The IRC requires that permit applications for one-and-two family dwellings must be accompanied by building plans. In the past, the only plan required to be submitted was a site plan. However, effective June 15, 2011, the following will be required to be submitted in addition to the normal building permit application documents:

1. A foundation plan with a cross section of the proposed foundation. The plan should include the location of any interior footings required to support interior braced wall lines or load-bearing walls.
2. Floor plans for all floors. This would include proposed habitable attics. Plans should be drawn to scale with appropriate dimensions included. The floor plans should include;
   - The locations and method of exterior wall bracing if other than solid wood exterior sheathing.
   - The location of any required interior braced walls.
   - The location and nominal size of proposed windows and exterior doors.
   - Identification of load-bearing walls or columns.
   - Identification of any load-bearing wall sections intended to exceed 10-feet in height between perpendicular lateral supports.
   - Locations of any decks, porches or balconies more than 30-inches high and all decks, porches or patios that will be covered by a roof structure.
   - If plans include wood-frame floors, provide the proposed size and spacing of sawn lumber floor joists, or indicate that the floor will be constructed with manufactured joists or trusses.
   - Rooms labeled by use.
3. At least one elevation plan indicating the approximate building height. For multiple story buildings, include the proposed elevation difference between floors.

Plans must be submitted on paper and must be on a scale and of a quality to be legible. **Two complete sets of plans must be submitted with the application.** Even though the City will be requiring additional plans to be submitted for review, the intention to maintain the same turnaround time for review and permit issuance for those submissions that are complete and generally code compliant.

Additionally, the IRC has very specific requirements regarding spray foam insulation. The requirements may differ significantly based on the type of product being applied; therefore, the City recommends that if the proposed design of the house includes spray foam insulation, the specific product specifications and installation requirements be submitted at the time of permit application. A final Certificate of Occupancy for the permit will not be available until the product literature has been submitted, approved, and the determination made that the installation meets the requirements of the IRC.

On a related note, one of the requirements in the residential code for attic insulation is that when ceiling insulation is blown in, markers are to be placed in the attic in conspicuous locations every 300 square feet that identify the installed insulation thickness.

**IBC:** Another change being implementing has to do with door hardware in commercial buildings. The building code has long had a prohibition in the use of surface or concealed flushbolts in pairs of exit doors. The new building code now includes a few exceptions where flushbolts will be allowed. However, in those cases where the code does not permit their use, Stillwater will be requiring compliance.

**COMPLIANCE:** For your ease of transition into the new Code adoption, the City of Stillwater will observe a **90-day voluntary compliance period** to implement the new codes. All permits applied for after June 15, 2011, will be required to fully comply with the adopted 2009 IBC and IRC.

For information or questions, please contact Michael Roberts, Stillwater Building Official, at 405.742.8218 or by email at mroberts@stillwater.org.
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

This Contractors Notice is primarily to inform you of significant changes in the adoption of the 2009 International Building Code and to establish its effective date of June 15, 2011.

**Issue:** Code Changes effective for all permits submitted after June 15, 2011

**Code Section:** Section 106.1. Live loads posted. Where the live loads for which each floor or portion thereof that is used for storage in a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

**Explanation of Change:** As the new language states, permanent live-load limit signs must be posted when the design loads exceed 50 PSF in storage areas. The signs must be posted before a final Certificate of Occupancy or Certificate of Completion will be issued for a building permit related to such areas.

**Code Section:** 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464.5 m²);
2. The fire area has an occupant load of 200 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**Explanation of Change:** The threshold for which fire sprinklers are required in restaurants has been reduced to an occupant load of 200 from the previous threshold of 300

**Code Section:** 2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1. Exceptions:
1. Water fountains are not required in any occupancy, but when provided must comply with Chapter 11.
2. Toilets, lavatories and service sinks shall not be required in S occupancy buildings used solely for storage when there are no accessory uses or mixed-uses in the building and the building is not heated.

Types of occupancies not shown in Table 2902.1 shall be considered individually by the building official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.

**Explanation of Change:** The first exception no longer requires water fountains to be installed in any occupancy
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

This Contractors Notice is primarily to inform you of significant changes in the adoption of the 2009 International Residential Code and to establish its effective date of June 15, 2011.

**Issue:** Code Changes effective for all permits submitted after June 15, 2011

**Code Section:** R202 Attic, Habitable. A finished or unfinished area, not considered a story, complying with all of the following requirements:
1. The occupiable floor area is at least 70 square feet (17 m²), in accordance with Section R304,
2. The occupiable floor area has a ceiling height in accordance with Section R305, and
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

**Explanation of Change:** This new definition makes it clear that habitable attics need not be counted as a story for determining allowable building height. However, since it includes unfinished as well as finished spaces, it would require the egress from the space to meet the same code requirements as other habitable spaces, including the requirements for stairs.

**Code Section:** R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

**Explanation of Change:** The minimum opening area of all egress windows has been lowered to 5 square feet.

**Code Section:** R314.3.1 Alterations, repairs and additions is hereby amended to read to wit: In existing individual dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings when any of the following permits are required:
1. when a building permit is required for alterations, repairs or additions in which the value of the work covered by the permit exceeds $1,000, or
2. when a building permit is required to add or create one or more sleeping rooms, or
3. when an electrical permit is required for work performed as part of an interior renovation that does not require a building permit but where more than 50% of the dwelling unit ceiling coverings will be removed as part of the renovation.

**Explanation of Change:** A local amendment has been added to clarify the scope of work that must be done before smoke detectors must be added as part of renovation work.

**Code Section:** R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
Exception 1: Carbon monoxide detection is not required in residences with attached garages when the door between the residence and the garage is weather-sealed and there are no fuel burning appliances in the garage or the residence.

Explanation of Change: Carbon monoxide detectors will now be required to be installed outside sleeping areas in most new houses. It is important to note that such detectors are not required to be hardwired, although staff would recommend that as the preferred installation.

Code Section: R315.2 Where required in existing dwellings. In existing individual dwellings that have attached garages without weather-sealed connecting doors to the residence or in existing individual dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in the individual dwelling in accordance with Section R315.1 when any of the following permits are required:

1. when a building permit is required for alterations, repairs or additions in which the value of the work covered by the permit exceeds $1,000, or
2. when a building permit is required to add or create one or more sleeping rooms,
3. when a plumbing or mechanical permit is required to replace any fuel-fired appliance

Explanation of Change: Carbon monoxide detector installation is now required for alteration work in existing buildings. However, similar to the smoke detector change, this amendment describes the scope of work that would trigger the carbon monoxide detector installation. The most significant change is that the replacement of gas-fired furnaces or water heaters would require the installation of the detectors. However, the detectors can be battery operated.

Code Section: R403.1.3.2, Slabs-on-ground with turn-down footings. Exterior concrete footings shall be reinforced with a minimum of four (4)- number four (4) reinforcing bars, placed in a box arrangement with a 3-inch clearance from the bottom of the footing and a two (2) inch clearance from the side walls and joint overlap of not less than forty (40) bar diameters. Interior footings of one (1) story structures may be provided with an un-reinforced monolithic slab twelve (12) inches in width by ten (10) inches in depth, bearing on undisturbed natural soils or engineered fill.

Where the slab is not cast monolithically with the footing, No. 3 or larger vertical dowels shall be provided in accordance with Figure R403.1.3.2 except that hooks shall not be required.

Explanation of Change: This change will now require that when slabs are not poured at the same time as the footing, dowells will need to be provided in the footing pour to tie the slab down to the footing.

Code Section: R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with FigureR502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N). When interior joists are not
accessible for the attachment of hold-downs due to building finishes, other connections may be used upon approval of the building official.

**Explanation of Change:** A new requirement had been added for deck construction that will require additional connection devices to tie decks into the building. The following illustration provides an example of the tension device that will be required.

![Illustration of a tension device](image)

**Code Section:** R602.10 *Wall bracing.* Buildings shall be braced in accordance with this section. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

**Explanation of Change:** Much more detail was added to the wall bracing requirements in an effort to make them more user-friendly. It is important to note that depending on the size of the building and the length of proposed braced panels, interior walls may need to be braced as well as exterior walls.

**Code Section:** R907.3 *Recovering versus replacement.* New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to moderate or severe hail exposure according to Figure R903.5.

**R903.5 Hail exposure.** Hail exposure, as specified in Sections R903.5.1 and R903.5.2, shall be determined using Figure R903.5.

- **R903.5.1** Moderate hail exposure. One or more hail days with hail diameters larger than 1.5 inches (38 mm) in a 20-year period.
- **R903.5.2** Severe hail exposure. One or more hail days with hail diameters larger than or equal to 2.0 inches (51 mm) in a 20-year period.
Explanation of Change: Payne County lies within an area now described in the IRC as severe for the probability of hail damage. As noted in Section 907.3, the code will now require that all existing roof coverings must be removed when a new covering of asphalt shingles is applied.

**Code Section:** N1102.2.3 *Access hatches and doors.* Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a minimum of R-5. Access shall be provided to all equipment which prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

Explanation of Change: Attic access doors and panels will now be required to be weatherstripped and insulated to a minimum of R-5. This would include pull-down stairs if the stairs are located in a conditioned space.

**Code Section:** M1502.4.5 *Length identification.* Where the exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829 mm) of the exhaust duct connection.

Explanation of Change: Please note that “equivalent length” includes the equivalent length assigned to various types of elbows by Table M1502.4.4.1 as well as the length of straight lengths of ducts.

**Code Section:** G2415.10 *Minimum burial depth.* Underground piping systems shall be installed a minimum depth of 18 inches (305 mm) below grade, except as provided for in Section G2415.10.1.

Explanation of Change: It is expected that the State will adopt the IRC in the summer of 2011. One of the recommended amendments at the state level was to increase the minimum burial depth of gas pipe from 12” to 18”. Consequently, our local adoption has followed suit.

**Code Section:** P2503.7 *Water-supply system testing.* Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than PVC or CPVC, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

Explanation of Change: Another change adopted by the State was to clarify that due to the potential hazard created by testing PVC and CPVC piping systems with air, it was necessary to amend this...
section of the code to prohibit this type of test. Air tests for these types of systems will no longer be accepted after June 15, 2011.

**Code Section:** P2603.6.1, *Sewer depth.* Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade.

**Explanation of Change:** Another of the recommended amendments at the state level was to establish the minimum burial depth of sewer pipe at 12”. Our previous requirement was a minimum depth of 6”. Consequently, our local adoption has followed suit.

**Code Section:** P2801.5.1 *Pan size and drain.* The pan shall be not less than 1 1/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). *Piping for safety pan drains shall be of those materials listed in Table P2905.5.*

**Explanation of Change:** The code now requires that the material used to drain safety pans must be approved for water piping, which effectively eliminates PVC as a material to be used for these drains.

**Code Section:** P3005.2.6 *Base of stacks.* A cleanout shall be provided at the base of each waste or soil stack.

**Explanation of Change:** Based on the new requirement, an exterior cleanout will no longer be approved to substitute for the cleanout required at the base of soil stacks.
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** Proper Roof Bracing Clarification and Detail

**Applicable Code Section(s):** R802.5.1 Purlins. Purlins are permitted to be installed to reduce the span of rafters as shown in Figure R802.5.1. Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center for 2-inch by 4-inch (51 mm by 102 mm) or 6 feet (1829 mm) on center for 2-inch by 6-inch (51 mm by 152 mm) and the unbraced length of braces shall not exceed 8 feet (2438 mm).

R802.3 Framing details. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25.4 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

**Code Official’s Administrative Ruling:** Page 2 illustrates how to properly brace rafters that exceed allowable spans based on species and grade of lumber. This illustration and Section R802.5.1 also require purlin bracing to be provided at 4'-0” maximum intervals and if bracing exceeds 8'-0” in length they shall also be braced. A new local amendment was added in the 2009 IRC adoption which permits purlin brace spacing to be increased to 6 feet on center when minimum 2 by 6 purlins are installed. Please remember that the code specifically requires that the minimum size of the purlin has to be equal to the rafter being supported. For example, a 2x6 purlin would not be allowed to support 2x8 rafters, even if it is supported every 6 feet. It is also important to note that purlin, ridge and hip braces may be installed to be supported by structural beams or columns as well as bearing walls. Braces landed on ceiling joist assemblies will not be acceptable. The new spacing allowance for the braces is effective immediately.
Any questions or comments regarding this notice may be directed to 405-742-8218 or email.

Michael Roberts, CBO
NOTICE TO CONTRACTORS
11-008
Effective October 1, 2011
Notice of Residential Foundation Design Requirements
Distributed on July 7, 2011

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** New prescriptive residential foundation designs for construction in soils with medium and high plasticity.

Applicable Code Section: 2009 International Residential Code R403.1.8

**R403.1.8 Foundations on expansive soils.** Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1805.8 of the International Building Code.

**Exception:** Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.

**Code Official’s Administrative Ruling / Interpretation:** This section of the code provides requirements for the construction of foundations in expansive soils. Most of the soils in Stillwater are classified as either medium or high plasticity by the Payne County Soils Map as published by the USDA. The general requirement in this section of the IRC is that foundations in these types of soils must be engineered in compliance with the requirements of the International Building Code. However, the exception provides that other foundation designs are acceptable provided they are approved by the building official. For several years a group of contractors have been working with the Building Trades Board (BTB) to establish basic minimum designs for slab-on-ground foundations constructed in medium and high plasticity soils. On June 28, 2011 the BTB formally approved the acceptance of these foundation designs for use within the city. Effective October 1, 2011, foundations for new homes will be required to comply with the approved design corresponding to the specific soil plasticity of the proposed building site as identified by the Payne County Soils Map with the following exceptions;

1. Slab reinforcement is not required if a site-specific geotechnical report that verifies that the soil at the building site is of low plasticity is submitted with the building permit application.
2. Designs prepared by a licensed engineer including, but not limited to, post tension designs.

Copies of the new foundation standards are available at our office and online at our webpage. When applying for a building permit, the applicant will need to submit a copy of the appropriate design, based on the soil plasticity at the proposed building site, in addition to the foundation layout.

Please note that since the slab in the new foundation designs is a structural component of the foundation system an additional inspection will be required if the slab will not be placed monolithically with the foundation grade beams. This required inspection will also be effective October 1, 2011.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email mroberts@stillwater.org.

Thank You,

Michael Roberts, CBO
Building Official
City of Stillwater
MONOLITHIC PERIMETER

ANCHOR BOLTS AS REQUIRED BY I.R.C.

5 1/4" = 1'-0"

2-#4 BARS CONT.
@ TOP & BOTTOM

#5 BARS @ 16" O.C.B.W.

#4 BARS @ 24" O.C.

#4 BAR VERTICAL
24" O.C.

#4 BAR CONT.
HORIZONTAL

ANCHOR BOLTS AS REQUIRED BY I.R.C.

LOAD BEARING INTERIOR

FOR 2-STORY
3 1/4" = 1'-0"
STRUCTURES ONLY

NOTES:
1. BOTTOMS OF ALL BEAMS SHALL EXTEND TO UNDISTURBED SOIL OR COMPACTED SOIL.
2. JOINT OVERLAP OF BAR STEEL TO BE NOT LESS THAN 40 BAR DIAMETERS.
3. MINIMUM COVER ON STEEL IN SLAB SHALL BE 1 1/4".
4. MINIMUM COVER ON STEEL IN FOOTING SHALL BE 3" CLEAR FROM BOTTOM OF FOOTING & 2" CLEAR FROM SIDE WALLS.
5. FOOTING STEEL SHALL BE TIED & SUPPORTED EVERY 5'-0" MAX.

ALTERNATE DESIGN STANDARDS FOR FOUNDATION & FLOOR

FOR SOIL WITH P.I. OF 29 OR LESS
REF. PAYNE COUNTY SOIL MAP

Notice to Contractors #11-008
Residential Foundation Design Requirements
Distributed July 7, 2011 Attachment 1 of 2
#4 Bars @ 24° O.C.B.W.

Anchor Bolts AS REQ'D BY I.R.C.

MONOLITHIC PERIMETER
3/4" = 1'-0"

2-#5 Bars Cont. @ Top & Bottom

LOAD BEARING INTERIOR
FOR 2-STORY STRUCTURES ONLY
5/4" = 1'-0"

#4 Bars @ 24° O.C.

ALTERNATE GARAGE STEM WALL PERIMETER
3/4" = 1'-0"

Anchor Bolts AS REQ'D BY I.R.C.

Expansion Joint
#4 Bars @ 24° O.C.B.W.

#4 Bar Vertical
24° O.C.

#4 Bar Cont. Horizontal

NOTES:
1. Bottoms of all beams shall extend to undisturbed soil or compacted soil.
2. Joint overlap of bar steel to be not less than 40 bar diameters.
3. Minimum cover on steel in slab shall be 2 1/2".
4. Minimum cover on steel in footing shall be 8' clear from bot. of footing & 2" clear from side walls.
5. Footing steel shall be tied & supported every 3'-0" max.

ALTERNATE DESIGN STANDARDS
FOR FOUNDATION & FLOOR
FOR SOIL WITH P.I. OF 30 OR MORE
REF. PAYNE COUNTY SOIL MAP
NOTICE TO CONTRACTORS
13-002
Spray Foam Insulation in Attics of One-and-Two Family Dwellings
Effective: January 1, 2014
Distributed: October 11, 2013

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Spray foam insulation in attics of One-and-Two Family Dwellings

Applicable Code Section: 2009 International Residential Code section R316.1

Generally, the code requires that the interior of buildings must be protected from spray foam insulation by a 15 minute fire-rated thermal barrier. There are a number of materials specified in the code that will achieve this rating including ½” gypsum wallboard. Typically foam applied inside of walls will meet this requirement since the foam has been encapsulated by the drywall.

Crawlspaces and unfinished attics are considered interior spaces for the purposes of this requirement. However, in the case of attics and crawl spaces, an exception provides that the thermal barrier is not required if the spaces are only accessed for repairs or for service of equipment. In those instances, the thermal barrier is not required. However, an ignition barrier, as described in the same code section, is still required over the insulation in lieu of the thermal barrier. It would be important to note that if the attic space is to be provided with a floored area to be used for storage, even if it is unfinished, the spray foam is required to be protected by a thermal barrier, not just an ignition barrier.

The code also recognizes that certain spray foam products can be applied without prescriptive thermal and/or ignition barriers if they have been specially formulated, tested and approved for that purpose. The spray foam industry is aggressively working to develop products that will meet these code requirements. We have already seen approvals for different products including;

- Spray products that can be applied over spray foam to meet the ignition barrier requirements
- One-step spray foam products that meet the ignition barrier requirements without a top coat
- Spray products that can be applied over spray foam that meet the thermal barrier requirement

Our current building permit submittal requirements include the submission of the Attic Ventilation Calculation Worksheet. A new Attic Spray Foam Worksheet is available that can be substituted for the Attic Ventilation Worksheet. The new worksheet will require identification of the spray foam product(s) that will be used, and identify if attic storage is intended to be provided. We will also require the submission of the product(s) spec sheets of the specific product(s) being proposed in order to verify their approval for the specific application. If the exact product(s) have not been chosen at the time of the permit application, the spec sheets can be submitted at a later date. However, the Worksheet must still be submitted and the framing inspection will not be approved until the product information has been submitted and approved.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email mroberts@stillwater.org.

Thank You,
Michael Roberts, CBO
Building Official
City of Stillwater
INTERPRETATIONS AND APPLICATIONS OF BUILDING CODES & REGULATIONS #05-001

Code Section: NEC Section 210.52(C)(2), Dwelling Unit Receptacle Outlets

Effective: February 28, 2005

Subject: Kitchen Island Receptacles

Code Section: “Island Counter Spaces. At least one receptacle outlet shall be installed at each island counter space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater.”

After discussion by staff and the Building Trades Board during the February 15, 2005 meeting, the following language has been developed to better define what type of kitchen island requires a receptacle outlet pursuant to NEC Section 210.52(C)(2).

"Kitchen Island": Any cabinet permanently affixed or attached to the building or structure and intended to serve as an island and offers a counter top work space of 12”x 24” or larger shall comply with GFCI requirements, and wiring methods for receptacles which serves the counter top and must be in accordance with all requirements of NEC Sections 210.8, 210.52(C)(2).

Exceptions: Commercially manufactured butchers blocks, kitchen carts, movable islands considered as furniture without plumbing fixtures or appliances. If a cord plug attachment is provided to serve a receptacle on a movable island it shall comply with NEC Section 400.7 and 210.8.

A Building Division policy is based on an interpretation of a code provision and is subject to change based on new and/or additional information.
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** Whirlpool Tub Electrical Connection

**Practice:** Installation of a cord connector to NM (romex) cable under whirlpool tubs instead of installing a receptacle box due to the unknown location of the pump motor.

**Code Section:** Article 400 Flexible Cords and Cables. Nonmetallic sheathed cable, NM cable (romex) is not listed for use as a flexible cord or cable pursuant to 2005 NEC Table 400.4. The 2003 UL White Book defines a Cord Connector as a female contact device to be wired on flexible cords.

**Building Official’s Interpretation / Policy:** Due to NM cable not being considered a flexible cord or cable pursuant to NEC Article 400 and cord connectors only being listed for flexible cords pursuant to the UL White Book.

All whirlpool tubs are to be provided with an approved outlet box pursuant to NEC Article 314 with the buildings branch circuit wiring serving the whirlpool tub properly connected, secured and supported upon final installation.

It is acceptable to leave a coil of wire outside the wall at rough-in in order to allow the receptacle box to be extended to the motor location after tub installation. Cover plate, outlet and GFCI protection shall be installed pursuant to NEC requirements.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater
NOTICE TO CONTRACTORS  
05-005 
Thermostat Wire Located within Plenums  
Effective February 1, 2006  
Distributed on December 28, 2005

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Low Voltage Thermostat Wiring in Environmental Air Ducts, Plenums and other Air-handling Spaces

Practice: Installing thermostat wiring and splice connections within the return air plenum for multi-device zone controlled HVAC systems.

Code Section: NEC Article 725, Class I, Class 2 and Class 3 Remote-Control, Signaling and Power Limited Circuits, Section 725.3(C) Ducts, Plenums and Other Air-Handling Spaces states, Class 1, Class 2 and Class 3 circuits installed in ducts, plenums or other spaces used for environmental air shall comply with 300.22. Type CL2P or CL3P cables and plenum signaling raceways shall be permitted for class 2 and Class 3 circuits installed in other spaces used for environmental air.

Section 725.61(A), Plenums, permits listed Type CL2P or CL3P cables to be installed in ducts, plenums, and other spaces for environmental air. These cables have been listed for their low smoke-producing characteristics and fire resistance.

Building Official’s Interpretation / Policy: The Code has some very strict requirements when wiring is installed in air handling spaces. These spaces have the capacity to rapidly spread fire, and for environmental air, air that is breathed, there is the danger of spreading toxic products of combustion and impairing vision in a fire fighting or egress situation. Therefore plastic coating on wires and cables are required to be plenum rated and listed when cables are installed in ducts, plenums, or other space used for environmental air.

All thermostat wiring, connectors and ties located within a space used for environmental air shall be listed and labeled as “plenum rated”.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,  
Darin Morgan, CBO  
Building Official  
City of Stillwater
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

This Contractors Notice is primarily to inform you of significant changes in the adoption of the 2008 National Electrical Code and to establish its effective date of February 1, 2009.

**Issue:** Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 2008 NEC—210.12 Arc-Fault Circuit-Interrupter Protection.

**(B) Dwelling Units.** All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit in family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit.

**Explanation of Change:** This section was revised to include a list of rooms and areas where the serving branch circuits are to be protected by arc-fault circuit-interrupter protection. The AFCI-protective devices must be listed combination types.

### 210.12(B) Arc-Fault Circuit-Interrupter Protection
Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 210.4 — **MULTIWISE BRANCH CIRCUITS**

**B) Disconnecting Means.** Each multiwire branch circuit shall have a means to simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates.

**Explanation of Change:** Multiwire branch circuits can offer unexpected shock hazards when work is being done on them — unless all ungrounded conductors from the multiwire branch circuit are disconnected simultaneously. This revised section requires each ungrounded conductor of a multiwire branch circuit to be disconnected simultaneously by common trip 2-pole or 3-pole circuit breakers or single-pole circuit breakers with an identified handle tie. Individual single-pole circuit breakers with handle ties identified for the purpose, or a breaker with a common internal trip, can be used for this application [240.15(B)(1)].

This rule is intended to prevent people from working on energized circuits they believe are disconnected.

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**Issue:**

**Code Change effective for all permits submitted after February 1, 2009**

**Code Section:** 210.4 — **MULTIWISE BRANCH CIRCUITS**

**D) Grouping.** The ungrounded and neutral conductors of a multiwire branch circuit shall be grouped together in at least one location by wire ties or similar means at the point of origination.

**Exception:** Grouping is not required where the circuit conductors are contained in a single raceway or cable that makes the grouping obvious.

**Explanation of Change:** Multiwire branch circuits offer the advantage of fewer conductors in a raceway, smaller raceway sizing, and a reduction of material and labor costs. In addition, multiwire branch circuits can reduce circuit voltage drop by as much as 50%. This new subsection requires that all associated conductors of a multiwire branch circuit be physically grouped together at least once with wire ties or other means within the panel or origination point of the circuit to make it easier to visually identify the conductors of the multiwire branch circuit. Grouping is intended to assist in terminating multiwire branch-circuit conductors to circuit breakers correctly, particularly where twin (tandem) breakers are used.

This new rule includes an exception that relaxes this requirement where the entry of the circuit conductors of a cable or raceway makes it obvious which conductors are associated with each other, without the need for additional grouping or tie wraps.
If care is not used when making these connections, two circuit conductors can be connected to the same phase conductor. If the ungrounded conductors of a multiwire circuit are not terminated to different phases, the currents on the neutral conductor will not cancel, but will add, which can cause an overload on the neutral conductor.

![Diagram of Multiwire Circuit - Grouping Section 210.4(D)](image)

**Issue:**
Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 210.8 - GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL (GFCI)

**(A) Dwelling Units**

**(2) Garage and Accessory Buildings.** GFCI protection is required for all 15A and 20A, 125V receptacles in garages, and in grade-level portions of unfinished or finished accessory buildings used for storage or work areas of a dwelling unit.

**(5) Unfinished Basement.** GFCI protection is required for all 15A and 20A, 125V receptacles located in the unfinished portion of a basement not intended as a habitable room and limited to storage and work areas.

**Explanation of Change:** Deleted the exceptions to (A)(2) and (A)(5) that allow non-GFCI protected receptacles for dedicated appliances and receptacles that are not readily accessible. GFCI protection will now be required for all receptacles in the garage and unfinished basements. Exception for fire alarm is still in place.

**210.8(A)(2) & (A)(5) Exceptions No. 1 and 2 Deleted**

All 125-volt, single-phase, 15- and 20-ampere receptacles in dwelling unit garages, accessory buildings, and basements are required to have ground-fault circuit-interrupter protection.

![Diagram of GFCI Protection Required](image)

See exception to 210.8(A)(5) for a receptacle for fire alarm or burglar alarm system located in basements.
Issue: Code Change effective for all permits submitted after February 1, 2009

Code Section: 210.52 Dwelling Unit Receptacle Outlets
(E) Outdoor Receptacle—Dwelling Units.
(3) Balconies, Decks, and Porches. At least one 15A or 20A, 125V receptacle shall be installed within the perimeter and not more than 6-1/2 ft. above the balcony, deck, or porch surface that is accessible from the inside of a dwelling unit.

Exception: Balconies, decks or porches with a usable area of less than 20 sq. ft. are not required to have a receptacle installed.

Explanation of Change: The new item (3) requires a 15A or 20A, 125V receptacle within the perimeter of every balcony, deck, or porch surface that is accessible from the inside of the dwelling for all balconies, decks, and porches over 20 sq. ft., on all floors.

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Issue: Code Change effective for all permits submitted after February 1, 2009

Code Section: Article 406.11 Tamper-Resistant Receptacles in Dwelling Units, in all areas specified in 210.52, all 125-volt. 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

Explanation of Change: Substantiation provided by The U.S. Consumer Product Safety Commission's National Electronic Injury Surveillance System indicated that during a 10-year period, from 1991 to 2001, over 24,000 children in the United States were injured when they inserted foreign objects into electrical receptacles. Every year, at least 2,400 children, on average, are injured when tampering with electrical receptacles. The number of injuries is significant and demonstrates the need for more protection.

ALL receptacles required by Article 210.52 throughout a dwelling unit will require Tamper-Resistant receptacles.
Code Change effective for all permits submitted after February 1, 2009

**Code Section:** Article 680.71 Protection. Hydromassage bathtubs and their associated electrical components shall be on an individual branch circuit(s) and protected by a readily accessible ground-fault circuit interrupter(s). All 125-volt, single-phase receptacles not exceeding 30-amperes and located within 1.83 m (6 ft) measured horizontally of the inside wall of the hydromassage tub shall be protected by a ground fault circuit interrupter(s).

Accessible, Readily (Readable Accessible) - Capable of being reached quickly for operation, renewal or inspections without requiring those to whom ready access is requisite to climb over or remove obstacles or resort to portable ladders, and so forth.

Explanation of Change: This section now requires a hydromassage bathtub and its associated electrical components to be installed on an individual branch circuit. Another change reduces the 10 ft. to 6 ft. distance from the water for the receptacle placement to ensure consistency throughout Article 680. The 10 ft. dimension was in the Code for many years, prior to the introduction of GFCI devices.

Hinged access panels or doors will be considered as “readily accessible”

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**Issue:** Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 410.16 Luminaires in Clothes Closets.

(A) Luminaire Types Permitted. Listed luminaires of the following types shall be permitted to be installed in a closet:

(3) Surface-mounted fluorescent or LED luminaires identified as suitable for installation within the storage area.

C) Location. The minimum clearance between luminaires installed in clothes closets and the nearest point of a storage space shall be as follows:

(5) Surface-mounted fluorescent or LED luminaires shall be permitted to be installed within the storage space where identified for this use.

**Explanation of Change:** 410.16(A)(3), (C)(5)

LED lighting, which generates very little heat, is now permitted by 410.16(A)(3) in clothes closets if listed for such use.

The requirements of 410.16(C) apply to incandescent, fluorescent, and LED lighting in clothes closets. Luminaires are not required in closets, but if installed, they must comply with this section to
prevent hot lamps or parts of broken lamps from contacting items stored on shelves or hung in closets. Note that clearance measurements are to the luminaire, not the lamp itself.

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**Issue:** Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 422.52 Electric drinking Fountains. Electric drinking fountains shall be protected with ground-fault circuit-interrupter protection.

**Explanation of Change:** New section requiring electric drinking fountains to be ground fault protected, but does not include bottled water coolers.

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**Issue:** Code Change effective for all permits submitted after February 1, 2009

**Code Section:** 2003 International Residential Code, R313.1.1 Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

**Exceptions:**

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes. Accessible Attic Space is herein defined as twenty-four inches x twenty-four inches (24"x24") of clear and unobstructed space at any point in the attic. Obstructions are considered permanent appliances or equipment such as HVAC but not "chattel" or personal property.

2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.
Explanation of Change: Current IRC contains exceptions to the requirements of interconnected and hard wired smoke alarms. One of the exceptions references space providing “access” but access is not specifically defined. Staff proposes to address the issue by defining accessible attic space as indicated below.

Obstructions are considered permanent appliances or equipment such as HVAC but not “chattel” or personal property.

\[\text{24”} \times \text{24”} = \text{clear space required to be considered “accessible”}\]

Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater
NOTICE TO CONTRACTORS

RE: Stillwater Utilities Authority Amendment to Section V Electric Services Rules Effective Retroactive to January 1, 2011

The City of Stillwater sends this notice to advise of a recent amendment. This amendment relates specifically to:

Section 5.6.6 SERVICE LATERAL CONNECTION FEE: A reduced fee rate was adopted for upgrades to existing residential (one- and two-family) service laterals. The conversion from existing overhead to underground service will now require the customer, electrician or building contractor to pay a $150.00 fee. When the conversion is being done in conjunction with an upgrade in service, only the upgrade fee will apply.

Section 5.12.2 MODIFICATIONS OF STILLWATER ELECTRIC UTILITY’S ELECTRICAL SYSTEM
Subsection A.1): Equipment Relocation and/or Removal for Property Owner’s Convenience: The full costs to relocate/remove existing electrical systems, when requested by the property owner, will be paid by the property owner.

All permits issued shall be submitted on the updated form which is attached for your use and reference and/or can be obtained from Development Services Center or City of Stillwater’s website.

Please be advised that the Warehouse hours are Monday through Friday, from 7:00 AM to 3:30 PM.

Please feel free to contact any of the following should you have any questions.

Bryan Venable  880-7074       Vernon Hall   880-7073       Larry Biswell   880-7075

Cc Notice to Contractors File

Enc: Copy of Amendments
     Electrical Permit Form
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Proper Physical Protection for plumbing and water line penetrations

Applicable Code Section: IRC Section P2603.2.1 and IPC Section 305.8

Practice: Using the wrong size guards at top and bottom plate lines

“In concealed locations where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1.5 inches (38 mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Protective shield plates shall be a minimum of 0.062-inch-thick (1.6 mm) steel, shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.”

Any questions or comments regarding this notice may be directed to 405-742-8218 or email. Thank You,

Darin Morgan, CBO
Building Official
City of Stillwater
405.742.8218
dmorgan@stillwater.org
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Be advised that in an effort to streamline our service to the community and our processes when issuing demolition permits, the following changes are being implemented.

- Prior to demolition permits being issued, the building sewer needs to be capped by a licensed plumber. This will only apply when the entire structure is set for demolition and utilities need to be disconnected for such work to occur.
- The plumbing contractor shall obtain a permit for the sewer cap and request an inspection of the capped sewer once complete.
- A Pex or PVC marker shall be placed and extend vertically from the sewer cap section to approximately 1-2 inches above grade. The additional marker is to help future contractors re-locate the sewer connection point in a quick and efficient manner.
- The cap shall be placed as close to the City main as possible and the marker will be inspected prior to the excavation being filled as is currently the accepted practice.
- Once a licensed plumber has completed the sewer cap and the work is approved, a demolition permit may be obtained.
- Once issued, all site demolition may start in accordance with said permit.

This will cut down on confusion, ensure work is not unnecessarily delayed, and allow permits to be obtained in a quick and more efficient manner.

Any questions or comments regarding this notice may be directed to 405-742-8220 or email digitals@stillwater.org

Thank You,

Kirk Crisp, CBO
City of Stillwater
Development Services
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** Water Service Burial Depth

**Applicable Code Sections:** 2009 IPC section 305.6 and 2009 IRC section P2603.6

305.6 Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. **Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than 12 inches (305 mm) below grade.**

P2603.6 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. **Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.**

**Practice:** Although previously adopted codes have contained the same language, historically, water service lines have been installed and accepted with a minimum depth of 18”. 18” is the City’s officially adopted frost depth.

**Building Official’s Interpretation:** Although there have been no recent reports of incidents of water service line freezing, it would also be important to note that we have not experienced a severe winter in recent years in which temperatures were subfreezing for extended periods of time. The code requirement calls for 24” of cover on water service lines. Effective on January 1, 2014, we will begin mandatory enforcement of this requirement. Until that time, we would encourage voluntary compliance in order to conform with our adopted codes.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email mroberts@stillwater.org.

Thank You,
Michael Roberts, CBO
Building Official
City of Stillwater
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

UPDATE: This Notice has been updated to reflect additional changes recommended and approved by the Stillwater Building Trades Board at their January 17, 2006 meeting.

Issue: Down Draft Range Vent Pipe Material

Practice: Use of polyvinyl chloride (PVC) tubing, Type SDR 81 Heat/Air duct for down draft hood venting applications.

Code Section: International Residential Code Section M1502.2 Duct material. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

   Exception: Ducts for domestic kitchen cooking appliances equipped with downdraft exhaust systems shall be permitted to be constructed of schedule 40 PVC pipe provided that the installation complies with all of the following:

1. The duct shall be installed under a concrete slab poured on grade,
2. The under floor trench in which the duct is installed shall be completely backfilled with sand or gravel,
3. The PVC duct shall extend not greater than 1 inch (25.4 mm) above the indoor concrete floor surface,
4. The PVC duct shall extend not greater than 1 inch (25.4 mm) above grade outside of the building, and
5. The PVC ducts shall be solvent cemented.

Building Official’s Interpretation / Policy: Upon review of manufacturers specifications and ICC ES report 94186A all information found only indicates “PVC” and does not specify the schedule of material. Due to these findings we will be processing an amendment to Section M1502.2 Duct Material of the 2003 IRC removing the reference to “schedule 40” in the exception, removal of provision for PVC outside buildings and adding language specifying all fittings shall be of the same material as the pipe to which they are connected. The new language will read as follows;

   M1502.2 Duct material. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.
   Exception: Ducts for domestic kitchen cooking appliances equipped with downdraft exhaust systems shall be permitted to be constructed of PVC pipe provided that the installation complies with all of the following:

1. The duct shall be installed under a concrete slab poured on grade,
2. The under floor trench in which the duct is installed shall be completely backfilled with sand or gravel,
3. The PVC duct shall extend not greater than 1 inch (25.4 mm) above the indoor concrete floor surface,
4. The PVC duct shall extend not greater than 1 inch (25.4 mm) above grade outside of the building, and
5. All fittings shall be PVC of the same material as the pipe to which they are attached.

Any questions or comments regarding this notice may be directed to 405-742-8218 or email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater
NOTICE TO CONTRACTORS

06-001
Notice of House Mover and Demolition Permit and Licensing Changes
Effective September 29, 2006
Distributed on October 25, 2006

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Ordinance 2957 - Structure Mover and Demolition Permit and Licensing Changes

Applicable Code Section: Chapter 7, Buildings, Article V, Moving and Demolition of Buildings or Structures, Section 7-66 through 7-99

As part of the OSU Athletic Village Expansion, the Development Services Department has seen a significant increase in demolition and house move permits in the first 6-months of 2006. As a result, staff was requested to review its requirements and determined it would be in the best interest of the city and its citizens to update the permit, inspection, license, insurance and bonding requirements associated with demolition and moving of structures.

Below are significant changes associated with the new ordinance, a complete copy of the ordinance and new structure move application form is also attached.

- Certificate of Liability Insurance and Bond coverage has changed to:
  - $500,000 Workers Comp/Employers Liability, $1,000,000 General Transport Liability, general aggregate and per occurrence issued by an insurance company licensed to do business in the State of Oklahoma and shall be filed with the city prior to issuance of a license.
  - $50,000 Surety Bond, Such bond shall be executed by the building or structure mover, and the surety thereon shall be a corporate surety company authorized to do business in the State of Oklahoma.

- No permit shall be issued under this article until the building or structure to be moved has been inspected by the building official or designee and found to be in such condition that the same may be moved safely and in accordance with this article. No fee shall be charged or collected for this inspection. Before the granting of a permit for moving a building or structure into or from lot to lot within the city limits, the applicant shall contact the building official or designee to request a time and date for an inspection pursuant to section 7-66.

- No person shall receive a permit to move or demolish any building or structure until all utility service lines from such building or structure to be moved or demolished has been properly capped by a licensed plumber in such a manner as not to permit any infiltration into the city's sewer mains or systems and inspected and approved by the plumbing inspector.

- No building or structure shall be moved into, within, or through the City of Stillwater without an escort service to regulate traffic. Such service shall be provided by the City of Stillwater Police Department upon twenty-four (24) hours advance notice of the date and time of the proposed move, provided sufficient staffing is available to assist and a permit to move a building or structure as provided in this ordinance has been issued. A private escort service may be used for this purpose if the operator is certified pursuant to state statute to provide escort vehicle
operations. For purposes of this article, any twenty-four (24) hour period shall include only regular business days and not include weekends or legal holidays.

- No structure shall be moved within the city between the hours of 7:30 a.m. and 8:30 a.m., or between the hours of 4:30 p.m. and 6:00 p.m. Such hour restrictions shall not apply to state or county highways located within the city whenever state statute or regulation allow for different times.

- Licensing fees have increased to $200.00 for a new license and $55.00 for a renewal, licenses are valid for one fiscal year or portion thereof, and all licenses shall expire on the last day of June unless renewed. If a license is not renewed by July 31 the fee for a new license shall apply.

Any questions or comments regarding this notice may be directed to 405-742-8218 or by email dmorgan@stillwater.org.

Thank You,
Darin Morgan, CBO
Building Official
City of Stillwater
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** Safety Factor Reduction for Fire Sprinkler System Hydraulic Calculations

**Applicable Code Section:** 1999 NFPA 13 Section 9-2.1

**Practice:**
Day to day and seasonal variation in the public water supply can cause problems when designing fire suppression sprinkler systems.

**Code Official's Administrative Ruling / Interpretation:**
To account for these variations, a 10% safety factor on the design of these systems has been implemented. This safety factor shall be applied to the supply curve on the water flow summary.

Any questions or comments regarding this notice may be directed to 405-533-8449 or email chammond@stillwater.org.

Thank You,

Cody Hammond
Fire Protection Specialist
City of Stillwater
405.533.8449

Darin Morgan, CBO
Building Official
City of Stillwater
405.742.8218
dmorgan@stillwater.org
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

**Issue:** Fire Sprinkler Design for Shell Buildings

**Applicable Code Section:** 1999 NFPA 13 Section 2.1.2.2

**Practice:**
It is difficult to determine what tenant and associated hazards will occupy a multi-tenant or shell building. For this reason it is difficult to design a sprinkler system for an unknown hazard and the designer is left with a greater possibility of an under-designed system.

**Code Official's Administrative Ruling / Interpretation:**
Required fire sprinkler systems in shell buildings, other than specified occupancies, shall at minimum be designed according to the requirements set forth for “Ordinary Hazard Group II” occupancies. This requirement is intended to mitigate those hazards which this division may be unaware of prior to build out. Upon tenant finish, the fire sprinkler system may be converted to an appropriate hazard design criteria to properly protect the actual use. Any use that requires a greater system design will require an upgrade of the system prior to occupancy.

Any questions or comments regarding this notice may be directed to 405-533-8449 or email chammond@stillwater.org.

Thank You,

Cody Hammond
Fire Protection Specialist
City of Stillwater
405.533.8449

Darin Morgan, CBO
Building Official
City of Stillwater
405.742.8218
dmorgan@stillwater.org
TENANT/OCCUPANT CONCERNS

Purpose: The purpose of this narrative is to set for the procedures, as reflected on the attached flowchart, for the inspection of private property upon a request by the tenant/occupant for compliance with the adopted International Property Maintenance Code.

Pre-Inspection: Upon a request by a legal tenant/occupant, City of Stillwater staff will set an appointment for the inspection of the property. The owner/agent of the property is notified by telephone (with a message left if not available) that an inspection has been requested and that it will proceed at a scheduled appointment time.

The legal tenant/occupant must be present at the time of inspection by City staff. Before the inspection proceeds, City staff will present a “permission to inspect property” form, that allows staff to inspect the property, to the tenant/occupant for completion and signature.

Inspection and Case Processing: During the inspection, an inspection checklist that indicates the regulation of the property maintenance code will be utilized. Health and safety issues and the tenant concern will be the focus of the inspection. Required repairs will only be addressed for tenant concerns and health and safety issues. If there is no evidence of code violations, the inspection will stop and a case file will not be opened.

The owner/agent of the property does not attend the inspection; the tenant/occupant does attend the inspection to admit City staff. Once the inspection is completed, the property owner/agent will be notified by telephone (with a message left if not available) of the preliminary results of the inspection. Written notification informs the property owner of any code violations present on the property and asks that a plan to bring the property into compliance be submitted by the owner/agent within fifteen (15) days from the date of the written notification. The plan will include repairs and a time frame for completion. Once the repairs are made and have passed inspection, the case will be closed.

If violations are a health and safety risk, the written notification informs the owner/agent that the utilities will be red-tagged for no reconnect until the violations have been corrected and have passed inspection. Serious health and/or safety violations may be cause to order occupants to vacate the structure. Upon completion of all repairs and the passage of inspections, the red-tag will be released and the case will be closed.
Tenant/Occupant Concerns

Request from Tenant/Occupant to inspect property for code violations.

Set appointment for inspection. Tenant that has the signed lease must be present.

Tenant/Complaintant fills out and signs "Permission to Inspect Property" form prior to inspection of property. This form will indicate the owner/agent(s) name and contact information.

Owner/Agent is notified, by phone, that an inspection has been requested. Owner/Agent will NOT be present at inspection. If message capabilities are not available, a copy of the "Permission To Inspect Property" form will be sent.

Complex Inspection Checklist and Letter(s) are written the day of inspection.

Process Ends - Case Closed.

Property Owner is notified of inspection results via phone *OR* an appointment will be scheduled to meet with Owner/Agent to review Inspection Check List.

Violations Found

YES

If violations are a high safety or health risk, occupants could be ordered to vacate.

NO

Process Ends

Property Owner provides a plan of repairs and completes by date specified.

Notification informs Property Owner of time frame to submit a plan to bring citational issues on property into compliance.

Property Owner is notified of any violations or repair/maintenance issues. Notification will identify issues that are citational as well as advisory only issues.

Owner may be written a citation if violations concern health and safety. Utility RED TAG will stay on system until property is brought into complete compliance.

Updated: 01.04.08

08-006 Flowchart
This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your sub-contractors as may be applicable.

Issue: Required submission of Residential Location and Elevation Plan (RLEP)

Applicable Code Section: Municipal Code section 10-90, R401.3.7

Requirement: An RLEP for buildings covered by the International Residential Code must be submitted to the city and approved prior to vertical construction.

Building Official's Interpretation: To date, the city has not been enforcing this requirement as written, but rather has been accepting the submission of the RLEP before a final Certificate of Occupancy would be issued. It is our intent to modify our practice in order to be consistent with city code. It is not our intent to monitor job sites to verify that vertical construction has not commenced prior to approval of the RLEP. However, we will no longer accept requests for framing or sheathing inspections until the RLEP has been submitted and approved.

Effective date of change: March 15, 2012

Any questions or comments regarding this notice may be directed to 405-742-8218 or email mroberts@stillwater.org.

Thank You,
Michael Roberts, CBO
Building Official
City of Stillwater
NOTICE TO CONTRACTORS
12-003
Construction Code Updates
Effective January 1, 2013
Distributed on September 11, 2012

This NOTICE TO CONTRACTORS contains important information for builders and contractors that do business in the City of Stillwater. Please circulate this to others in your organizations and to your subcontractors as may be applicable.

The City of Stillwater has recently updated our locally adopted construction codes. The editions of the codes that will now be in effect include the

- 2009 International Mechanical Code (IMC),
- 2009 International Plumbing Code (IPC),
- 2009 International Fuel Gas Code (IFGC),
- 2009 International Fire Code (IFC),
- 2009 International Existing Building Code (IEBC) and
- 2011 National Electric Code (NEC)

These codes were adopted with a number of local amendments as well as a number of amendments to the 2009 International Building Code (IBC) and 2009 International Residential Code (IRC) as indicated in Ordinance #3186. A copy of the Ordinance is available for review online at stillwater.org under the Adopted Construction Standards link.

COMPLIANCE: For your ease of transition into the new Code adoption, the City of Stillwater will observe a 90-day voluntary compliance period to implement the new codes. All designs and work for permits applied for after January 1, 2013, will be required to fully comply with the updated adopted Codes.

For your convenience Staff has identified the following specific changes associated with these adoptions that we feel may have the most impact on local design and construction.

**IBC Section: 903.2.1.2 Group A-2.** An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464.5 m²);
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**Explanation of Change:** The threshold for which fire sprinklers are required in restaurants has been reduced to an occupant load of 100 from the previous threshold of 200

**IBC 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 (1,115 m²).
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 (2,230 m²).
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).

**Explanation of Change:** A new requirement has been added that provides for additional sprinkler requirements for areas where furniture is displayed.

**IRC section R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).
Explanation of Change: The local amendment that previously reduced the minimum area for all egress windows to 5 square feet was removed.

R401.3.5, Residential lot grading and drainage plan. A residential lot grading and drainage plan (RLP) shall be submitted by the residential building contractor and approved by the city before a building permit for any residential structure will be issued. The RLP drawing shall be prepared at a scale of one inch equals 20 feet. The plan shall include the following:

a. Title block in lower right-hand corner with lot or parcel address;
b. Subdivision name, lot and block number, if located within a platted subdivision;
c. Name, address and telephone number of the property owner and building contractor;
d. Drawing scale and north arrow;
e. Location of statutory and any platted building setbacks;
f. Location of property boundaries including all lot dimensions;
g. Footprint(s) of all structures indicated by solid line, including distances to the property lines;

h. Relative finish floor elevation of the main level of the primary structure;
i. Location of all easements labeled by type and width;
j. Location of the existing and/or proposed public sidewalk, curb and gutter;
k. Location and width of driveway, private sidewalks, decks, porches, patios;
l. Relative and proposed elevations of:
   (1) Each corner of the lot and proposed discharge points;
   (2) Key locations along drainage swales;

m. Proposed drainage flow patterns indicated by flow arrows showing path that surface water will take to the site boundaries or points of discharge;

n. Key locations at and around existing obstructions, such as retaining walls, large structures, and large earth masses;

o. Whenever properties are located within the floodplain, the applicant shall complete a FEMA elevation certificate.

Explanation of Change: Several items were deleted from the drawing requirements in order to make it easier for the builder to produce the plan in lieu of a licensed professional.

R401.3.7, Residential location and elevation plan. A residential location and elevation plan (RLEP) prepared by an Oklahoma-licensed land surveyor, shall be submitted to and accepted by the city upon completion of the foundation forms or completion of the foundation and slab, before proceeding with further vertical construction on a residence or a residential accessory structure greater than 300 square feet. RLEPs are not required for lots that are 20,000 square feet or greater in size and that will have building setbacks that exceed all required setbacks by more than 10 feet. The RLEP drawing shall be prepared at a scale of one inch equals 20 feet. The plan shall include the following:

a. Title block in lower right-hand corner with lot or parcel address;
b. Subdivision name, lot and block number, if located within a platted subdivision;
c. Name, address and telephone number of the property owner and building contractor;
d. Drawing scale and north arrow;
e. Footprint(s) of all structures indicated by solid line, including distances to property lines;
f. The reference mark/point;
g. Property lines and dimensions to corners of structure;
h. Location and measurement of the relative finished floor elevation at each corner of the structure;
i. The existing relative elevation of the designated discharge points of the lot per the RLP or the RLP-E;
j. Location of all easements, labeled by type and width;
k. Surveyor's or engineer's signature and seal with date.

The acceptance of the RLEP by the city shall not relieve the residential building contractor and/or the property owner building his/her own residence of any responsibility for compliance with all applicable...
regulations and such acceptance shall not waive any requirements of this chapter or of the adopted IRC and local amendments thereto.

R401.3.8 Compliance affidavit. Upon completion of final grading, the residential building contractor shall complete an affidavit on a form provided by the city that confirms the final lot grading was completed in compliance with the approved surface water drainage plan. No certificate of occupancy shall be issued by the city until said affidavit is completed and submitted in accordance with this section.

Explanation of Changes: An exemption was added for large lots. Also, several changes were made to the RLEP requirements in an effort to simplify the steps necessary to confirm compliance with section R401.3. The Compliance Affidavit requirement was deleted.

IRC section R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

Exception: Single story free-standing building meeting all of the following conditions shall be permitted without footings:
(A) Assigned to Occupancy Category 1, in accordance with Section 1604.5;
(B) Light-frame wood or metal construction;
(C) Area of 400 square feet (37 square meters) or less;
(D) Eave height of 10 feet (3048 mm) or less; and
(E) Building height of 15 feet (4575 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 on concrete slabs shall be anchored to the slab by means of approved fasteners. Buildings not anchored to slabs shall be anchored to the ground by an approved anchoring system.

Explanation of Change: The new exception will allow smaller portable buildings and carports to be installed without footings.

IRC section G2417.4.1 Test Pressure. The test pressure to be used shall be no less than 1 1/2 times the proposed maximum working pressure, but not less than 15 psig 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.

IRC section G2417.4.2 Test Duration. The test duration shall be not less than 15 minutes.

IFGC section 406.4.1, Test pressure is hereby amended to read:
The test pressure to be used shall be no less than 1 1/2 times the proposed maximum working pressure, but not less than 15 psig 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.

IFGC section 406.4.2, Test duration is hereby amended to read:
Test duration shall be not less than 1/2 hour for each 500 cubic feet (14 m3) of pipe volume or additional fraction thereof. When testing a system having a volume less than 500 cubic feet (0.28m3) or a system in a single-family dwelling, the test duration shall be not less than 15 minutes. The duration of the test shall not be required to exceed 24 hours.

Explanation of Change: These sections have been modified in order to simplify the testing requirements for most installations to 15 pounds for 15 minutes.
**Notice to Contractors 12-002**

**Distributed September 11th, 2012**

**Effective January 2, 2013**

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**IFGC section 404.10, Minimum burial depth.** Underground piping systems shall be installed a minimum depth of **218 inches (457 mm)** below grade, except as provided for in Section 404.10.1. Exception: Where a minimum depth of 18 inches (457 mm) of cover cannot be provided, the pipe shall be installed in conduit or bridged (shielded).

**IFGC section 404.10.2, Separation of gas piping from other piping systems.** Gas pipe and any other piping systems shall be separated by 18 inches (457 mm) of undisturbed or compacted earth.

*Explanation of Change:* The requirements for buried gas pipe have been changed to increase the required burial depth and to require separation from other buried piping systems.

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**IPC section 310.5 Urinal partitions.** Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches (305 mm) from and extend not less than 60 inches (1524 mm) above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal a minimum of 18 inches (457 mm) or to a point not less than 6 inches (152 mm) beyond the outermost front lip of the urinal measured from the finished back wall surface, whichever is greater.

*Exceptions:*

1. Urinal partitions shall not be required in a single occupant or family/assisted-use toilet room with a lockable door.
2. Toilet rooms located in day-care and child-care facilities and containing two or more urinals shall be permitted to have one urinal without partitions.

*Explanation of Change:* Privacy screens are now required around urinals as well as toilets.

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**IPC section 802.1.8 Food utensils, dishes, pots and pans sinks.** Sinks used for the washing, rinsing or sanitizing of utensils, dishes, pots, pans or serviceware used in the preparation, serving or eating of food shall discharge indirectly through an air gap or an air break or directly connect to the drainage system.

*Explanation of Change:* All kitchen sinks must now be indirectly wasted.

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**IMC section 507.2.1.1 Operation.** Type I hood systems shall be designed and installed to automatically activate the exhaust fan whenever cooking operations occur. The activation of the exhaust fan shall occur through an interlock with the cooking appliances, by means of heat sensors or by means of other approved methods.

*Explanation of Change:* New Type I hoods will now have to be provided with heat sensor interlocks on the exhaust fan.

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For information or questions, please contact Michael Roberts, Stillwater Building Official, at 405.742.8218 or by email at mroberts@stillwater.org.

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Reference Copy